

Fire Risk Assessment

1-16 Belvedere Court

Version 7

16 August 2024



Next Assessment Due: 16 August 2025

Risk Score: Moderate 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	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Metallic riser cupboards located in the staircase.</p> <p>Version 5. 14/9/22 This task is not yet complete</p>	Low	Identified		
2	Signs & Notices	Other Signage	<p>It is important that the correct fire action notice is provided and that all residents are fully briefed and fully understand the move to a simultaneous evacuation strategy and the actions that they should take in the event of hearing a fire alarm or discovering a fire in the building.</p> <p>The Fire Action Notice and the ISHA notice contradict each other.</p>	High	Identified		
3	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>Most of the staircase fire doors have excessive gaps.</p>	Medium	Identified		

4	Fire Management	Training & Drills	It should be ensured that the waking-watch members are competent and trained in accordance with the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition)	High	Identified
5	Escape Routes & Fire Spread	Construction and Glazing	Confirm that fire stopping in line with the recommendations contained within the PRP report dated 24/7/20 has been carried out.	High	Identified
6	Detection & Warning	Automatic Fire Detection	Extend the fire detection & alarm system to provide heat detectors and sounders in each flat in accordance with Appendix 2 of the NFCC guidance. Version 5. 14/9/22 This task is progress.	High	In Progress
7	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.	High	Identified
8	Escape Routes & Fire Spread	Smoke Ventilation	Remove the staircase door and upper partition to the 6th floor lobby, to enable the roof-light AOV to be able to ventilate smoke from the staircase in the event of a fire. Version 5. 14/9/22 This task is not yet complete	High	Identified

9	Signs & Notices	Escape Route Signage	<p>The location of the electromagnetic lock override in the underground carpark should be more clearly identified</p> <p>Version 5. 14/9/22 This task is not yet complete.</p>	Low	Identified
10	Emergency Lighting	Emergency Lighting	<p>Install a non-maintained emergency light in the following areas:</p> <p>Within the water pump room, located off the underground carpark.</p>	Medium	Identified
11	Signs & Notices	Escape Route Signage	<p>Provide a maintained illuminated Fire Exit sign in the following locations:</p> <p>Both exits from the underground carpark.</p>	Medium	Identified
12	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Cable and pipe penetrations in the underground carpark are for the most part, fire stopped to an acceptable standard. However, there are some smaller pipe penetrations which were noted not to have any fire stopping installed.</p> <p>Version 5. 14/9/22 This task is not yet complete.</p>	Medium	Identified

13	Escape Routes & Fire Spread	Ease of Use	There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.	Advisory	Identified
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14	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors: Staircase door, 1st floor.	Medium	Identified
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15	Escape Routes & Fire Spread	Fire Doors	Repair the following doors and frames to ensure that afford at least FD30S standard of fire resistance : There are water services riser doors (including frames) on the first and second floors which have been damaged, presumably by a severe water leak at some time. Version 5. 14/9/22 This task is not yet complete.	Medium	Identified
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16	Signs & Notices	Other Signage	<p>Provide signage to indicate the location of the dry riser outlet in the following locations:</p> <p>Dry riser outlets are located within lobbies, and are situated out of sight around the corner of the lobby.</p> <p>It is recommended to provide additional signage to indicate the dry risers location.</p>	Advisory	Identified
17	Escape Routes & Fire Spread	Fire Doors	<p>Install a self-closing device on the following doors:</p> <p>Access was gained into flat 15 which has an entrance door fitted to FD30S SC standard. However, the PERKO type self-closing device has been removed and should be replaced.</p> <p>VERSION 4: It was not possible to access this flat to ascertain whether this recommended remedial work has been completed.</p> <p>Version 5. 14/9/22 Access to flat 15 was possible, this task is not yet complete.</p>	High	Identified
18	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut: water riser ground floor. The lock does not operate correctly and requires repair.</p>	Low	Identified

19	Detection & Warning	Control Equipment	The fire alarm panel in the underground car park is also in a fault condition. This may be due to the same commissioning work as the three blocks above.	High	Identified
20	Escape Routes & Fire Spread	Construction and Glazing	Cable access hatches in the ceiling in the common areas do not appear to afford 30 minute fire resistance.	Medium	Identified
21	Signs & Notices	Escape Route Signage	Provide improved escape signage on the following escape routes: The staircase directional escape route signage is too small.	Medium	Identified
22	Detection & Warning	Control Equipment	The temporary fire alarm is in multiple fault condition but the system is yet to be fully commissioned.	High	Identified
23	Fire Fighting	Fire Service Access & Facilities	Keep Dry Riser Inlet cabinet clear from undergrowth.	Medium	Identified
24	Fire Prevention	Housekeeping	The storage of combustibile items in escape routes should be prohibited. Basement staircase	Medium	Identified
25	Escape Routes & Fire Spread	Fire Doors	Replace the missing locks, or infill hole, in the following doors: Electrical cupboard in basement car park	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

There is a BS5839-1 fire alarm provided in the common parts of this building. This may be provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available however, discussion with residents reveal that it may be reasonably assumed that the fire alarm provided in the common areas is not interlinked to those provided within flats.

