QFSM QUALITY FIRE SAFETY MANAGEMENT

Fire Risk Assessment

14 Graham Street

Version 5

27 August 2024

Next Assessment Due: 31 August 2025

Risk Score: Moderate Risk

Assessor: Jacob Troth

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	Combustibles should not be stored or found within electrical cupboards Version 5, 27/08/2024 This task remains outstanding.	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard. Version 5, 27/08/2024 This task remains outstanding. Checked Flat 3 suitable door and self closer, but seals damaged and painted over, need fixing. Checked Flat 4, suitable door and closer but seals painted over.	High	Identified		
3	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors: Entrance door to flat 9. Version 5, 27/08/2024 Unable to gain access to confirm if task completed. This task remains outstanding.	High	Identified		

4	Fire Prevention	Housekeeping	The amount of combustibles currently in the escape route on the top floor is unreasonable, routes should be monitored to ensure the amount of items does not build-up. Version 5, 27/08/2024 This task remains outstanding.	Medium	Identified
5	Escape Routes & Fire Spread	Fire Doors	The following doors should be kept locked shut: The majority of riser doors were however found to be unlocked. This was not considered to be a significant risk as the doors were fitted with self closing devices. However, locked riser doors does deter residents from storing combustibles within and therefore it is always advisable to lock riser cupboard doors. Version 5, 27/08/2024 This task remains outstanding.	Low	Identified

6	Escape Routes & Fire Spread	Construction and Glazing	There is a metallic cased cladded EWS on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this cladding system, however it appears the metallic casing is not magnetic and possibly aluminium. This building is above 18m and should be confirmed that this cladding system confirms to current guidance for external wall systems for buildings of this size. Version 4, 27/08/2024 No evidence of paperwork on site, this may have been completed and record held at ISHA head office. Until confirmed, this task remains outstanding.	High	Identified

7	Fire Prevention	Housekeeping	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) Version 5, 27/08/2024 This task remains outstanding.	Advisory	Identified
8	Fire Prevention	Housekeeping	The storage of combustible items in riser cupboards should be prohibited. (Riser cupboard, first floor outside flat 4 and 5) Version 5, 27/08/2024 This task remains outstanding.	High	Identified

9	Escape Routes & Fire Spread	Fire Doors	There is an excessive centre gap on the double riser doors outside flat 2. These two should be rehung to reduce this gap. The centre lips of these doors are also damaged and should be re-lipped. Version 4, 27/08/2024 This task remains outstanding.	Medium	Identified
10	Fire Fighting	Fire Service Access & Facilities	It is recommended to provide floor numbers on each floor level to aid firefighters orientation when entering the building. Version 5, 27/08/2024 This task remains outstanding.	Low	Identified
11	Detection & Warning	Control Equipment	The fire alarm system should be serviced by an engineer. Email sent to ISHA on 28/08/2024 and response received that a job would be raised.	High	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 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@qfsmltd.co.uk.

Executive Summary

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 27/08/2024 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.

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

The majority of riser doors were found to be unlocked. This was not considered to be a significant risk as the doors were fitted with self closing devices. However, locked riser doors does deter residents from storing combustibles within and therefore it is always advisable to lock riser cupboard doors. Combustibles should not be stored or found within electrical cupboards. Combustibles were found in the first floor riser cupboard outside Flats 4 and 5.

Previously Flat 3 was raised as needing to be checked as at a FD30S standard and access unable to be gained. Access has now been gained but the seals were found to be damaged and painted over. This needs fixing.

Install a self-closing device on the flat entrance door of Flat 9.

There is a metallic cased cladded external wall system on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this EWS, however it appears the metallic casing is not magnetic and possibly aluminium. This building is above 18m and it should be confirmed that this cladding system confirms to current guidance for cladding systems for buildings of this size.

There were previously cable penetrations in all riser cupboards and the electrical cupboard which were not fire stopped. There has now been a comprehensive program of fire stopping carried out. However, given the presence of other services being carried throughout the building common areas, such as water and electrics, without fire stopping installed, it was previously recommended that a full compartmentation survey is carried out in this building to ensure there is adequate fire separation to support a "stay put" policy. It is unclear from attendance if this has been carried out.

The amount of combustibles currently in the escape route on the top floor is unreasonable, routes should be monitored to ensure the amount of items does not build-up.

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.

There is an excessive centre gap on the double riser doors outside flat 2. These two should be rehung to reduce this gap. The centre lips of these doors are also damaged and should be re-lipped.

It is recommended to provide floor numbers on each floor level to aid firefighters orientation when entering the building.

The fire alarm system was noted as being in fault mode and should be serviced by an engineer.

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

Premises Details

Address line 1	14 Graham Street
Town	Islington
Postcode	N1 8GB
FRA Type	Type 1 - Common parts only (non-destructive)

Description

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.

