

## **Fire Risk Assessment**

### **Burbage House**

Version 8

12 August 2024



Next Assessment Due: 12 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Corby

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## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Fighting	Fire Service Access & Facilities	Repair the defective entrance door firefighter override facility.	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	Ground floor lobby fire door does not close fully.	Medium	Identified		
3	Escape Routes & Fire Spread	Ease of Use	ISHA should review the provision of Evacuation Chairs and capture PEEPs for any residents that may require assistance in evacuating.	Medium	Identified		
4	Detection & Warning	Automatic Fire Detection	Some of the interface controls outside the flats are in the 'off' position. This should be investigated by ISHA and the state of the interim common fire alarm established. This should then be communicated to all residents.	High	Identified		
5	Signs & Notices	Other Signage	Interim Fire Action Notices should be provided which explain clearly what the interim fire strategy is.	Medium	Identified		
6	Fire Management	Procedures & Arrangements	ISHA need to confirm via their appointed fire engineers, that all remedial fire safety works have been completed and that the building is safe to return to a stay put policy so that the interim fire alarm and waking watch can be removed.	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](mailto:office@qfsm ltd.co.uk).

## Executive Summary

These premises comprise of 23 flats over seven floors. There are 4 additional flats that are accessed externally on the ground floor and 6 of the flats are accessed via open balconies that are reached from the single staircase.

The main entrance door is security fob operated and opens into a protected lobby the fire alarm panel and smoke vent controls are located.

There is an existing Part 1 L5 system of smoke detectors in the staircase which operates the AOV at the head of the staircase, brings the lifts to the ground floor and releases all the internal and external fob operated doors.

Due to the concerns over the cladding and agreed remedial work to be carried out, an interim fire strategy has been put in place. This includes a 24/7 waking watch and an interim fire alarm system which appears to include heat detectors in the hallway of each flat, a manual call point on the ground floor and a linked Part 6 system which sends an alert to an additional fire alarm panel on the ground floor which is monitored by the waking watch. The waking watch then have the facility to sound the fire alarms in every flat.

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

It is noted that a number of Evacuation Chairs have been provided on three of the floors but this needs reviewing as these premises are designed as general needs flats and the fire service should not be relied upon to rescue a resident who is trapped on a staircase landing, even though the landing can be considered a place of relative safety, especially as the emergency plan for this building is now for a simultaneous evacuation procedure instead of stay put.

The waking watch have not received any training and just state that they are for London Fire Brigade to use.

### FRA REVIEW - 12/8/24

It is noted that, although it is understood that the remedial work has been carried out on the external wall system, the temporary simultaneous evacuation procedure and waking watch are still currently in place until the fire engineers appointed by ISHA agree that a return to a stay put policy is appropriate.

One of the residents when questioned, claimed that the temporary fire alarm system is not working and parts of it have been switched off.

When questioned, the waking watch did not fill me with confidence that they fully understood the system or knew whether it was working properly or not.

The interim fire alarm remote control boxes above some of the flat entrance doors seem to have been switched to the off position (see photos in fire detection section) and some appear to have no power to them.

This situation should be checked by ISHA.

Due to the presence of the waking watch and the interim fire alarm supposedly making for a safer building, the risk rating for this review has been assessed as TOLERABLE.

# Premises Details

Address line 1	Poole Street
Town	London
Postcode	N1 5EE
<hr/>	
FRA Type	Type 3 – Common parts and flats (non-destructive)
<hr/>	
Description	
<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>	
<hr/>	
Responsible person	ISHA
Client	ISHA

## Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	7
Number of floors - below ground	0
Number of flats	23
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Via protected lobbies / corridors</li><li>• Via balconies / decks</li></ul>
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Yes

### Further details

An external wall system review has been carried out by BB7 Ltd. The findings of this review can be found in detail within the review report, BB7 reference No. 4811

It is the conclusion of that report that BB7 do not consider that the external wall buildups meet the guidance in ADB for buildings over 18 metres (as detailed in section 12.7 of ADB V2) as there are combustible materials in the wall build up. The combustible materials are the insulation and filler material in the ACM.

