QFSM QUALITY FIRE SAFETY MANAGEMENT

Fire Risk Assessment

200 Kingsland Road

Version 4

11 September 2024

Next Assessment Due: 30 September 2024

Risk Score: Moderate Risk

Assessor: David Lloyd

Contents

1 Action Plan Summary 3
2 Introduction 6
3 Executive Summary 7
4 Premises Details 8
5 Fire Prevention 12
6 Escape Routes & Fire Spread 16
7 Detection & Warning 20
8 Firefighting 21
9 Lighting 22
10 Signs & Notices 23
11 Fire Safety Management 24
12 Tasks 26
13 Risk Score 31

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	The storage of combustible items, including paint and lubricants in the staircase should be prohibited. Directly outside flats 5 and 6. Version 4. 11/9/24 Combustible storage remains	High	Identified		
2	Escape Routes & Fire Spread	Smoke Ventilation	Confirm the high level louvred vent is permanently open to provide ventilation to the staircase. If not, it will be necessary to install either a permanently opened vent, or a manual openable vent to provide smoke ventilation into the staircase. Version 4. 11/9/24 Appears obstructed	High	Identified		
3	Escape Routes & Fire Spread	Ease of Use	There is a security gate across the entrance door to flat 4. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency. Version 4. 11/9/24 Gate remains	Advisory	Identified		

4	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: Outside flats 5 and 6. Version 4. 11/8/24 Items remain	Medium	Identified
5	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors: Flat entrance door, flat 6. Version 4. 11/9/24 Access was gained and NO self closing device has been fitted. The door stop on this door is also loose.	High	Identified
6	Escape Routes & Fire Spread	Ease of Use	Of concern is a security gate fitted externally across the main entrance door. This gate has a mortice lock fitted. The lock should be removed, or replaced with a thumb turn device which will ensure persons are able to escape from the building at all times without the use of a key. Version 4. 11/9/24 Lock remains	High	Identified

7	Escape Routes & Fire Spread	Fire Doors	Replace the following doors with FD30S doors: Under-stairs cupboard door. Version 4. 11/9/24 Remains outstanding	Medium	Identified
8	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire. Version 4. 12/9/24 Not posted	Medium	Identified
9	Fire Management	Training & Drills	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. Version 4. 12/9/24 No FAN posted	Medium	Identified
10	Fire Prevention	Housekeeping	Due to oxygen equipment being in use within flat 1, a no smoking policy should be enforced within this flat, and regular inspections to ensure any oxygen equipment is being correctly used, is not damaged, and storage of oxygen cylinders is kept to a minimum. Version 4. 11/9/24 Notice remains in place	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 D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1alarms (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@qfsmltd.co.uk.

Executive Summary

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.

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

Version 4. 11/9/24
This new version was created on 11/9/24 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

The 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.

The standard of housekeeping throughout the building was found to be unsatisfactory, with an unacceptable amount of combustible items (including tins of paint) and obstructions located in the staircase, particularly on the top floor landing.

There is a key operated security gate across the main entrance.

There are combustible materials and obstructions within common areas.

The staircase permanently open Louvre appears to be fully obstructed.

Not all flat entrance doors have self closing devices.

A cupboard door is not fire resisting.

Some signage is required.

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 concerns regarding adequate smoke ventilation in the staircase, and the mortice lock fitted to the gate immediately outside the main entrance door.

Premises Details

Address line 1	200 Kingsland Road
Town	Hackney
Postcode	E2 8EB

FRA Type	Type 3 – Common parts and flats (non-destructive)

Description

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.

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.

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.

Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	1
Number of flats	6
Number of stair cores	1
Approach to flats	• Direct from stair
Approximate period of construction	1960-1980
Is the top occupied storey over 18 metres above access level?	No

Construction details

Masonry construction, intermediate concrete floors and a pitched roof. The building has four floors:- a ground floor, 1st and 2nd floors with a lower ground floor. Common areas are limited to the ground first and second floors.

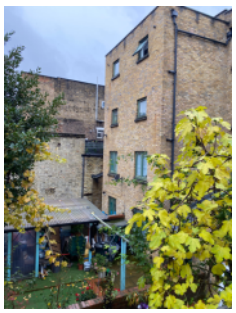
Access to common area via secure door entry system at front elevation, with flats accessed directly from the stairwell at each floor.

Understair store cupboard at ground floor level. Externally accessed meter cupboards adjacent to main entrance door.

Flat 1 inspected appeared to be a two storey maisonette covering ground and basement levels.

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.