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	21
Number of stair cores	1
Approach to flats	• Via protected lobbies / corridors

Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Not Known

Further details

There is an identified (metallic) external wall system installed across the entire surface of the rear external wall, and around all faces of the fifth floor.

Construction details

Masonry/steel construction (part rendered – cladding to top floor & rear elevation), intermediate concrete floors and a flat roof.

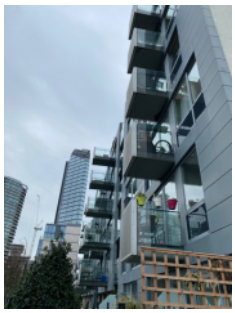
Access to common area via secure door entry system at front elevation (with Fire Switch), with flats accessed from lobbies at each floor.

Service/riser cupboards at each floor (no access as none FB locks fitted).

Passenger lift provided.

Dry riser inlet located at front elevation with outlets in the lobbies at each floor level above ground floor.

Unidentified (metallic) EWS - rear of building



Private balconies on rear of building

Steel construction private balconies with glazed upstands

External wall - front elevation

External wall details

The external wall on the front elevation of the building is of brick/mortar construction on the ground floor level, with render applied to the external wall surfaces of the first, second, third, and fourth floors. An unidentified (metallic) external wall system has been installed on the fifth floor.

The side elevation of the building sees brick/mortar construction on the ground floor with render applied to the external wall surfaces of the first, second, third, fourth and fifth floors. The substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment.

The external walls at the rear elevation of the building have an unidentified (metallic) external wall system installed across the entire elevation

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.

It is understood that ISHA have a program in place to carry out intrusive examination of the external wall systems of all of their buildings above 18m.

Are there any private balconies?	Yes

Private balcony details

Private balconies are provided on the 1st - 5th floors on both the front and rear elevation.

These appear to be steel framed with glazed upstands.

People

Are there any people especially at risk from fire?	Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?	Yes
Are fixed installations periodically inspected and tested?	Yes
Are portable electrical appliances used?	No

Comments

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

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

Residents should be advised not to use socket powered air fresheners in common areas.

Electrical air fresheners should not be used in common areas

Gas

Are gas installations and appliances free from any obvious defect?	N/A
Is gas equipment protected/located so as not to be prone to accidental damage?	N/A

Comments

There is no gas provision or equipment in the common areas.

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. The main entrance door was found to be locked and secure, preventing unauthorised access.

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.

CCTV is provided in the entrance lobby.

Housekeeping

Is accumulation of combustibles or waste avoided?	No
Are there appropriate storage facilities for combustible & hazardous materials?	N/A

Comments

Combustibles should not be stored or found within riser or electrical cupboards.

Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.

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)

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

Escape Routes & Fire Spread

Ease of Use

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

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:	• Flats • Risers • Staircases
Flat Doors	• FD30S self-closing
Riser Doors	• FD60S self-closing
Staircase Doors	• FD30S self-closing
Are fire doors to a suitable standard?	Minor Defects
Is there suitable provision of self-closing devices?	No

Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	No

Comments

It was not possible to access all riser cupboards due to key access. It should be ensured that the doors are provided to an FD30S standard of fire resistance

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.

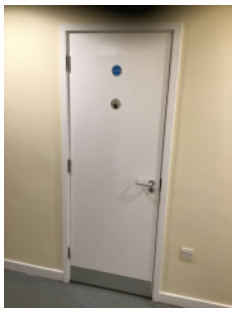
Access was gained into flat 9 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting. However, the PERKO type self closing device on this door is missing and should be replaced.

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

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

VERSION 2:
There is an excessive centre gap on the double riser doors outside flat 2. These doors should be rehung to reduce this gap.

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



It was not possible to access the cleaners cupboard.

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:	• Staircases
Staircase Glazing	• 30 mins E
Is glazing reasonable and free from any obvious defects?	Yes

Comments

Acid etching on staircase door glazing confirms it is Pyroguard FR Glazing.

It was not possible to access all riser cupboards due to key access. It should be ensured that these doors are provided to an FD30S standard of fire resistance, the cupboards are free from combustible items being stored, and that all cable and pipe penetrations are fire stopped.

The majority of riser doors were however found to be unlocked. This was not considered to be a significant risk as the doors were fitted with self closing devices. However, locked riser doors does deter residents from storing combustibles within and therefore it is always advisable to lock riser cupboard doors.

All the risers cupboards to which access was possible has numerous pipe and cable penetrations which were not properly fire stopped, or had no fire stopping installed at all. Although outside of the scope of this Type of fire risk assessment, advantage was made from some ceiling tiles which had been removed in common areas, to inspect the void above. It was evident that pipe and cable penetrations entering flats were also not adequately fire stopped. It is therefore advised to conduct a full fire stopping survey of this building.

There is a metallic cased cladded EWS on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this cladding system, however it appears the metallic casing in not magnetic and possibly aluminium. This building is above 18m and should be confirmed that this cladding system confirms to current guidance for external wall systems for buildings of this size.

