

Fire Risk Assessment

321 Green Lanes

Version 5

12 August 2024



Next Assessment Due: 31 August 2025

Risk Score: Substantial Risk

Assessor: Andy Harris

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	<p>The storage of combustibile items in escape routes should be prohibited.</p> <p>Version 3. 26/9/22 Obstructions and combustibles remain in this location.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	High	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips and smoke seals on the following doors are damaged and should be replaced:</p> <p>Staircase door, 2nd floor.</p> <p>VERSION 2: This task has not been completed and therefore remains as identified recommended remedial work within this version of the FRA.</p> <p>Version 3. 26/9/22 This task is not complete.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	Medium	Identified		

3	Detection & Warning	Automatic Fire Detection	<p>Provide a fire alarm in the building which conforms to the recommendations of LACoRS guidance for a building of this use and size, i.e:-</p> <p>A BS5839-6 Grade A, LD2 system with smoke detectors located throughout the common escape route</p> <p>And as cooking facilities are sited within the bedsits:</p> <ul style="list-style-type: none"> •interlinked heat detectors located in each bedsit; and • additional Grade D, non-interlinked smoke alarm with integral battery back-up located in each bedsit. <p>Version 3. 26/9/22 Following access into 2 flats, this task is not complete.</p> <p>Version 4. 12/08/2024 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 have been over-painted and should be replaced:</p> <p>Boiler room door, 2nd floor.</p> <p>VERSION 2: This task has not been completed and therefore remains as identified recommended remedial work within this version of the FRA.</p> <p>Version 3. 26/9/22 This task is not complete.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	Medium	Identified
5	Escape Routes & Fire Spread	Fire Doors	<p>Ensure ventilation grills in the boiler room door are intumescent.</p> <p>Version 3. 26/9/22 It should be confirmed that these grills are intumescent.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	Medium	Identified

6	Signs & Notices	Escape Route Signage	<p>Remove the Escape Route sign from the following locations, as they do not indicate the location of primary exits (main entrance at front of building):</p> <p>Ground floor.</p> <p>VERSION 2: This task has not been completed and therefore remains as identified recommended remedial work within this version of the FRA.</p> <p>Version 3. 26/9/22 This task is not complete.</p>	Medium	Identified
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7	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut:</p> <p>Boiler cupboard door, 2nd floor.</p> <p>Electrical cupboard, ground floor.</p> <p>Version 3. 26/9/22 The boiler door was unlocked. This task is not complete.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	Medium	Identified
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8	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the first floor lobby door to enable the doors to easily close, and also to reduce the gap at the top of the door.</p> <p>Version 3. 26/9/22 This task is not complete.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	High	Identified
9	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations: drying racks throughout stairwell.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	High	Identified
10	Escape Routes & Fire Spread	Fire Doors	<p>Install a self-closing device on the following doors: flat 8</p>	High	Identified
11	Escape Routes & Fire Spread	Fire Doors	<p>Remove obstructions which interfere with the self-closing action of the following doors: top floor fire door to washrooms, also this door is sticking on the floor in the open position.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>	High	Identified

12	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes. Version 4. 12/08/2024 This task remains outstanding.	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 D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

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.

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.

There are small amounts of combustible items in the common parts which should be removed. There was also a skateboard noted on a common landing which presents an obvious slip/trips/falls hazard, particularly for escaping persons in the event of a fire.

There is a common fire alarm system provided in the building. Without any commissioning information available, and within the scope of this Type 1 Fire Risk Assessment it was not possible to confirm the standard, grade or coverage of the fire alarm, or whether it was interlinked into any provided fire alarms within flats. It should be confirmed that the fire alarm conforms to the recommendations of LACoRS guidance for a building of this type and occupancy i.e:

A BS5839-6 Grade A, LD2 system with smoke detectors located throughout the common escape route

And as cooking facilities are sited within the bedsits:

- interlinked heat detectors located in each bedsit; and
- additional Grade D, non-interlinked smoke alarm with integral battery back-up located in each bedsit.

It is also advised that as cooking facilities are provided in each flat that each flat is provided with a fire blanket.