The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats).

The positioning of the 6th floor lobby partition, means that the roof-light AOVs are only able to ventilate the top floor lobby, and will have no effect on the staircase where it is required. Ventilation is required for a building of this size and therefore this does not meet the minimum requirements of the building regulations at the time of construction which must have been signed off by the relative building control body. Recommendations regarding possible solutions to remedy this matter are provided within this report.

30/9/20

This review has been carried out following an invasive survey on this building by PRP Ltd. The survey included the external facade wall systems and the opening up of internal walls and ceilings within a sample of flats and the common areas.

The findings of the subsequent PRP report ref: BP9024-2-05/001 dated 24/9/20 have been considered and it is recommended that the evacuation strategy for this building is 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 1/5/18.

This should involve the introduction of a 24/7 'waking fire watch' until the common fire alarm (which is already installed in the common areas) is extended into the flats in accordance with the guidance within Appendix 2 of the NFCC document.

Consideration could also be given to the provision of a fire suppression system within the flats themselves as an alternative measure to the considerable remedial works involved with providing the appropriate internal fire stopping.

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

Projecting balconies observed at Belvedere Court are in a stacked arrangement. The primary structure is steel and secondary structure is timber with timber decking. In PRP's opinion these pose a fire risk and should be remediated.

Due the external walls being constructed of timber frame advice from a Chartered Fire Engineer should be sought to support and agree any remediation proposals.

PRP also recommended that any required interim measures should be considered and implemented to mitigate the risk of fire and fire spread as well as resident safety.

The findings by PRP following the intrusive investigation and the recommendations of the report support a temporary change to a simultaneous evacuation strategy in this building and interim measures should be put in place which meets the recommendations of the NFCC guidance "Simultaneous evacuation guidance – guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats" (Third Edition)

Some interim measures have already been put in place such as the provision of a 24/7 waking-watch patrol, who patrol the whole of the building at regular intervals.

It should be confirmed that the waking-watch personnel meet the waking-watch person specification as detailed in Appendix 4 of the NFCC guidance. Waking-watch personnel should be competent in carrying out an evacuation management role as detailed in Appendix 5 of that guidance.

PRP also carried out intrusive investigations within flats. This investigative work also highlighted concerns regarding service penetrations in the building and lack of adequate fire stopping. It is PRPs opinion that all service penetrations should be adequately fire stopped with coated mineral wool fire batt and compatible sealant. The junction between the wall and sealant should also be adequately sealed.

Following the receipt of the external wall inspection reports, it is understood that ISHA have acknowledged the findings and are exploring options to remedy any issues identified, or to put suitable compensatory measures in place.

16/8/24

A Fire Watch team are still in place 24/7 who patrol all three residential blocks and a temporary simultaneous evacuation strategy is currently in place until a decision is made regarding the remedial works to the external wall systems.

The new fire alarm system has now been installed and at the time of this review was undergoing final commissioning to make sure it has the appropriate cause and effect.

Due to the ongoing wider remedial works required on this building the risk rating is classified as Moderate.

Once the remedial works are complete, the risk rating can be reviewed and lowered as appropriate.

Premises Details

Address line 1	1-16 Belvedere Court
Address line 2	De Beauvoir Crescent
Town	Hackney
Postcode	N1 5SG

FRA Type	Type 3 – Common parts and flats (non-destructive)
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Description

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.

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.

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.

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	1
Number of flats	16
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Via protected lobbies / corridors
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Not Known

Further details

Building of seven floors with an underground car park.

Single staircase - Flats are accessed via protected corridors.

Construction details

Steel frame construction with brick & render infill, intermediate concrete floors and a flat roof.

Ground floor external walls are of terracotta block, there are also some timber clad sections to upper floors as detailed in the "external walls" section of this report.

Access to common area via secure door entry system at front elevation, with flats accessed from protected lobbies at each floor.

