

Fire Risk Assessment

28 Hurst Road, Walthamstow

Version 6

26 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

Contents

1 Action Plan Summary	3
2 Introduction	7
3 Executive Summary	8
4 Premises Details	9
5 Fire Prevention	13
6 Escape Routes & Fire Spread	16
7 Detection & Warning	20
8 Firefighting	22
9 Lighting	23
10 Signs & Notices	25
11 Fire Safety Management	27
12 Tasks	29
13 Risk Score	32

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Gas	<p>Ensure the external gas meter cupboard is kept locked to prevent unauthorised access.</p> <p>VERSION 2: This door was found to be unlocked at the time of this inspection.</p> <p>VERSION 3: This door was found to be unlocked at the time of this inspection.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 6. 26/09/24 This task remains outstanding.</p>	Advisory	Identified		
2	Detection & Warning	Automatic Fire Detection	<p>A check should be made to ensure that the smoke detector in Flat C is working.</p> <p>VERSION 2: It was not possible to access this flat to assess if remedial work recommended in this task has been completed.</p> <p>26/09/2024 It was not possible to access this flat to assess if remedial work recommended in this task has been completed.</p>	High	Identified		

3	Signs & Notices	Fire Door Signage	<p>Replace Fire Door Keep Closed signs with Fire Door Keep Locked signs on the following doors:</p> <p>Ground floor electr cupboard.</p> <p>VERSION 2: This task is yet to be completed.</p> <p>VERSION 2: the remedial work recommended in this task has not been completed.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 6. 26/09/24 This task remains outstanding.</p>	Advisory	Identified
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4	Fire Prevention	Housekeeping	<p>The storage of combustible items in electrical cupboards should be prohibited.</p> <p>VERSION 2: the remedial work recommended in this task has not been completed.</p> <p>13/09/2023 It was not possible to gain access to this cupboard due to the locks being changed so this task remains outstanding.</p> <p>Version 6. 26/09/24 This task remains outstanding.</p>	Medium	Identified
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5	Fire Prevention	Housekeeping	<p>There were combustible materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 6. 26/09/24 This task remains outstanding.</p>	Advisory	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 6. 26/09/24

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 26/09/2024 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.

Ensure the external gas meter cupboard is kept locked to prevent unauthorised access.

There were combustible materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

(MHCLG Advice Note on Balconies on Residential Buildings, 2019)

It was not possible to gain access to flat C to confirm if the smoke detector is working ? Neighbourhood services may be able to confirm this.

Replace Fire Door Keep Closed signs with Fire Door Keep Locked signs on the electrical intake cupboard on the ground floor.

The storage of combustible items in electrical cupboards should be prohibited.

Ensure all riser cupboards are fitted with FB locks.

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	28 Hurst Road
Address line 2	Forest Road sub block 3
Town	Walthamstow
Postcode	E17 3BL
<hr/>	
FRA Type	Type 3 – Common parts and flats (non-destructive)
<hr/>	
Description	
<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>	
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Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	4
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

Construction details

This building is of a modern steel frame and concrete floor design and is situated between the junction of three roads, Hurst Road, Forrest Road and Falmer Street. Due to the sloping site parts of the building are three storeys and parts four storeys. There is a flat roof.



External walls - rear elevation



External walls - side elevation



External walls - front elevation



Rainscreen panels on windows

External wall details

Brick/mortar external walls. Ground floor level (undercroft carpark) is rendered.

Rear elevation external walls are rendered, the substrate to which the render has been applied cannot be confirmed within the scope of this FRA.

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?

Yes

Private balcony details

Private balconies are recessed into the building - no protruding platforms.

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?

Not Known

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.

Gas

Are gas installations and appliances free from any obvious defect?

Yes

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

Yes

Comments

The main gas intake and meters are in an external cupboard.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

Access is gained via a secure main entrance door, which is in turn accessed through a security gate from the street.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

Common parts were generally found to be clear of combustibles, however there is a small amount of combustibles in the electrical cupboard on the ground floor.

There were combustible materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

(MHCLG Advice Note on Balconies on Residential Buildings, 2019)

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?

No

Comments

No smoking signs should be displayed in the common areas.

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?	Yes
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

These are general needs flats and as such no specific occupancy risk 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.

The final exit door at the base of the staircase is openable without the use of a key.



Thumb turn on main entrance door

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
- Refuse Rooms

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Refuse Room Doors

- FD30S self-closing

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

VERSION 2: It was not possible to access any flat in the building to assess the provision and suitability of flat entrance doors, despite attempts being made at each flat.

However, each flat door appeared to be of solid construction and design, were in good condition, and had at least 25mm door stops installed. Provided all flat doors have an effective self closing device fitted it would be reasonable to assume these flat doors would afford the required FD30S SC standard of fire resistance.

It was not possible to access one cupboard/room on the ground floor entrance hallway due to the availability of a key. It should be confirmed that this door provides FD30S standard of fire resistance and the cupboard/room provides adequate compartmentation.

VERSION 3: 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. All doors were found to be in good condition, with no apparent damage and it may be reasonably assumed they are of the same standard as per the previous FRA.