It was noted that some hold open devices on lobby doors were defective and did not release when being tested. It is imperative that these are tested and serviced/repaired where necessary. If these cannot be maintained then it is recommended to remove them and install "Fire Door Keep Shut" signage to the doors.

There are conflicting Fire Action Notices provided. A Fire Action Notice clearly giving information and instruction for the simultaneous evacuation policy in place should be provided, and all others removed.

There are vent grills installed in the boiler cupboard door. These should be confirmed as being intumescent to maintain the fire resisting integrity requirements of the door.

There is escape route signage provided in the entrance lobby indicating an escape route to the rear of the building. This rear exit opens into an enclosed garden which does not provide a route to a place of ultimate safety. This escape route signage should be removed, as the nearest exit from this point is indeed via the main entrance door.

Within the scope of this Type 1 Fire Risk Assessment it was not possible to inspect the roof void.

There is a small amount of fire stopping required to cable and pipe penetrations in the boiler cupboard.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

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. This is in the main due to the condition of lobby door hold open devices.

Version 4. 12/08/24

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 12/08/2024 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.

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 was noted that there remains a significant 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 fire alarm is in fault mode and should be inspected by an engineer without delay. This was reported to repairs dept Nicole Agasse at ISHA at the time of the visit, an urgent defect has been raised.

The intumescent strips and smoke seals on the various doors are damaged and have been overpainted and should be replaced:

The standard of housekeeping throughout the building was found to be unsatisfactory, with an unacceptable amount of combustible items and obstructions located in the common stairwell.

A large quantity of combustible materials are stored with the bin store area.

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 Substantial risk given the condition of the fire alarm and the significant number of outstanding tasks.

Premises Details

Address line 1	321 Green Lanes
Town	Hackney
Postcode	N4 3HA
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	HMO, bedsits
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	10
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Via protected lobbies / corridors

Approximate period of construction

Pre 1900

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

No

Construction details

Traditional brick construction with intermediate timber floors and a covered pitched roof.

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

Electric cupboard located in ground floor rear lobby.

Boiler cupboard located in bathroom area at top floor level.

There is a laundry room at the rear of the premises but this has direct external access and does not affect the common areas.

Rear exit/entrance door located at ground floor level, but to an enclosed garden and not to a place of ultimate safety.



External walls - rear elevation



External walls side elevation



External walls - front elevation



Version 4.

External wall details

Brick external walls with no additional external wall systems installed.

Are there any private balconies?

No

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.

Version 3. 26/9/22

It was not possible to ascertain the last date of inspection for the electrical installation. It is understood that these records are kept centrally.



Electrical installation

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.



Gas meter externally

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

CCTV covers the main entrances on the ground floor.

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

Areas immediately around the external curtilage of the building were noted as being clear of combustibles and rubbish.



Enclosed bin store

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

The storage of combustible items in escape routes should be prohibited.

There is a significant amount of combustible material stored in the bin area, not contained, this should be removed.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

"No Smoking" signage is provided, and there is no evidence of smoking taking place in the common parts.



No smoking signage is provided.

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

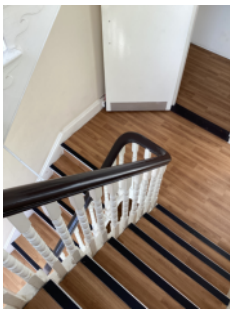
Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	N/A
Are escape routes unobstructed and safe to use?	No
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

There are a number of clothes airers (racks) with laundry present which may present an obstruction in the event of a fire.



Drying racks in escape route



Escape route with contrasting stair nosings



Keyless exit device

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:

- Boiler Room
- Flats
- Lobbies

Boiler Room Doors

- FD60 (notional)

Flat Doors

- Not confirmed
- FD30S self-closing (notional)

Lobby Doors

- FD30S self-closing (notional)

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

Minor Defects

Are doors kept locked where appropriate?

Yes

Comments

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

The flat entrance doors within the building could not be assessed due to access within the scope of this Type 1 Fire Risk Assessment. However from external examination only, the flat entrance doors appear to be flush timber original doors from the time of the conversion which should provide a notional 30 minutes fire resistance. All flat entrance doors appear to be of the same age, condition and design and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same FD30 (notional) 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 FD30SC standard of fire resistance.

