

Fire Risk Assessment

17-42 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 has not been completed</p>	Low	Identified		
2	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> <p>Version 5. 14/9/22 This task has not been completed</p>	Low	Identified		

3	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
4	Escape Routes & Fire Spread	Smoke Ventilation	Remove the staircase door 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 has not been completed	High	Identified
5	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.	Medium	Identified
6	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping in line with the recommendations contained within the PRP report dated 24/9/20.	High	Identified
7	Detection & Warning	Automatic Fire Detection	Extend the fire detection & alarm system to provide a heat detectors and sounders in each flat to 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	In Progress

8	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>Staircase doors have excessive gaps in excess of 11mm</p>	Medium	Identified
9	Detection & Warning	Automatic Fire Detection	<p>As part of this type three fire risk assessment access was gained into flat 19 where it was noted this flat has been provided with a fire alarm to BS5839-6 LD3 standard. It is recommended that this fire alarm provision is upgraded to the recommendations of BS5839-6 LD2 D1 standard including a heat detector in the kitchen area.</p> <p>Version 5. 14/9/22 It was not possible to gain access to flat 19 to ascertain if this task is complete.</p>	Advisory	Identified
10	Fire Management	Training & Drills	<p>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)</p>	High	Identified

11	Signs & Notices	Other Signage	It is imperative that the correct fire action notice is provided (simultaneous evacuation strategy) and that all residents and visitors are informed of the change in the evacuation strategy and the action to be taken on hearing the fire alarm or discovering a fire.	High	Identified
12	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to enable the doors to easily close: Third floor staircase door is not closing fully into its frame.	Medium	Identified
13	Signs & Notices	Escape Route Signage	Provide improved escape signage on the following escape routes: The escape route signage in the staircase is too small.	Medium	Identified
14	Escape Routes & Fire Spread	Ease of Use	Bikes should not be stored as to obstruct escape routes.	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

It is noted that 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).

NB: it is imperative that any smoke detection provided for the purpose of actuating the smoke ventilation system should remain, and it is only sounders which should be removed.

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.

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 the FRA for 1-16 Belvedere Court only in order to avoid duplicating tasks across three FRAs.

An intrusive external wall survey was has been carried 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.

ISHA instructed “PRP” to undertake a facade investigation into the building in June 2020. Following this investigation and subsequent production of a written report, it is PRP’s opinion that the external walls at Belvedere Court do not comply with the guidance in MHCLG Advice Note (Jan 2020) and therefore remediation is required.

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)

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.

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

It is evident that an extensive programme of fire stopping has been carried out in riser and service cupboards throughout the building.

In the interim, a 24/7 waking watch remains in place.

Interim note.

The ISHA Building Safety Officer has stated that ISHA does not have a significant update on the external wall remedial work, they are in the process of appointing a contractor to install the new L5 fire alarm system and they are awaiting further updates on the government announcement of the withdrawal of the consolidated advice note, the publish of the new PAS 9980 and anticipated updated EWS1 guidance for buildings below 18m, it is expected these changes and new guidance will come in early this year.

Once the new PAS 9980 is published it is likely they will re access Belvedere Court's external wall system under the new PAS 9980 fire risk appraisal of external wall construction and cladding of existing blocks of flats code of practice.

It has been noted in previous versions of this fire risk assessment, that following intrusive examination of the external walls of this building it is evident that the building does not comply with Requirement B4 of Schedule 1 of the Building Regulations.

Following the receipt of 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.

At the time of the inspection for this version of the fire risk assessment, no information was available regarding progress of any of the required remedial work nor any time scales for remedial work to be completed.

Therefore, this current version of the fire risk assessment has been undertaken based on the information available to the assessor, and observations made by the assessor, at the time of the inspection only. It is reasonable to assume unless otherwise notified, that the situation regarding external the walls of the building remains unchanged from the previous versions of this fire risk assessment, and this inspection has been approached accordingly.