Remedial works to remove the cladding are underway.

### Construction details

The building is made up of single and two-storey apartments accessed via a single stair. Some of the apartments are accessed via an open common balcony and three of the maisonettes or accessed from street level.

### External wall details

The external finishes on the facade of the building include brickwork, glazing, timber cladding and rainscreen cladding. These are all considered within the BB7 external wall system review and recommendations made within the BB7 report following that review accordingly.

Are there any private balconies?

Yes

Private balcony details

The BB7 external wall system review report considers that the private balconies provided on the building do have combustible installation within them which makes them non-compliant.

## People

Are there any people especially at risk from fire?

Yes

People especially at risk from fire

- Mobility Impaired Occupants

Details of people especially at risk from fire

It appears that there is a wheelchair user living on one of the upper floors and an Evacuation Chair has been provided on the fifth floor.



# 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

The ISHA Neighbourhood Officer confirmed that all maintenance is organised centrally by ISHA and records are held at the ISHA Head Office.

## 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

The gas meters are located in a permanently vented imperforate ground floor room.



Main gas meter store



Gas meters

## Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking 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 is via a fob operated entrance device with CCTV throughout the building.

## Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

There were combustible materials noted on private balconies. 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)

All escape routes were clear of combustible storage.

## 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 signs are displayed in the common areas.



“No smoking” signage is provided

## Dangerous Substances

Are dangerous substances present, or liable to be present?

No

## Lightning

Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Yes

Comments

The ISHA Neighbourhood Officer confirmed that all maintenance is organised centrally by ISHA and records are held at the ISHA Head Office.

# Escape Routes & Fire Spread

## Ease of Use

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

### Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety although it is noted that Evacuation Chairs have been provided.

Evacuation chairs have been provided on several floors.



Electromagnetic door release with emergency door release, staircase doors.



An evacuation chair has been provided on floor 5.



Evacuation Chairs provided on floor 4



Version 5 - damaged fire exit door (V6 now completed)

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Comments

There is a single protected staircase with FD30S SC doors on each landing. At the base of the staircase is an external exit into a rear courtyard where there is a route around the side of the building.

## Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Staircases

Electrical Cupboard Doors

- FD30S (notional)

Flat Doors

- FD30S self-closing (notional)

Staircase Doors

- FD30S self-closing (notional)

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

The internal means of escape was assessed in flat 14. There is a hallway with doors leading to all internal rooms and the doors would provide a notional 20 minutes fire resistance if closed. The kitchen is located at the furthest point from the entrance door.

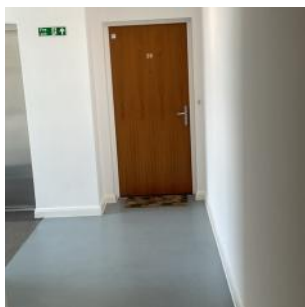
Part 6 detection has been provided in all habitable rooms.

Flat 14 accessed and the entrance door appears to be a notional FD30S door fitted with an overhead self closing device which was effective.

All the other 22 flat entrance doors appear to be the same age and design and with no obvious defects or damage.

The remainder of the flat entrance doors should be regularly checked to ensure that the self closers are effective.

There is evidence that fire door inspections are taking place.



Typical flat entrance door



Evidence of fire door checks



Typical flat entrance door



Ground floor lobby fire door does not close fully.

## Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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:

- Flats

Flats Glazing

- Not fire resisting - above 1.1m only

Is glazing reasonable and free from any obvious defects?

Yes

Comments

The flat entrance doors on the open balconies are partially glazed but above 1.1m.

There are full height service riser cupboards on each landing which all have FD30S doors.

There is evidence of some fire stopping work that has taken place within the riser cupboards. Whilst the standard of fire stopping appears untidy it has been certified by “Hyperoptic” (BMTRADA fire stopping scheme) in 2018



Evidence of certification fire stopping within riser cupboards.



Evidence of fire stopping in riser cupboards



Fire stopping has been certified by “Hyperoptic” in 2018.

Dampers, Ducts & Chutes

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

Not Confirmed

Comments

No obvious breaches noted.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The AOV is tested weekly.