VERSION 2:

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

Access was gained into flat 1 which has an entrance door fitted to FD30S SC (notional) standard, however, the door requires adjustment to ensure it fully closes on the action of a self closing device.

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 3. 26/9/22

Access was gained into flat 1 and was found to have an effective self closing device.

Flat 8 requires adjustment to the self closing device, other fire doors are also in need of repairs as noted in the tasks section.



Flat 8 FD30S SC

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are some penetrations in the boiler cupboard that require fire stopping.



It was not possible to access the loft space



Georgian wired glazing installed in lobby partitions



Georgian wired glazing installed in lobby doors

Dampers, Ducts & Chutes

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

Not Confirmed

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

• None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

A common fire alarm has been provided indicating a simultaneous evacuation policy is in place.

Detection & Warning

Is an electrical fire alarm system expected?

Yes

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Flats
- Communal areas

Flats

System Category

- Other

Cause & Effect

- Not confirmed

Communal Areas

System Category

- BS 5839 Pt6 Grade A Category LD2

Cause & Effect

- Not confirmed

Control Equipment

Is the control equipment suitably located?

Yes

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

No

Comments

The fire alarm panel is in fault condition and should be inspected without delay.

Contact was made with the NO to advise of the panel condition.



Fire alarm panel with separate battery casing (suggests Grade A)



In flat detection.

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

Manual call points are located at storey exits and near the final exit.



Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

No

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

No

Comments

There is a BS5839-6 Grade A fire alarm provided in the common parts of this 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 presence of a fire alarm panel in the entrance hallway, with additional separate battery compartment suggests this is a Grade A system however this should be confirmed.

For a building such as this, of three storeys, used as Bedsit (HMO) accommodation with cooking facilities within bedsits, LACoRS guidance recommends a Mixed system as follows:

A BS5839-6 Grade A, LD2 system with smoke detectors located throughout the common escape route

And as cooking facilities are sited within the bedsits:

- interlinked heat detectors located in each bedsit; and
- additional Grade D, non-interlinked smoke alarm with integral battery back-up located in each bedsit.

It should be confirmed that the provided fire alarm conforms to these recommendations.

VERSION 2:

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 1 which has smoke detection (single detector) commensurate with the recommendations of BS5839-1

For a building such as this, of three storeys, used as Bedsit (HMO) accommodation with cooking facilities within bedsits, LACoRS guidance recommends a Mixed system as follows:

A BS5839-6 Grade A, LD2 system with smoke detectors located throughout the common escape route,

And as cooking facilities are sited within the bedsits:

- interlinked heat detectors located in each bedsit; and
- additional Grade D, non-interlinked smoke alarm with integral battery back-up located in each bedsit.

Audibility

Are there adequate means of alerting all relevant persons?

Yes



Sounder in common area

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

Yes

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

No

Comments

The previous FRA recommended that the provided water fire extinguishers be removed, and these be replaced with multi-purpose fire extinguishers.

There are no common cooking facilities provided and the only communal facilities provided are toilet and ablution facilities. Therefore it is reasonable to conclude that fire extinguishers are not required or desirable as residents would not necessarily be trained in their use and limitations. Furthermore there is no expectation that residents would leave a fire in their bedsit to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

However, it is strongly advised that a Fire blanket be provided in each bedsit.

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

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

Comments

There is a sufficient amount of normal lighting.



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

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.



Non-maintained emergency lighting is provided

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?

No

Comments

There is an escape route sign located on the ground floor which directs escaping persons to the rear exit, which does not lead to a place of ultimate safety (enclosed courtyard). The nearest (primary) exit from this location would be to the main entrance door (which is in fact closer from this location than the rear door) which does lead to a place of ultimate safety. This sign should be removed.



Escape route signage on ground floor directs persons in the wrong direction

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

No

Other Signs & Notices

Is there suitable signage for fire service facilities?	N/A
Are fire action notices suitable?	No
Are there suitable notices for fire extinguishers?	No
Is there suitable zone information for the fire alarm system?	Yes

Comments

There are a number of fire action notices which give conflicting information regarding the evacuation policy in place in the building.

