

Fire Risk Assessment

276 Forest Rd, Flats 11-21

Version 5

26 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

Contents

1 Action Plan Summary	3
2 Introduction	9
3 Executive Summary	10
4 Premises Details	11
5 Fire Prevention	14
6 Escape Routes & Fire Spread	17
7 Detection & Warning	21
8 Firefighting	23
9 Lighting	24
10 Signs & Notices	25
11 Fire Safety Management	27
12 Tasks	29
13 Risk Score	35

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Fire Doors	Repair the self-closing device on the following doors: Entrance door to flat 13. Version 3 - This should be checked by the ISHA Neighbourhood Officer	Medium	Not Accepted		

2	Escape Routes & Fire Spread	Fire Doors	<p>The resident of flat 18 reported that the thumb-turn device on the internal side of his flat front door was defective and often experiences difficulty in opening the door from the inside. This was observed by the assessor at time of inspection and the thumb-turn failed to open the door lock. This should be replaced to ensure that persons can escape rapidly from the flat should a fire occur.</p> <p>VERSION 2: Due to COVID-19 restrictions it was not possible to access this flat to confirm if this task has been completed.</p> <p>Version 3 - This should be checked by the ISHA Neighbourhood Officer</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 It was not possible to gain access to flat 18 to confirm if this task has been completed so remains outstanding.</p>	High	Identified
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3	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S standard:</p> <p>The fire-resisting door (left leaf) to the riser cupboard on the 2nd floor appears to have suffered water damage to its internal face to an extent which may have compromised its fire resistance. This door should be repaired or replaced to ensure it affords the required FD30S standard of fire resistance.</p> <p>This should include the lip of the door which is damaged due to it catching on the opposing door bolt.</p> <p>VERSION 2: The remedial work recommended in task from the previous FRA has not been completed</p> <p>Version 3 - This task is still outstanding</p> <p>13/09/2023 This task is still outstanding.</p> <p>26/09/24 This task remains outstanding.</p>	High	Identified
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4	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>Lower section of frame, within electrical cupboard.</p> <p>VERSION 2: The remedial work recommended in task from the previous FRA has not been completed</p> <p>Version 3 - This task is still outstanding</p> <p>13/09/2023 This task is still outstanding.</p> <p>26/09/24 This task remains outstanding.</p>	Low	Identified
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5	Detection & Warning	Automatic Fire Detection	<p>There is a BS5839-6 fire alarm provided in the common parts of this building. This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed 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). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.</p> <p>NB - it is only fire alarm sounders that should be considered for removal, any detection for the actuation of the smoke ventilation AOV should remain.</p> <p>13/09/2023 This task is still outstanding.</p> <p>26/09/24 This task remains outstanding.</p>	Advisory	Identified
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6	Fire Management	Training & Drills	<p>It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24</p> <p>There is no evidence on site that this information is available for outside organisations so remains outstanding.</p>	Medium	Identified
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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 D alarms (mains powered with integral battery back-up), although Grade F alarms (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

Version 5. 26/09/2024

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

This new version was created on 26/09/24 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

The intumescent strips and smoke seals on the following doors are missing and should be replaced:

Lower section of frame, within electrical cupboard on the ground floor.

The fire-resisting door (left leaf) to the riser cupboard on the 2nd floor appears to have suffered water damage to its internal face to an extent which may have compromised its fire resistance. This door should be repaired or replaced to ensure it affords the required FD30S standard of fire resistance.

The resident of flat 18 reported that the thumb-turn device on the internal side of his flat front door was defective and often experiences difficulty in opening the door from the inside. This was observed by the assessor at time of inspection and the thumb-turn failed to open the door lock. This should be replaced to ensure that persons can escape rapidly from the flat should a fire occur. It was not possible to gain access to flat 18 to confirm if this task has been completed so remains identified.

There is a BS5839-6 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 and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed 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). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

NB - it is only fire alarm sounders that should be considered for removal, any detection for the actuation of the smoke ventilation AOV should remain.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a tolerable risk.