AOV

# Detection & Warning

Is an electrical fire alarm system expected?	Yes
Is a fire detection and/or alarm system provided?	Yes
Areas covered	<ul style="list-style-type: none"><li>• Flats</li><li>• Communal areas</li></ul>
<hr/>	
Flats	
System Category	<ul style="list-style-type: none"><li>• BS 5839 Pt1 Category L5</li><li>• BS 5839 Pt6 Grade D Category LD1</li></ul>
Cause & Effect	<ul style="list-style-type: none"><li>• Sounds alarm in flat of origin</li><li>• Alerts on-site staff</li></ul>
<hr/>	
Communal Areas	
System Category	<ul style="list-style-type: none"><li>• BS 5839 Pt1 Category L5</li></ul>
Cause & Effect	<ul style="list-style-type: none"><li>• Operates smoke ventilation</li><li>• Unlocks main entrance door</li></ul>



# Control Equipment

Is the control equipment suitably located?

Yes

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

Yes

## Comments

There are two fire alarm panels in this building. One is the original Part 1 system which operates the AOV, grounds the lifts and releases the fob controlled doors. There is also a single combined detector/sounder in the ground floor lobby.

The second fire alarm panel has recently been installed as an interim measure to provide a signal from the individual flat Part 6 systems to the 24/7 waking watch staff who have been provided with the facility to sound the Part 6 alarms throughout the building. It should be ensured that any fire alarm provided to support the temporary move to a simultaneous evacuation strategy meets the recommendations of Appendix 2 of the NFCC guidance document.

Each resident has been given a wireless control pad which enables them to silence their alarm if it is a false alarm, this was tested as part of this review but there is confusion from the residents about what it does and how it works.



Original Part 1 panel



Flat control box turned to off.



New Part 6 panel



Flat control box turned to off



Interim fire alarm panel



Remote wireless fire alarm controller installed in each flat



Manual call point sounds fire alarms in all flats

## 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

A single manual call point has been installed on the ground floor which presumably is linked to all of the individual flat Part 6 systems.

The waking watch were asked how they would raise the alarm in the event of discovering a fire. They responded that they would use a provided airhorn to alert residents of a fire. It is not known why this procedure is in place when there is a manual call point provided, which it is assumed would sound the alarm throughout the building.

It should be ensured that management considerations for a waking watch is met as per Appendix 3 of the NFCC guidance and that the waking watch person specification meets Appendix 4, and that the waking watch staff are competent in their evacuation management role as per Appendix 5.

## Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Yes

### Comments

There is a lot of confusion amongst the residents, waking watch staff and housing manager around the operation of the interim fire alarm system.

There has been a lot of retro-fitting of additional fire alarm systems but the relevant persons have not been adequately trained in its use or testing regime.

Some of the interface controls outside the flats are in the 'off' position.

It should be ensured that any common fire alarm system provided in the building complies with recommendations of Appendix 2 of the NFCC guidance document, "Automatic fire detection and alarm system supporting simultaneous evacuation" and that on-site waking-watch staff and residents are all clear as to the cause and effect of the alarm and the actions to be taken in the event of a fire or a fire alarm sounding.



Heat alarm in kitchen



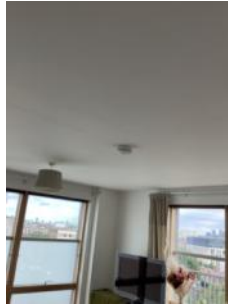
New fire alarm interface key in the off position.



Smoke alarm in hallway



Heat detector in flat hallway



Smoke alarm in lounge



Radio link into each flat

## Audibility

Are there adequate means of alerting all relevant persons?

Yes

# Firefighting

## Fire Extinguishers

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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

When questioned about fire extinguishers the waking watch stated that they had been stored away in a cupboard somewhere and seemed very vague. I suspect these would be of little use if there was a fire as they have never received any instruction or training on how to use them.

## Fixed Systems

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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	<ul style="list-style-type: none"><li>• Dry rising main</li><li>• Smoke ventilation</li><li>• Fire fighting lift</li><li>• Entrance door override</li></ul>
Is provision of fire service facilities reasonable?	Minor Defects
Comments	The firefighter override facility is still defective.