Passenger lift provided at each floor level.

Gas & electric riser cupboards at each floor.

Dry Riser inlet located at front elevation, with outlets in lobbies at each floor level above.

There is an underground car park which is located under the whole of Belvedere Court and therefore could affect all buildings

above. Tasks regarding recommended remedial work within this car park are included in this FRA only in order to avoid duplicating tasks across three FRAs.



Information plate showing the floor locations of flats



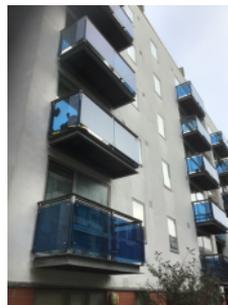
External walls – rear elevation



Timber cladding on the sixth floor.



External walls – side elevation



Configuration and construction of private balconies



External walls-front elevation

External wall details

An intrusive investigation into the external walls of this building was carried out by PRP in June 2020, with a second visit to carry out internal investigations within flats in August 2020. A report dated the 24th of September 2020 was produced (PRP ref: BP9024-2-05/001)

The findings detailed within the PRP report indicates there are 3 main external wall constructions that were considered; these were terracotta block, timber cladding and EWI / Render on insulation fixed directly to the timber frame infill walling.

The report summarises the findings and recommendations as follows:

Terracotta Block:

In PRP's opinion the terracotta blockwork wall types require no remediation. This should be confirmed with a Chartered Fire Engineer.

Timber Cladding:

Timber cladding, battens, foil insulation and sheathing board should be removed. The remaining timber studs and mineral wool insulation should be encapsulated with a minimum A2, s1-d0 rated sheathing board, aluminium support system and minimum A2, s1-d0 rated cladding. Siderise cavity barriers or similar barriers should be installed at compartment walls, floors and around openings including service penetrations.

EPS Insulation:

In PRP's opinion the render, EPS insulation, timber sheathing board and timber battens should be removed. The existing timber studs and mineral wool insulation should be encapsulated with a minimum A2, s1-d0 rated sheathing board, mineral wool insulation and render finish. Cavity barriers should be installed in accordance with the render system manufacturers requirements and AD B B3 Vol. 1 2019

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020.

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk

assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Are there any private balconies?

Yes

Private balcony details

The PRP report states balconies observed were constructed from structural steel with timber decking and handrail, the balustrading is a combination of steel and glass. Whether the glass is toughened or laminated or both still needs to be confirmed. The balconies are installed in a stacked arrangement. In PRP's opinion the timber decking and timber secondary support structure should be replaced with LWSF secondary support structure and MyDek or equal and approved A2, s1-d0 rated decking.

In the interim, residents should be advised about the risks arising from the presence of combustible materials on private balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies (MHCLG Advice Note on Balconies on Residential Buildings, June 2019)

People

Are there any people especially at risk from fire?

Not Known

Previous Fires

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.

Legislation

Fire safety legislation which applies to these premises

- Regulatory Reform (Fire Safety) Order 2005 (as amended)

This legislation is enforced by

Local fire and rescue authority

Has there been any correspondence from any enforcing authority within the last 12 months?

Not Known

Is there an alterations notice in force?

Not Known

Do licensing laws apply to the premises?

No

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

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all 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.

There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.



Electrical sockets in common areas throughout the building



Evidence of EIC inspection in basement

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

There are gas vents present in the common lobbies on all floors. It should be confirmed by a suitably qualified gas engineer that this is an acceptable arrangement.



Gas vent within corridors

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 takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access was gained into this building via a secured main entrance door.

CCTV cameras are installed internally and externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



The bin store was found to be locked and secure.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

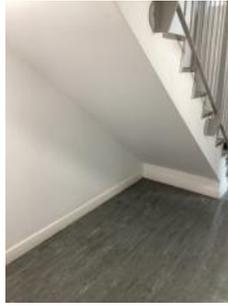
Comments

All common areas appeared clean, tidy and free of combustible items.

Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised 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. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)



Externally accessed bin store



Clear common areas



Rubbish stored in staircase from basement

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, and there is no evidence of smoking taking place in the common parts.



No smoking signage

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

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.

Other Fire Hazards

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.



Escape route with contrasting stair nosings



Exit devices and override



Plastic trunking in corridor

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers

Flat Doors

- FD30S self-closing

Riser Doors

- FD60S

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat 15 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting. However, the PERKO type self-closing device has been removed and should be replaced.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

There are water services riser doors (including frames) on the first and second floors which have been damaged, presumably by a severe water leak at some time. These should be repaired to an FD30S standard of fire resistance.

