

Fire Risk Assessment

50 Acton Mews

Version 9

06 August 2024



Next Assessment Due: 06 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Corby

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Soil pipe within the bin store. A suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.</p> <p>Version 6, 22/9/22 It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	High	Identified		

2	Escape Routes & Fire Spread	Ease of Use	Electrical cabling is affixed to the ceiling in the entrance hallway within plastic trunking. This could fail in a fire and cause the cabling to fall across doorways and staircases presenting a serious trip or entanglement hazard. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It is advised that this cabling is supported with metal fixings as opposed to the plastic fixings which are in place.	Advisory	Identified
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3	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>The intumescent collars fixed around the soil pipe within the refuse store has become detached. A new suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.</p> <p>Version 6. 22/9/22 It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	High	Identified
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4	Escape Routes & Fire Spread	Construction and Glazing	The ceilings in the following locations are damaged and should be repaired to achieve the original period of fire resistance: ground floor lift lobby.	Medium	Identified
5	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire and capture the stay-put policy.	Medium	Identified
6	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors: Ground floor gas meter room. Door not closing fully against stops.	Medium	Identified
7	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Shut signs on the following doors: Gas meter room, ground floor.	Low	Identified
8	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to enable the doors to easily close: Internally accessed bin store door is sticking on the floor in the open position.	High	Identified
9	Fire Prevention	Housekeeping	The storage of combustibile items in riser cupboards should be prohibited. Floors 5 and 6	Medium	Identified

10	Fire Prevention	Housekeeping	The storage of combustibile items in escape routes should be prohibited. Floor 4 staircase	Medium	Identified
11	Escape Routes & Fire Spread	Fire Doors	The intumescent strips and smoke seals on the following doors are damaged and should be replaced: 1st floor staircase lobby door.	Medium	Identified
12	Signs & Notices	Other Signage	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not normally for resident use.	Medium	Identified
13	Fire Prevention	Housekeeping	Consideration should be given to the removal of the Motorcycle from the ground floor store cupboard.	Advisory	Identified
14	Fire Prevention	Housekeeping	The storage of combustibile items in escape routes should be prohibited. The E bike stored in the lift lobby must be removed	High	Identified

15	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Shut signs on the following doors: All staircase doors.	Medium	Identified
16	Escape Routes & Fire Spread	Fire Doors	Wedges should not be used to hold open fire doors.	High	Identified
17	Escape Routes & Fire Spread	Fire Doors	Install intumescent strips and smoke seals on the following doors: Between the two doors into the internal bin store.	Medium	Identified

Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

The Fire Safety (England) Regulations 2022 are imposed on the Responsible Persons (RPs) and require RPs to take specific action, depending on the height of the building. The regulations apply to all buildings that comprise two or more domestic premises (including the residential parts of mixed-use buildings) and contains common areas that may be used for means of escape.

The regulations apply to:

Common areas - stairs lobbies and corridors

Flat entrance doors and doors in common areas

Walls between flats and other flats and walls between flats and common areas or plants rooms, commercial premises etc.

External walls including attachments such as balconies and doors and windows within external walls.

The regulations do not apply within individual flats other than where fire safety measures are provided within the flats, such as extension of a common fire detection and alarm system or sprinkler system.

In this instance, as a building with a topmost storey more than 18m above ground level (7 storeys in height), the Responsible Person is required to undertake the following specific actions:

- Provide residents with relevant fire safety instructions on how to report a fire and what to do if a fire occurs.
- Provide residents with information regarding the importance of fire doors in fire safety.
- Undertake quarterly checks of all fire doors in the common areas.
- Endeavour to undertake annual checks of flat entrance doors.
- Provide a Secure Information Box containing the building plans detailed below and details of the Responsible Person for the building.
- Provide London Fire Brigade with up-to-date building plans electronically and provide hard copies as well as a single page building plan showing key fire-fighting equipment, such as dry risers.
- Provide London Fire Brigade with relevant information regarding the design and materials of the external wall system.
- Install Wayfinding signage in stairwells that is visible in low light and identifies flat and floor numbers.

REVIEW VISITS

02/10/2020

This review has been carried out following an intrusive survey on this building by PRP Ltd. The survey included the external facade wall systems.