FRA Review - 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	17-42 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	26
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?	No

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.

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 the FRA for 1-16 Belvedere Court only in order to avoid duplicating tasks across three FRAs.



External walls end rear elevation



Timber cladding on sixth floor



External walls-front elevation



Configuration and construction of common balconies.



Timber cladding within inset (Juliet) balconies

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 (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 is 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

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.

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 socket in common area

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 located in common corridors. It is unusual to find these vents in common escape routes and it is recommended to consult a qualified gas engineer to see if this is acceptable within relevant gas regulations.



Gas vents in common 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 externally accessed bin store was found locked and secured.



The externally accessed bin store was found locked and secured.



Secure front entrance door

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles should not be stored with riser cupboards

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 emergency override

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

- FD30S

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

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 37 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

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 flat entrance doors should be confirmed ensure all doors afford FD30S SC standard of fire resistance.



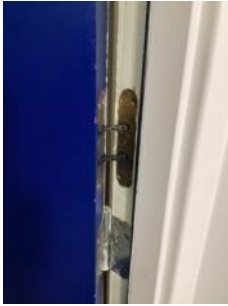
FD30S SC lobby door



Non FR electrical cupboard on ground floor



Flat 19 FD30S SC



Perko style door closer

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 is a basement carpark underneath the whole of Belvedere Court. Highlighted issues and recommended remedial work within the carpark is captured within the fire risk assessment for 1 to 16 Belvedere Court

A programme of fire stopping has been carried out by “Carringtons” in June 2019, however 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.

There are access points and hatch’s cut into the ceiling presumably for the wiring of the new fire alarm system. These holes

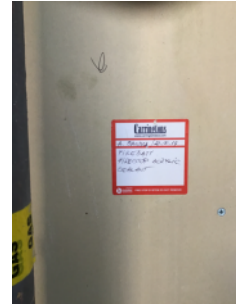
should be made up to the original fire resistance of the ceiling or be covered with a suitable fire resisting access hatch.



Fire stopping in risers and service cupboards



Acid etching on "Pyroguard" FR Glazed lobbies.



Example of Fire stopping certification label in risers

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-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.

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.



AOV located in 6th floor lobby.



Partition compromising 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

- Flats
- Communal areas

Flats

System Category

- BS 5839 Pt1 Category L3
- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in flat of origin
- Sounds alarm in whole building

Communal Areas

System Category

- BS 5839 Pt1 Category L5
- BS 5839 Pt6 Grade D Category LD3

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?

Minor Defects

Comments

The new interim fire alarm is in the process of being commissioned.



Fault lights on fire alarm panel

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.



Manual call point

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?

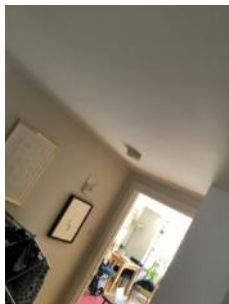
Minor Defects

Comments

The new interim fire alarm system has been installed and was in the process of being commissioned at the time of this review.



Flat 19 smoke alarm



Flat 19 smoke alarm

Audibility

Are there adequate means of alerting all relevant persons?

Minor Defects

Comments

Please see comments 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?

Yes

Comments

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

New wayfinding signage has been provided.



Floor numbers are clearly identified.



Dry riser main



Premises Information Box

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

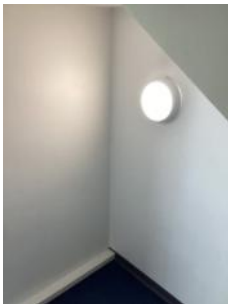
Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

Yes



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?

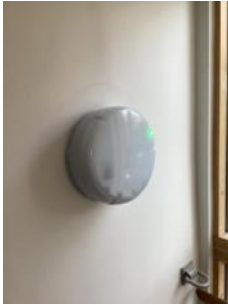
Yes

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.