Dry riser outlets



Floor numbers are clearly identified.



New wayfinding signage



Smoke ventilation control system and fire alarm interface in staircase



Dry riser outlet on staircase landings.



Dry riser inlet

# 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 provision of normal lighting.

## Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light
- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- None

Is this provision reasonable?

Yes

Comments

All observed emergency lighting units appeared to be in good condition and they were showing a green LED.

# Signs & Notices

## Escape Routes

Is escape route signage necessary?	No
Why not?	<ul style="list-style-type: none"><li>• Simple escape routes</li><li>• Routes in ordinary use</li></ul>
Is escape route signage provided?	Yes
Is provision of escape route signage suitable?	Yes



Escape route signage

## Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	N/A



“Fire door keep locked shut” signage on riser cupboard doors



“Fire door keep closed” signage on staircase doors

## Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

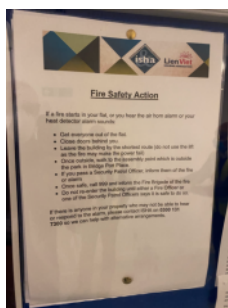
N/A

Comments

Interim Fire Action Notices should be provided which explain clearly what the interim fire strategy is.



Dry riser inlet



F.A.N - detailing the temporary simultaneous evacuation procedures



New wayfinding signage has been installed



# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy	Other
Further details	
The current procedure is still stay put however, due to the ACM external cladding there is an interim procedure where waking watch staff constantly monitor the Part 6 fire alarm systems within the flats and have the facility to sound the fire alarms in every flat if they believe there is a need to evacuate the whole building as per NFCC Simultaneous Evacuation Guidance.	
Are fire action procedures suitable and appropriately documented?	Yes
Are there suitable arrangements for calling the fire service?	Yes
Is there a suitable fire assembly point?	Yes
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments
No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.
Interim fire action notices should be provided.
Version 5 - 17/11/21
An Evacuation Chair has been provided on the fifth floor and two on the fourth.



Evacuation Chair on the fifth floor



Fourth floor Evacuation Chairs

## Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

The waking watch have not received any meaningful training.

## Testing & Maintenance

Was testing & maintenance information available?

Yes

Is there suitable checking, testing & maintenance of the following fire safety measures:

Fire alarm system?

Yes

Emergency lighting?

Yes

Smoke ventilation systems?

Yes

Fixed fire-fighting installations?

Yes

Fire mains?

Yes

Fire-fighting lifts?

N/A

Other fire safety measures?

N/A

Are there routine in-house fire safety inspections?

Yes

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

It is understood that testing records are maintained centrally.

## Record Keeping

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Were fire safety records available?

Yes

Are appropriate records kept of the testing & maintenance of:

Fire alarm system (inc false alarms)?

Yes

Emergency lighting?

Yes

Smoke ventilation?

Yes

Fixed fire-fighting systems?

N/A

Fire mains?

Yes

Fire-fighting lifts?

N/A

Other fire safety measures?

N/A

Are records kept of fire drills and training?

N/A

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	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	Repair the defective entrance door firefighter override facility.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	30 January 2019

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## Task 2

Source Version	8
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Ground floor lobby fire door does not close fully.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 February 2025

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## Task 3

Source Version	8
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	ISHA should review the provision of Evacuation Chairs and capture PEEPs for any residents that may require assistance in evacuating.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 February 2025

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## Task 4

Source Version	8
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Some of the interface controls outside the flats are in the 'off' position. This should be investigated by ISHA and the state of the interim common fire alarm established. This should then be communicated to all residents.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	10 November 2024

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## Task 5

Source Version	8
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Interim Fire Action Notices should be provided which explain clearly what the interim fire strategy is.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2025

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## Task 6

Source Version	8
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	ISHA need to confirm via their appointed fire engineers, that all remedial fire safety works have been completed and that the building is safe to return to a stay put policy so that the interim fire alarm and waking watch can be removed.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 February 2025

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# Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	12 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.