The findings of the subsequent PRP report ref: BP9024-2-05/001 dated 26.08.2020 have been considered and it is recommended that the evacuation strategy for this building be changed to Simultaneous Evacuation in line with the guidance contained within the National Fire Chiefs Council document entitled "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats" issued 01/05/18.

This should involve the installation of a common fire alarm, extended into every flat and the introduction of a 24/7 "waking fire watch" until the common fire alarm system is installed to the recommendations of Appendix 2 of the NFCC guidance document.

Consideration should also be given to the provision of a fire suppression system within the flats themselves as an alternative to the considerable remedial works outlined in conclusions of the PRP report.

The external wall systems should be replaced or appropriately remediated following consultation with a suitably qualified chartered fire engineer.

01/12/2022

This fire risk assessment was conducting following a request made by ISHA following completion of remedial work to the external wall facade. Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required'.

Therefore the recommendation to carry out a simultaneous evacuation strategy in the property can be withdrawn and can be reverted to the expected stay put evacuation strategy. This will need to be communicated to all residents and correct Fire Action Notices posted within the building. The requirement for Waking Watch fire wardens is no longer appropriate and London Fire Brigade informed of such changes.

A number of tasks have been withdrawn by the assessor due to the remedial work carried out on the external wall and the EWS classification which this resulted in.

It was noted that as well as new tasks there still remain a significant number of requirements outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a Moderate risk, given the high number of outstanding tasks.

4/7/23

This is the annual review of the fire risk assessment which will include a check if the previously raised tasks have been completed. If they are still outstanding they will be left marked as "Identified" within the action plan.

As a result of the EWS1 B1 conclusion and the completion of a number of tasks, the risk rating for this property has been reduced to TOLERABLE.

6/8/24

This is the annual review of the fire risk assessment.

It is noted that a number of the previous actions have been completed but there are still some that are outstanding.

Although ISHA operate a zero tolerance policy on personal storage in escape routes and riser cupboards, there is still an ongoing issue in this building with a number of the residents.

The e-bike that has been stored in the ground floor lift lobby must be removed immediately.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a TOLERABLE risk, given the high number of outstanding tasks.

Premises Details

Address line 1	50 Acton Mews
Town	Hackney
Postcode	E8 4EF
<hr/>	
FRA Type	Type 3 – Common parts and flats (non-destructive)
<hr/>	
Description	
<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>	
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Responsible person	ISHA
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	7
Number of floors - below ground	0
Number of flats	12
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Yes

Further details

01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required' and as such the external wall had been assessed as non combustible for the purposes of this assessment.

Construction details

Masonry, steel frame and concrete construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof. Access to common areas is via a secure entrance controlled by an intercom system and fire override switch. The main entrance provides direct access to the common stairwell providing access to all floors. Each flat is accessed within the flat lobbies accessed off the common stairwell. Each flat is accessed within a protected lobby containing 2 riser cupboards and a passenger lift. Flats 1-2 are accessed at first floor, flats 3 – 4 at second floor, flats 5-6 at third floor, flats 7-8 at fourth floor, flats 9-10 at fifth floor and flats 11-12 at sixth floor level. The ground floor lobby contains an intake cupboard and riser cupboard and access to the passenger lift. A dry riser inlet is accessed externally next to the main entrance with outlets accessed off the stairwell at each floor level.

An external refuse store and intake cupboard are accessed at either side to the main entrance.

A premises information box is accessed within the entrance to the bottom of the common stairwell.



Private balconies to front of building
External wall details

01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'

Are there any private balconies?

Yes

Private balcony details

Projecting balconies are observed on the front of the building - access was not possible within the scope of this inspection to make any judgments regarding the balconies construction, although they do appear to be aluminium clad. This should be confirmed within a formal examination.

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.

People

Are there any people especially at risk from fire?

Not Known

Comments

No specific occupancy use identified. Tenants are a typical cross section of the public and would include visitors and members of the public. It is assumed occupants are capable of using the means of escape unaided to reach a place of ultimate safety, however the building management company have a responsibility to consider the impact of any known mobility issues on residents being able to use the means of escape independently.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Fire Safety documentation for the testing and maintenance of fixed electrical installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets with isolator lock in common areas



Fixed wire test in date



Electrical intake room



Electric meters in riser cupboard

Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

Gas intake and meters located in secure integral store.



Gas meters

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place within the common parts of the building.

Arson

Is security against arson reasonable?