A fire action notice should be provided giving clear information and instruction to escaping persons as to the action to be taken in the event of a fire (simultaneous evacuation policy).

The fire extinguishers have been removed, however, the signage still remains which may confuse residents in the event of a fire. These should be removed.



Fire alarm zone information

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

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?

Yes

Are there suitable arrangements for the evacuation of disabled people?

Yes

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

The provision of correct Fire Action notices would provide 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.

Version 3. 26/9/22

It is understood that the records are kept centrally.

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.

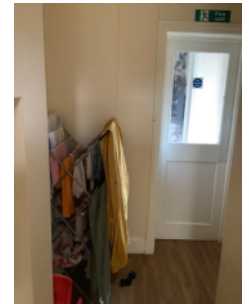
Version 3. 26/9/22

It is understood that the records are kept centrally.

Tasks

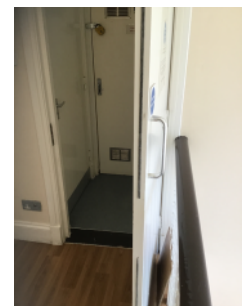
Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. Version 3. 26/9/22 Obstructions and combustibles remain in this location. Version 4. 12/08/2024 This task remains outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	14 September 2020



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors are damaged and should be replaced: Staircase door, 2nd floor. VERSION 2: This task has not been completed and therefore remains as identified recommended remedial work within this version of the FRA. Version 3. 26/9/22 This task is not complete. Version 4. 12/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	15 December 2020



Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>Provide a fire alarm in the building which conforms to the recommendations of LACoRS guidance for a building of this use and size, i.e:-</p> <p>A BS5839-6 Grade A, LD2 system with smoke detectors located throughout the common escape route</p> <p>And as cooking facilities are sited within the bedsits:</p> <ul style="list-style-type: none">•interlinked heat detectors located in each bedsit; and• additional Grade D, non-interlinked smoke alarm with integral battery back-up located in each bedsit. <p>Version 3. 26/9/22 Following access into 2 flats, this task is not complete.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	14 September 2020

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors have been over-painted and should be replaced: Boiler room door, 2nd floor. VERSION 2: This task has not been completed and therefore remains as identified recommended remedial work within this version of the FRA. Version 3. 26/9/22 This task is not complete. Version 4. 12/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	15 December 2020



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Ensure ventilation grills in the boiler room door are intumescent. Version 3. 26/9/22 It should be confirmed that these grills are intumescent. Version 4. 12/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	15 December 2020



Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	<p>Remove the Escape Route sign from the following locations, as they do not indicate the location of primary exits (main entrance at front of building):</p> <p>Ground floor.</p> <p>VERSION 2: This task has not been completed and therefore remains as identified recommended remedial work within this version of the FRA.</p> <p>Version 3. 26/9/22 This task is not complete.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	15 December 2020



Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>The following doors should be kept locked shut:</p> <p>Boiler cupboard door, 2nd floor.</p> <p>Electrical cupboard, ground floor.</p> <p>Version 3. 26/9/22 The boiler door was unlocked. This task is not complete.</p> <p>Version 4. 12/08/2024 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	28 March 2022

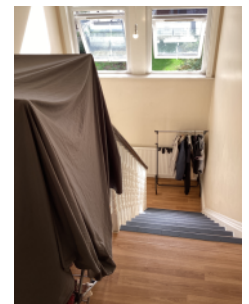
Task 8

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the first floor lobby door to enable the doors to easily close, and also to reduce the gap at the top of the door.
	Version 3. 26/9/22 This task is not complete.
	Version 4. 12/08/2024 This task remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	26 December 2021



Task 9

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: drying racks throughout stairwell.
	Version 4. 12/08/2024 This task remains outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	25 December 2022



Task 10

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: flat 8
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	25 December 2022



Task 11

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Remove obstructions which interfere with the self-closing action of the following doors: top floor fire door to washrooms, also this door is sticking on the floor in the open position.
	Version 4. 12/08/2024 This task remains outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	25 December 2022



Task 12

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes.
	Version 4. 12/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	27 March 2023



Risk Score

Risk Score	Substantial 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.