All observed emergency lighting units appeared to be working correctly and showing a green LED



Stairwell emergency lighting

Signs & Notices

Escape Routes

Is escape route signage necessary?

Yes

Is escape route signage provided?

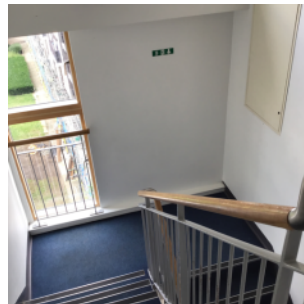
Yes

Is provision of escape route signage suitable?

Minor Defects



Escape route signage is provided



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 the Metallic riser cupboards located in the staircase?



Lobby door signage

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

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.

As stated previously in this report there has been a move to a simultaneous evacuation strategy in this building, however the fire action notice remains for a stay put strategy.

Discussion with residents revealed that they are not clear on the move to a simultaneous evacuation strategy and were unsure as to the cause and effect of the fire alarm and the action I should take.

It is imperative that the correct fire action notice is provided (simultaneous evacuation strategy) and that all residents and visitors are informed of the change in the evacuation strategy and the action to be taken on hearing the fire alarm or discovering a fire.

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?

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

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, however it should be encouraged to start building a list of residents and their individual needs, and start putting in place arrangements to keep the information up to date.

The fire action notice does not accurately reflect the evacuation policy of the building.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

Suitable Fire Action notices would 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. The ISHA Neighbourhood Officer has confirmed that these are up to date.

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 has not been completed
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	06 March 2021



Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the dry riser outlet in the following locations: 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. Version 5. 14/9/22 This task has not been completed
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	06 March 2021



Task 3

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 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	Remove the staircase door 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 has not been completed
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	04 June 2020



Task 5

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	Medium
Status	Identified
Owner	Customer Homes
Due Date	04 September 2020

Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping in line with the recommendations contained within the PRP report dated 24/9/20.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	29 December 2020

Task 7

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Extend the fire detection & alarm system to provide a heat detectors and sounders in each flat to 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	In Progress
Owner	Customer Homes
Due Date	29 December 2020

Change Log

Status
Changed from Identified to In Progress
Andy Corby
23/10/2024 16:17

Task 8

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: Staircase doors have excessive gaps in excess of 11mm
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 August 2021



Task 9

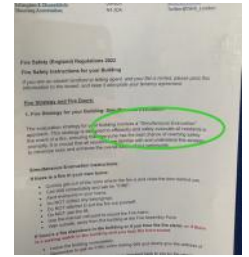
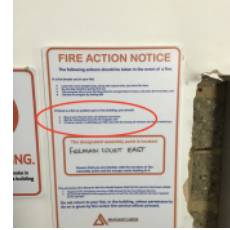
Source Version	3
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>As part of this type three fire risk assessment access was gained into flat 19 where it was noted this flat has been provided with a fire alarm to BS5839-6 LD3 standard. It is recommended that this fire alarm provision is upgraded to the recommendations of BS5839-6 LD2 D1 standard including a heat detector in the kitchen area.</p> <p>Version 5. 14/9/22 It was not possible to gain access to flat 19 to ascertain if this task is complete.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	02 February 2023

Task 10

Source Version	3
Category	Fire Management
Sub Category	Training & Drills
Action Required	<p>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)</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	03 May 2021

Task 11

Source Version	3
Category	Signs & Notices
Sub Category	Other Signage
Action Required	It is imperative that the correct fire action notice is provided (simultaneous evacuation strategy) and that all residents and visitors are informed of the change in the evacuation strategy and the action to be taken on hearing the fire alarm or discovering a fire.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	03 May 2021



Task 12

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close: Third floor staircase door is not closing fully into its frame.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 January 2024



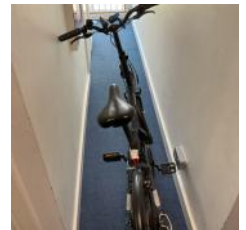
Task 13

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



Task 14

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
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.