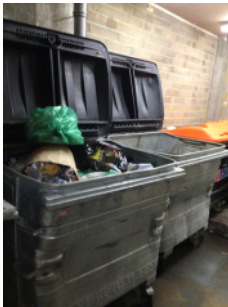
Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

Access into the building via a secured main entrance door. External refuse store is secure with key-fob entrance.



Bin store

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.



Combustible items outside of flat 9



Electrical cupboard clear of combustible storage



Combustibles left in cycle store



E bike stored in lift lobby must be removed



Combustible items in main entrance



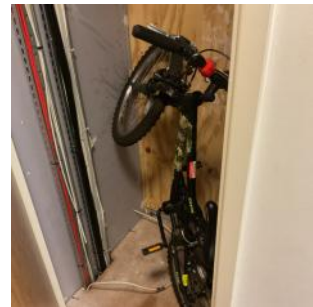
Riser cupboards with no storage



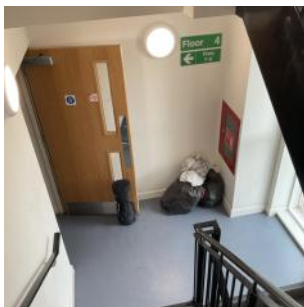
Zero tolerance policy



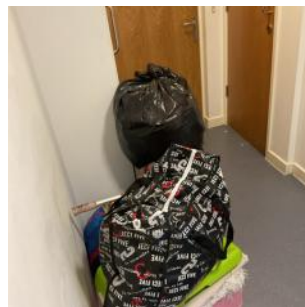
Personal storage in riser cupboard on floor 5



Personal storage in riser cupboard on floor 5



Storage in staircase and fire door propped open.



Storage on floor 4



Evidence of zero tolerance policy

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

"No Smoking" signage is provided.



No smoking signage

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.



Cable runs in plastic trunking above staircase door.



Storage on floor 6



Showing cables within plastic ducting affixed to the ceiling in common area



Floor numbers are clearly identified on each floor landing

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers
- Staircases

Flat Doors

- FD30 self-closing

Riser Doors

- FD30S

Staircase Doors

- FD60S self-closing

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

Flat 11 was accessed and has an effective overhead self closing device fitted.

The flat entrance doors are in good condition and appear to be to notional FD30S standard.

The staircase and riser cupboard doors are in good condition and appear to be to notional FD60S standard



Typical flat entrance door



Typical flat entry door



Self closer on flat 11 door



Electrical riser cupboard door



Staircase lobby door



60 minute staircase door



Self closer with intumescent strips and seals, staircase lobby door



Possible surface mounted smoke seal

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

The service pipes which penetrate the two bin store ceilings should be investigated and appropriately fire stopped if necessary.



Acid etching on FR Glazing installed in staircase doors.



Evidence of fire stopping in riser cupboards, carried out in March 2020

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Natural Vent - Manual

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Smoke vent in lobby



Smoke Vent controls held shut with tape



AOV in staircase manual smoke vent



Corridor AOV door



Manual smoke vent control



Head of staircase AOV

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

Yes

Is the control equipment free from any obvious fault or defect?

Yes

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

Is the type of automatic fire detection suitable and free from obvious defect?

N/A



AOV detection



Smoke detection in lobby to operate
smoke vent



In flat BS5839-6 in hallway

Audibility

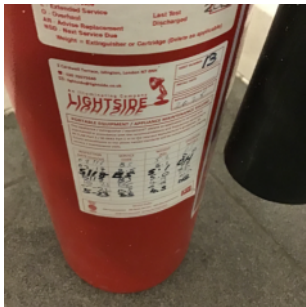
Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	<ul style="list-style-type: none">• Not practicable to train residents• Fire unlikely in communal areas• Vandalism concerns
Are fire extinguishers provided?	No
Is the provision of fire extinguishers reasonable?	Yes



Extinguishers within test date

Fixed Systems

Are any fixed systems provided?	No
Is provision of fixed systems reasonable?	Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Fire fighting lift
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

It was not possible to access the Premises Information Box to examine the contents as it is secured with a Gerda key which was not available at the time of inspection.