Premises Details

Address line 1	11-21 Forest Road
Town	Waltham Forest
Postcode	E17 5BE
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.</p>
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	11
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">Via protected lobbies / corridors

Approximate period of construction

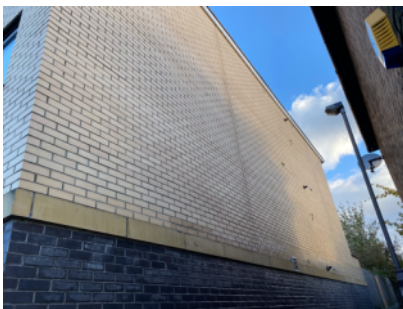
2000-2010

Is the top occupied storey over 18 metres above access level?

No

Construction details

Masonry and concrete construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof. Access to common areas is via a secure entrance controlled by an intercom system and fire override switch. The main entrance provides direct access to the common stairwell providing access to all floors. Each flat is accessed within the flat lobbies accessed off the common stairwell. Flats 11-13 are accessed at ground floor level, flats 14-16 at first floor level, flats 17-19 at second floor level and flats 20-21 at third floor level. An intake cupboard is accessed beneath the stairwell at ground floor level, a riser cupboard is accessed off the stairwell at each floor level. A shared refuse store is accessed externally.



Brick/mortar faced external wall - side elevation

External wall details

External walls are of brick/mortar construction, with sections of wall which are rendered.

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 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the "Advice Note").

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.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html>).

This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that "the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building". In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.

This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

- The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or 'stay put' and the anticipated evacuation time should evacuation become necessary;

- Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
 - The construction of the external walls, including any cladding and its method of fixing;
 - The presence, and appropriate specification, of cavity barriers;
 - The height of the building;
 - The vulnerability of residents;
 - Exposure of external walls or cladding to an external fire;
 - Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);
-
- Apparent quality of construction, or presence of building defects;
 - The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
 - The location of escape routes;
 - The complexity of the building; and
 - The premises' emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.

Are there any private balconies?

No

People

Are there any people especially at risk from fire?

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

Gas

Are gas installations and appliances free from any obvious defect?

Yes

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

Yes

Comments

Gas meters are located externally in bespoke cabinets.



Gas cabinets at front of building

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place 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 gained into the building via a secured main entrance door.

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.

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.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

Comments

There was no lightening system evident.

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.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Risers
- Staircases

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Minor Defects

Comments

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

Access was gained into flats 13 and 18 which have entrance doors fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

However, the self closing device fitted to the door to flat 13 has become detached from the door and requires repair.

The resident of flat 18 reported that the thumb-turn device on the internal side of his flat front door was defective and often experiences difficulty in opening the door from the inside. This was observed by the assessor at time of inspection and the thumb-turn failed to open the door lock. This should be replaced to ensure that persons can escape rapidly from the flat should a fire occur.

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 fire resisting double-doors installed to risers. These have intumescent strips and cold smoke seals installed around the frame edges, however, there is no cold smoke seal (intumescent strip only) installed in the centre gap.

The fire-resisting door (left leaf) to the riser cupboard on the 2nd floor appears to have suffered water damage to its internal face to an extent which may have compromised its fire resistance. This door should be repaired or replaced to ensure it affords the required FD30S standard of fire resistance. This should include the lip of the door which is damaged due to it catching on the opposing door bolt. The this door is also defective and requires repair or replacement .

VERSION 2: 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.

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:

- Staircases

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There has been a recent programme of fire stopping undertaken by “Arvag” in October of 2019 to a satisfactory standard aside from a large cable penetration in the corner of the electrical cupboard.



Fire stopping installed in October 2019

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

- Natural Vent - Manual

Is smoke ventilation reasonable and free from any obvious defects?