Staircase door glazing, showing “Pyroguard” acid etching

Unidentified cladding system on buildings exterior.

I said etching on staircase door glazing.

Dampers, Ducts & Chutes

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

Comments

No Dampers, Ducts or Chutes evident. However, this was not an intrusive fire risk assessment.

Smoke Ventilation

Areas where smoke ventilation is expected:	• Corridors • Staircases
Corridors	• Natural Vent into Shaft - Automatic
Staircases	• Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	Yes

Comments

An Automatic fire detection system meeting the recommendations of BS5839-1 L5 has been provided for the actuation of the AOV in the staircase, and the AOV into shaft within corridors.

Manual smoke ventilation actuators are also provided for fire service use.

Detection & Warning

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	Yes
Areas covered	• Communal areas

Communal Areas

System Category	• BS 5839 Pt1 Category L5
Cause & Effect	• Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?	Yes
Is the control equipment free from any obvious fault or defect?	No

Comments

Fire alarm indicates fault, email sent to ISHA on 28/08/24 12:00 informing of the fault.

Panel for smoke detection for AOV actuation

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?	Yes

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 9 which has a fire alarm provided to BS5839-6 LD2 standard.

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.

Audibility

Are there adequate means of alerting all relevant persons?	N/A

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	• Dry rising main • Smoke ventilation • Entrance door override
Is provision of fire service facilities reasonable?	Minor Defects

Comments

The entrance door override was tested at the time of this inspection and found to be defective.

It is recommended to provide floor numbers on each floor level to aid firefighters orientation when entering the building.

Dry riser inlet located outside main entrance door

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	Yes
Is there adequate lighting in risk critical areas?	N/A

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?	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?	Yes

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

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

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Yes

Comments

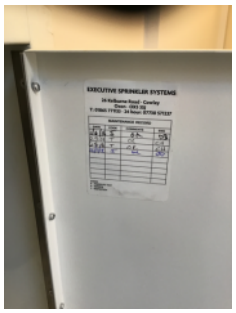
Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire.

Testing & Maintenance

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

Comments

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



Evidence of testing of Dry Rising Main
(last entry - 22/05/19)

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	Fire Prevention
Sub Category	Housekeeping
Action Required	Combustibles should not be stored or found within electrical cupboards Version 5, 27/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	09 February 2021

Task 2


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. Version 5, 27/08/2024 This task remains outstanding. Checked Flat 3 suitable door and self closer, but seals damaged and painted over, need fixing. Checked Flat 4, suitable door and closer but seals painted over.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 August 2020

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Entrance door to flat 9. Version 5, 27/08/2024 Unable to gain access to confirm if task completed. This task remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 August 2020

Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The amount of combustibles currently in the escape route on the top floor is unreasonable, routes should be monitored to ensure the amount of items does not build-up. Version 5, 27/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 August 2020

Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: The majority of riser doors were however found to be unlocked. This was not considered to be a significant risk as the doors were fitted with self closing devices. However, locked riser doors does deter residents from storing combustibles within and therefore it is always advisable to lock riser cupboard doors. Version 5, 27/08/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	09 February 2022

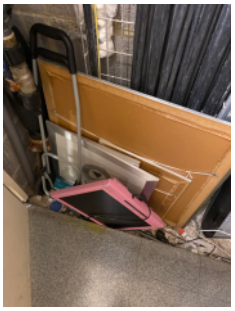
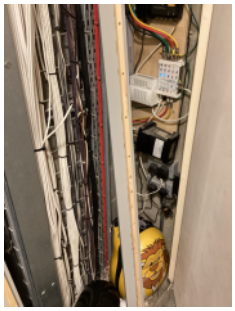
Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There is a metallic cased cladded EWS on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this cladding system, however it appears the metallic casing is not magnetic and possibly aluminium. This building is above 18m and should be confirmed that this cladding system confirms to current guidance for external wall systems for buildings of this size. Version 4, 27/08/2024 No evidence of paperwork on site, this may have been completed and record held at ISHA head office. Until confirmed, this task remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 August 2020

Task 7


Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	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) Version 5, 27/08/2024 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	09 February 2023

Task 8

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited. (Riser cupboard, first floor outside flat 4 and 5) Version 5, 27/08/2024 This task remains outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	26 May 2021

Task 9

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	There is an excessive centre gap on the double riser doors outside flat 2. These two should be rehung to reduce this gap. The centre lips of these doors are also damaged and should be re-lipped. Version 4, 27/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 August 2021

Task 10

Source Version	2
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	It is recommended to provide floor numbers on each floor level to aid firefighters orientation when entering the building. Version 5, 27/08/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	25 February 2022

Task 11

Source Version	5
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	The fire alarm system should be serviced by an engineer. Email sent to ISHA on 28/08/2024 and response received that a job would be raised.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	25 November 2024

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	31 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.