There is a small cupboard adjacent to the lift on the ground floor containing a 415 V electrical installation presumably serving the lift. This enclosure should be upgraded to an FR30 enclosure complete with an FD30S door. The door should also be provided with "fire door keep locked shut" signage.

VERSION 3:

As part of this Fire Risk Assessment, access was gained into sample flats to access the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors.

Access was gained into flat 1 which has an entrance door fitted to FD30S SC standard.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

As part of the site investigations on the 11th of August 2020 PRP also inspected a sample of flat entrance doors. It was their conclusions that the inspected doors were 40 mm thick and therefore it is assumed they are FD30 doors. Doors were functioning with overhead door closes and intumescent smoke seals. PRP state however, that the door frames were either not fire stopped within the aperture or the gap was filled with PU expanding foam. This should be remedied as per the recommendations of the PRP report.

VERSION 4:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.

Version 5. 14/9/22

Access was gained into flat 3, 15 and 16 which have an entrance door fitted to FD30 SC (notional) standard. All 3 doors had ineffective self closing devices and it cannot be assumed that other flat entrances have effective self closing devices. It should be confirmed that all flats have effective FD30S SC (notional) entrance doors.

Version 6 - 5/7/23

All flat entrance doors should be subject to a fire door survey by a competent person in accordance with new national guidance for buildings over 11 metres in height.



Typical flat entry door



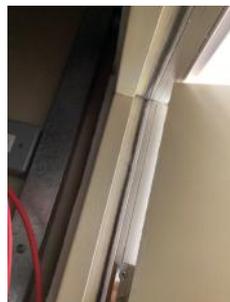
FD60S riser cupboard door



FD30S SC flat entrance door



Flat entrance self closing device



FD60S riser cupboard door



FD30S SC stairwell door

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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:

- Lobbies

Lobby Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There two metallic riser doors on the 7th floor within the staircase. Multiple cable and pipe penetrations were noted which have not been fire stopped.

Through all other riser cupboards in the building, multiple cable and pipe penetrations were found which also require urgent fire stopping and it may be reasonably assumed this is the case throughout the building. It is therefore recommended to fire stop all cable and pipe penetrations in all riser cupboards and to conduct a full fire stopping survey of this building.

Cable and pipe penetrations in the underground carpark are for the most part, fire stopped to an acceptable standard. However, there are some smaller pipe penetrations which were noted not to have any fire stopping installed.

Following intrusive examination by PRP they note that service penetrations within both the communal corridor ceiling and within the dwelling ceilings were not fire stopped it is PRPs opinion that all service penetrations should be adequately fire stopped with coated mineral wool fire bat and compatible sealants. The junction between the walls and ceilings should also be adequately sealed.

Version 4

It was noted that a comprehensive programme of fire stopping has been conducted in riser and service cupboards.

Version 5. 14/9/22

There are access points and hatch's cut into the ceiling presumably for the wiring of the new fire alarm system. These holes should be made up to the original fire resistance of the ceiling or be covered with a suitable fire resisting access hatch.



Fire stopping in electrical riser



Fire stopping certification labels



Acid etching on “Pyroguard” FR Glazed lobbies.

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:

- Staircases

Staircases

- Openable Windows
- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

The positioning of the 6th floor lobby partition, means that the roof AOVs are located with the 6th floor corridor and are therefore only able to ventilate the top floor corridor, and will have no effect on the staircase where it is required.

Smoke ventilation is required in the staircase for a building of this size and therefore this does not meet the minimum requirements of the building regulations at the time of the buildings construction, however, this must have been signed off by the relative building control body this time.

Repositioning the roof-light AOVs is not a reasonably practicable solution. However, removing the staircase door from the top floor lobby would allow the AOVs to have their desired effect on removing smoke from the staircase.

This would have some minimal impact on the protection of the staircase at the top floor, however, this would only be affected if there is a fire in any off the 6th floor flats. Should a fire occur on the 6th floor, the AOV would actuate and is located in the immediate area of these flats and would therefore ventilate the and products of combustion away from the 6th floor.

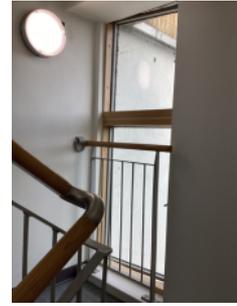
Alternatively, reconfigure the openable windows in the staircase to have window AOVs fitted.