These riser cupboard doors which have been fitted with non-standard locks and are not FB locks. Access to these cupboards was therefore not possible. Given the standard of fire doors fitted on risers that were accessible it is reasonable to assume these provide the same standard.

VERSION 4:

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

Access was gained into flats 28a and 28b which both have an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

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

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



It was not possible to access this door due to availability of a key.



Thumb turn device provided on main entrance door.



It was not possible to access this room due to key availability

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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There is some minor fire stopping required within the electrical cupboards around the inside of the doorframe. Also some attempts have been made to carry out fire stopping around cable penetrations in these cupboards but this does not appear to be effective.

There is a panel to an enclosed shaft (contents unidentified) which is loose and it's fire resistance is therefore compromised. This should be properly fixed to the wall.

VERSION 3:

The riser cupboard doors have been fitted with non-standard locks and are not FB locks. Access to these cupboards was therefore not possible to confirm that standard of fire stopping within. It should be confirmed that the programme of fire stopping which has been carried out on the other buildings in this block on Forest Rd has included this building and that all riser cupboards are fire stopped and provide adequate compartmentation accordingly.



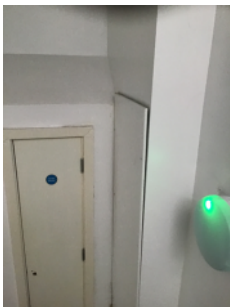
Fire stopping required around inside of electrical cupboard doorframe



Ineffective fire stopping



Lack of effective fire stopping inside electrical cupboards



Loose wall panel.

Dampers, Ducts & Chutes

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

Not Confirmed

Comments

There is a false ceiling in the staircase and it is not clear, without an invasive survey, if the compartmentation between the riser cupboards and the common areas is sufficient. By ensuring that the fire stopping identified earlier within the riser cupboards is carried out this should reduce the risks of any smoke entering the staircase to a reasonable level.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows (with restrictors)

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

This is reasonable for a small single staircase building.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

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?

Yes

Comments

VERSION 1: Flat C was accessed and has what appears to be a BS 5839 Part 6 Category LD3 system which is the minimum for this type of property. It can be reasonably assumed that the other three flats have the same provision.

It should be noted that the resident of Flat C stated that the smoke alarm is defective.

VERSION 2: Despite efforts being made at each flat it was not possible to access any flat to assess the provision and suitability of any fire alarm. It may be reasonably assumed that the provision is that as of the previous FRA.

VERSION 3: Due to government restrictions regarding the current COVID-19 pandemic it was not possible to access any flat to assess the provision and suitability of any fire alarm. It may be reasonably assumed that the provision is that as of the previous version 1 of this FRA.

VERSION 4:

Fire Risk Assessment

28 Hurst Road, Walthamstow

Version 6

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

Access was gained into flats 28a and 28b which both have a fire alarm provided to BS5839-6 Grade D1 Category LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Grade D1 Category LD3 Standard (a system of one or more mains powered detectors, each with a tamper-proof standby supply consisting of a battery or batteries), although Grade F1 alarms (a system of one or more battery-powered detectors powered by a tamper-proof primary battery or batteries) are a reasonable short-term measure.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	<ul style="list-style-type: none">• 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?	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?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

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

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- None

Is this provision reasonable?

Yes

Comments

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.



Maintained EL in the staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

No

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?

Minor Defects

Is there signage suitable for automatic fire doors?

N/A

Comments

The electrical cupboards have Fire Door Keep Shut signs where they should have Fire Door Keep Locked signs.



Incorrect door signs

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?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

No Fire Action Notice has been supplied.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

This is reasonable for a modern purpose built block of flats.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

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 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

A Fire Action Notice has been provided which is sufficient for any contractors working on site.

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.

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	Gas
Action Required	Ensure the external gas meter cupboard is kept locked to prevent unauthorised access. VERSION 2: This door was found to be unlocked at the time of this inspection. VERSION 3: This door was found to be unlocked at the time of this inspection. 13/09/2023 This task is still outstanding. Version 6. 26/09/24 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	19 November 2021



Task 2

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	A check should be made to ensure that the smoke detector in Flat C is working. VERSION 2: It was not possible to access this flat to assess if remedial work recommended in this task has been completed. 26/09/2024 It was not possible to access this flat to assess if remedial work recommended in this task has been completed.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	18 December 2018

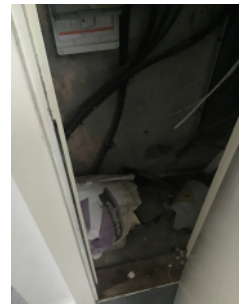
Task 3

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Replace Fire Door Keep Closed signs with Fire Door Keep Locked signs on the following doors: Ground floor electr cupboard. VERSION 2: This task is yet to be completed. VERSION 2: the remedial work recommended in this task has not been completed. 13/09/2023 This task is still outstanding. Version 6. 26/09/24 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	19 November 2021



Task 4

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in electrical cupboards should be prohibited. VERSION 2: the remedial work recommended in this task has not been completed. 13/09/2023 It was not possible to gain access to this cupboard due to the locks being changed so this task remains outstanding. Version 6. 26/09/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	12 November 2020



Task 5

Source Version	3
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>There were combustible materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 6. 26/09/24 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	02 November 2022

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.