Yes

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 Pt6 Grade D Category LD3

Cause & Effect

- Not confirmed

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Minor Defects

Comments

There is a BS5839-6 fire alarm provided in the common parts of this building. This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed 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). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

NB - it is only fire alarm sounders that should be considered for removal, any detection for the actuation of the smoke ventilation AOV should remain.

Audibility

Are there adequate means of alerting all relevant persons?

Minor Defects

Comments

See task and comments above.

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

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

- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

Yes

Comments

The entrance door override was tested during the inspection and it was found to operate correctly.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

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.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

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

Other Signs & Notices

Is there suitable signage for fire service facilities?

Minor Defects

Are fire action notices suitable?

Minor Defects

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

A common fire alarm is provided in this building therefore it is assumed a simultaneous evacuation policy is in place. However, the provided fire action notice gives information and instruction for a stay put policy.

It is imperative that a fire action notice gives the correct information for the evacuation strategy in place.

Clear signage indicating the location of the smoke vent override facility should be provided.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

A common fire alarm is provided which suggests a simultaneous evacuation policy is in place.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

Yes

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?

Yes

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.

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. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Fire Risk Assessment

276 Forest Rd, Flats 11-21

Version 5

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	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the self-closing device on the following doors: Entrance door to flat 13. Version 3 - This should be checked by the ISHA Neighbourhood Officer
Priority	Medium
Status	Not Accepted
Owner	Neighbourhood Services
Due Date	18 November 2020

Change Log

Status
Changed from Identified to Not Accepted
Andy Harris
13/09/2023 19:36

Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>The resident of flat 18 reported that the thumb-turn device on the internal side of his flat front door was defective and often experiences difficulty in opening the door from the inside. This was observed by the assessor at time of inspection and the thumb-turn failed to open the door lock. This should be replaced to ensure that persons can escape rapidly from the flat should a fire occur.</p> <p>VERSION 2: Due to COVID-19 restrictions it was not possible to access this flat to confirm if this task has been completed.</p> <p>Version 3 - This should be checked by the ISHA Neighbourhood Officer</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 It was not possible to gain access to flat 18 to confirm if this task has been completed so remains outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	20 May 2020

Task 3

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Fire Doors

Action Required Repair the following doors to an FD30S standard:

The fire-resisting door (left leaf) to the riser cupboard on the 2nd floor appears to have suffered water damage to its internal face to an extent which may have compromised its fire resistance. This door should be repaired or replaced to ensure it affords the required FD30S standard of fire resistance.

This should include the lip of the door which is damaged due to it catching on the opposing door bolt.

VERSION 2: The remedial work recommended in task from the previous FRA has not been completed

Version 3 - This task is still outstanding

13/09/2023

This task is still outstanding.

26/09/24

This task remains outstanding.

Priority High

Status Identified

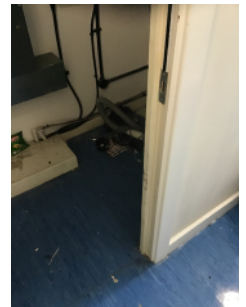
Owner Customer Homes

Due Date 17 February 2020



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>Lower section of frame, within electrical cupboard.</p> <p>VERSION 2: The remedial work recommended in task from the previous FRA has not been completed</p> <p>Version 3 - This task is still outstanding</p> <p>13/09/2023 This task is still outstanding.</p> <p>26/09/24 This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	18 November 2021



Task 5

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>There is a BS5839-6 fire alarm provided in the common parts of this building. This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed 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). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.</p> <p>NB - it is only fire alarm sounders that should be considered for removal, any detection for the actuation of the smoke ventilation AOV should remain.</p> <p>13/09/2023 This task is still outstanding.</p> <p>26/09/24 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	18 November 2022

Task 6

Source Version	2
Category	Fire Management
Sub Category	Training & Drills
Action Required	<p>It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24</p> <p>There is no evidence on site that this information is available for outside organisations so remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	03 May 2021

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	30 September 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.