6th floor partition viewed from staircase showing position of AOVs



Enclosed AOV within lobby area



Stairwell openable windows

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
- BS 5839 Pt6 Grade D Category LD2

Cause & Effect

- Sounds alarm in communal areas
- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

Yes

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

No

Comments

There is a control panel in the entrance foyer and another one in the basement car park.

15/8/24

The temporary fire alarm is in multiple fault condition but the system is yet to be fully commissioned.



Fire alarm panel showing healthy status

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

There are fire alarm manual call-points provided in the common parts of this building which should temporarily remain in the common areas until the remedial works are complete.



Manual call point by front entrance

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Minor Defects

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

Minor Defects

Comments

Due to design and construction issues highlighted following an intrusive examination of the building it has been deemed necessary to temporarily move to a simultaneous evacuation strategy in this building.

The work to install the new fire alarm system is still ongoing.



BS5839 detection within flats



BS5839-6 alarm within flat



Detection within common areas.

Audibility

Are there adequate means of alerting all relevant persons?

Minor Defects

Comments

Please see task generated in “automatic fire detection” section of this report.

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- 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

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

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
- Premises information box

Is provision of fire service facilities reasonable?

No

Comments

It was not possible to access the premises information box to inspect its contents.

It is recommended that the building contains a premises information box that includes a copy of up-to-date floor plans, as well as information about any lift or facilities intended for use by fire and rescue services.

The configuration of a partition on the sixth floor compromises the smoke ventilation in the staircase. Please see comments in tasks generated in the escape routes and fire spread section of this report



Floor numbers are clearly identified



Smoke ventilation manual actuators



Premises information box



New wayfinding signage



Premises Information Box

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?

Yes

Comments

There is adequate normal lighting in the stairwell.



Normal lighting

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Borrowed light
- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light
- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- None
- Maintained emergency lighting (local)

Is this provision reasonable?

No

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

Install a non-maintained emergency light in the water pump room, located off the underground carpark.



Emergency lighting in stairwell

Signs & Notices

Escape Routes

Is escape route signage necessary?

Yes

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Comments

The location of the electromagnetic lock override in the underground carpark should be more clearly identified.



Stairwell escape route signage too small

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Minor Defects

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide Fire Door Keep Locked Shut signs on all riser cupboards, including the metallic riser cupboards located in the staircase.



“Fire door keep locked” signage on timber riser doors.



“Fire Door Keep Shut” signage 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?

Yes

Comments

The provision of a common fire alarm and waking watch patrols suggest a temporary move to a simultaneous evacuation strategy in the building, however the fire action notice provided is one for a stay put strategy. It is imperative that the correct fire action notice is provided and that all residents are fully briefed and fully understand the move to a simultaneous evacuation strategy and the actions that they should take in the event of hearing a fire alarm or discovering a fire in the building. Discussion with residents revealed that many are unclear as to the current arrangements.

Dry riser outlets are located within lobbies, and are situated out of sight around the corner of the lobby. It is recommended to provide additional signage to indicate the dry risers location.

New wayfinding signage has been provided but it is the same green design as escape route signage which could be confusing to residents.



Lift signage



Confusing signage

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

There is a temporary move to a simultaneous evacuation strategy in the building until remedial work regarding the external walls has been completed. As previously stated within this report it should be confirmed that these interim measures meet the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition), in order to ensure that the interim measures are sufficient to fully support a temporary move to a simultaneous evacuation strategy.

Are fire action procedures suitable and appropriately documented?

Not Known

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

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.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire alarm actuation or discovering a fire.

It should be ensured that the waking-watch members are competent and trained in accordance with the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition)

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office.

Record Keeping

Were fire safety records available?

No

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office.

Tasks

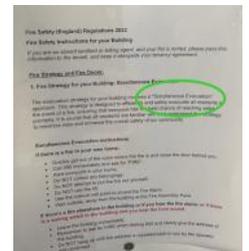
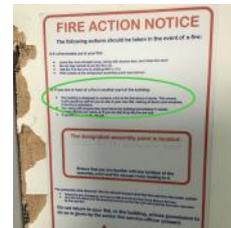
Task 1

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Metallic riser cupboards located in the staircase. Version 5. 14/9/22 This task is not yet complete
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	06 March 2021



Task 2

Source Version	3
Category	Signs & Notices
Sub Category	Other Signage
Action Required	It is important that the correct fire action notice is provided and that all residents are fully briefed and fully understand the move to a simultaneous evacuation strategy and the actions that they should take in the event of hearing a fire alarm or discovering a fire in the building. The Fire Action Notice and the ISHA notice contradict each other.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	03 May 2021