Floor numbers are clearly identified within the staircase



Premises Information Box



Premises information box



Firefighter lift override facility



New wayfinding signage provided



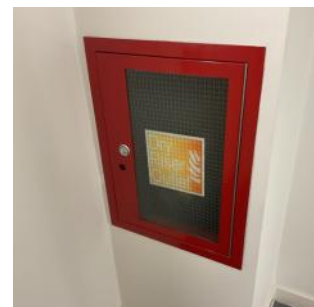
Dry riser outlet



AOV in staircase



Manual smoke vent control



Dry riser outlet

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Comments

There is an adequate amount of normal lighting.



Normal lighting

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

Is this provision reasonable?

Yes

Comments

All observed emergency lighting units appeared to be in good condition and charging correctly.



Maintained EL is located in all corridors and the staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

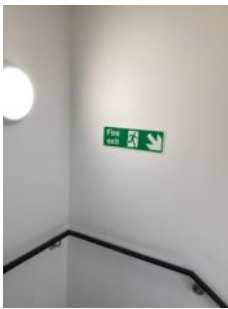
- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes



Escape route signage

Fire Doors

Is there signage suitable for self-closing fire doors?

Minor Defects

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

The majority of staircase doors have the incorrect signage.



Riser cupboard door signage



Incorrect signs on staircase doors

Other Signs & Notices

Is there suitable signage for fire service facilities?

Minor Defects

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

There are no Fire Action Notices for residents and the smoke vent protective covers are misleading as they refer to a fire alarm because they are usually used for manual call points.



Incorrect signage on AOV control

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

These flats are constructed to a stay put standard.

Are fire action procedures suitable and appropriately documented?

No

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

Fire Action Notices should be provided for residents.

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.



Premises Information Box

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

Comments

A Fire Action Notice is not provided.

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Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	Yes

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?	No
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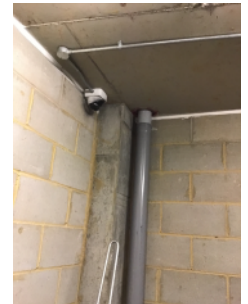
Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Soil pipe within the bin store. A suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.</p> <p>Version 6. 22/9/22</p> <p>It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.</p> <p>Version 7- 01/12/2022</p> <p>Not yet actioned.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	04 March 2020



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>Electrical cabling is affixed to the ceiling in the entrance hallway within plastic trunking. This could fail in a fire and cause the cabling to fall across doorways and staircases presenting a serious trip or entanglement hazard. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It is advised that this cabling is supported with metal fixings as opposed to the plastic fixings which are in place.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	02 September 2022



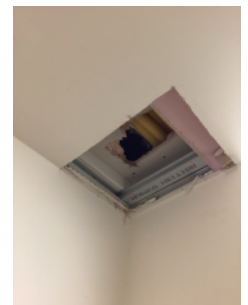
Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>The intumescent collars fixed around the soil pipe within the refuse store has become detached. A new suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.</p> <p>Version 6. 22/9/22 It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	04 March 2020



Task 4

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>The ceilings in the following locations are damaged and should be repaired to achieve the original period of fire resistance: ground floor lift lobby.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 March 2023



Task 5

Source Version	6
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire and capture the stay-put policy.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 March 2023

Task 6

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Ground floor gas meter room. Door not closing fully against stops.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	01 June 2023



Task 7

Source Version	7
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Shut signs on the following doors: Gas meter room, ground floor.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	01 December 2023



Task 8

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close: Internally accessed bin store door is sticking on the floor in the open position.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	01 March 2023



Task 9

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited. Floors 5 and 6
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	01 June 2023



Task 10

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. Floor 4 staircase
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	01 June 2023



Task 11

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors are damaged and should be replaced: 1st floor staircase lobby door.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	01 June 2023



Task 12

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not normally for resident use.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	01 June 2023



Task 13

Source Version	8
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Consideration should be given to the removal of the Motorcycle from the ground floor store cupboard.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	03 July 2025



Task 14

Source Version	9
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. The E bike stored in the lift lobby must be removed
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	04 November 2024



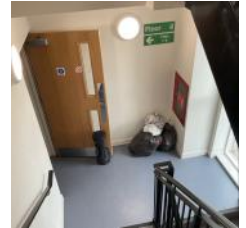
Task 15

Source Version	9
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Shut signs on the following doors: All staircase doors.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	04 February 2025



Task 16

Source Version	9
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Wedges should not be used to hold open fire doors.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	04 November 2024



Task 17

Source Version	9
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: Between the two doors into the internal bin store.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	04 February 2025



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	06 August 2025

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.