Task 3

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors: Most of the staircase fire doors have excessive gaps.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 August 2021



Task 4

Source Version	3
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that the waking-watch members are competent and trained in accordance with the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition)
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	03 May 2021

Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Confirm that fire stopping in line with the recommendations contained within the PRP report dated 24/7/20 has been carried out.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	29 December 2020

Task 6

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Extend the fire detection & alarm system to provide heat detectors and sounders in each flat in accordance with Appendix 2 of the NFCC guidance.
	Version 5. 14/9/22 This task is progress.
Priority	High
Status	In Progress
Owner	Customer Homes
Due Date	29 December 2020

Change Log

Status
Changed from Identified to In Progress
David Lloyd
15/09/2022 12:22

Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	04 June 2020

Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	Remove the staircase door and upper partition to the 6th floor lobby, to enable the roof-light AOV to be able to ventilate smoke from the staircase in the event of a fire.
	Version 5. 14/9/22 This task is not yet complete
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	04 June 2020



Task 9

Source Version	1
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	The location of the electromagnetic lock override in the underground carpark should be more clearly identified
	Version 5. 14/9/22 This task is not yet complete.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	06 March 2021



Task 10

Source Version	1
Category	Emergency Lighting
Sub Category	Emergency Lighting
Action Required	Install a non-maintained emergency light in the following areas: Within the water pump room, located off the underground carpark.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	04 September 2020



Task 11

Source Version	1
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	Provide a maintained illuminated Fire Exit sign in the following locations: Both exits from the underground carpark.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	04 September 2020



Task 12

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations:

Cable and pipe penetrations in the underground carpark are for the most part, fire stopped to an acceptable standard. However, there are some smaller pipe penetrations which were noted not to have any fire stopping installed.



Version 5. 14/9/22
This task is not yet complete.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	04 September 2020

Task 13

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	06 March 2022



Task 14

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Staircase door, 1st floor.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	04 September 2020



Task 15

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors and frames to ensure that afford at least FD30S standard of fire resistance : There are water services riser doors (including frames) on the first and second floors which have been damaged, presumably by a severe water leak at some time. Version 5. 14/9/22 This task is not yet complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	04 September 2020



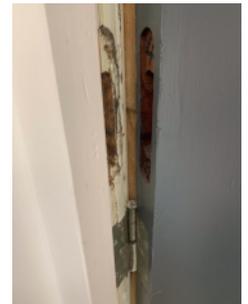
Task 16

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>Provide signage to indicate the location of the dry riser outlet in the following locations:</p> <p>Dry riser outlets are located within lobbies, and are situated out of sight around the corner of the lobby.</p> <p>It is recommended to provide additional signage to indicate the dry risers location.</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	06 March 2022



Task 17

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Install a self-closing device on the following doors:</p> <p>Access was gained into flat 15 which has an entrance door fitted to FD30S SC standard. However, the PERKO type self-closing device has been removed and should be replaced.</p> <p>VERSION 4: It was not possible to access this flat to ascertain whether this recommended remedial work has been completed.</p> <p>Version 5. 14/9/22 Access to flat 15 was possible, this task is not yet complete.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	04 June 2020



Task 18

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: water riser ground floor. The lock does not operate correctly and requires repair.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	14 September 2023



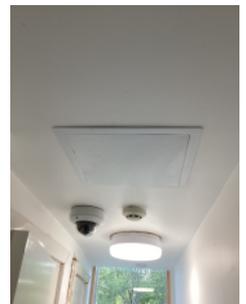
Task 19

Source Version	5
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	The fire alarm panel in the underground car park is also in a fault condition. This may be due to the same commissioning work as the three blocks above.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	13 December 2022



Task 20

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Cable access hatches in the ceiling in the common areas do not appear to afford 30 minute fire resistance.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	15 March 2023



Task 21

Source Version	6
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	Provide improved escape signage on the following escape routes: The staircase directional escape route signage is too small.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 January 2024



Task 22

Source Version	7
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	The temporary fire alarm is in multiple fault condition but the system is yet to be fully commissioned.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	14 November 2024



Task 23

Source Version	7
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	Keep Dry Riser Inlet cabinet clear from undergrowth.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	14 February 2025



Task 24

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. Basement staircase
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	14 February 2025



Task 25

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the missing locks, or infill hole, in the following doors: Electrical cupboard in basement car park
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 February 2025



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

16 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.