Brick/mortar external walls - front elevation



Brick/mortar external walls - rear elevation

External wall details

External walls are of brick and mortar construction, with no evident additional combustible wall system fitted.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the "Advice Note").
The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.
Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.
Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.
(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html).
This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that "the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building". In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.
This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:
• The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or 'stay put' and the anticipated evacuation time should evacuation become necessary;
• Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
• The construction of the external walls, including any cladding and its method of fixing;
• The presence, and appropriate specification, of cavity barriers;
• The height of the building;
• The vulnerability of residents;
• Exposure of external walls or cladding to an external fire;
• Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);

• Apparent quality of construction, or presence of building defects;
• The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
• The location of escape routes;
• The complexity of the building; and
• The premises' emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.
The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible

Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.

Are there any private balconies?	No

People

Are there any people especially at risk from fire?	Yes
People especially at risk from fire	• Other

Details of people especially at risk from fire

There is a notice affixed to the flat entrance door of flat one stating that medical oxygen is in use within that flat.

Whilst exact details of this are not known it is imperative that appropriate arrangements are made to reduce the risk of fire where oxygen equipment is in use.

This should include a no smoking policy within this flat, and regular inspections to ensure any oxygen equipment is being correctly used, is not damaged, and storage of oxygen cylinders is kept to a minimum.

Fire Prevention

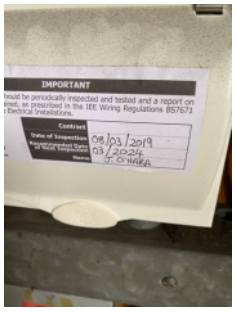
Electrical

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.



Electrical installation inspected in March 2019

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

The gas meters are located in cupboards 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 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.

Housekeeping

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

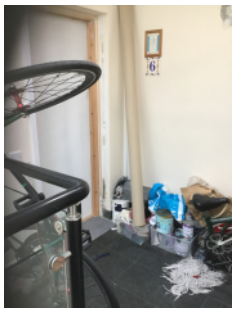
Comments

The storage of combustible items, including paint and lubricants in the staircase should be prohibited.

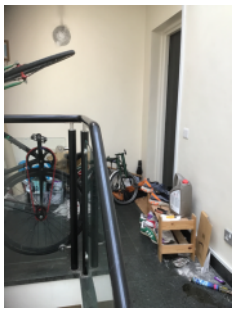
There is a notice affixed to the flat entrance door of flat one stating that medical oxygen is in use within that flat.

Whilst exact details of this are not known it is imperative that appropriate arrangements are made to reduce the risk of fire where oxygen equipment is in use.

This should include a no smoking policy within this flat, and regular inspections to ensure any oxygen equipment is being correctly used, is not damaged, and storage of oxygen cylinders is kept to a minimum.



Combustibles in the staircase



Combustibles in the staircase

Notice stating oxygen equipment is in use with flat 1

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?	No

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

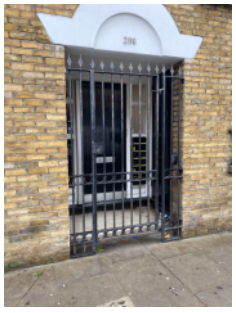
Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

There are some cables running through the common areas which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

There is a security gate across the entrance door to flat 4. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

Of concern is a security gate fitted externally across the main entrance door. This gate has a mortice lock fitted. The lock should be removed, or replaced with a thumb turn device which will ensure persons are able to escape from the building at all times without the use of a key.



Security gate fitted externally across main entrance door

Mortice lock in security gate fitted externally across 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
Electrical Cupboard Doors	• Not fire resisting
Flat Doors	• Not confirmed • FD30S
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?	N/A
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.

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 6 which has an entrance door fitted to FD30S standard. There is no self closing device fitted to this door. The internal doors which open onto the entrance hallway are not 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.

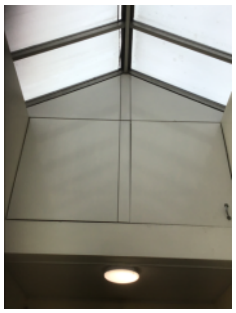
Under-stairs cupboard door should be FD30S

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	Yes
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• None
Is glazing reasonable and free from any obvious defects?	Yes

Comments

It was not possible to access the roof space to confirm fire separation within this area.



It was not possible to access the roof space

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:	• Staircases
Staircases	• Permanently Open
Is smoke ventilation reasonable and free from any obvious defects?	Minor Defects

Comments

Confirm the high level louvred vent at the top of the stairs is permanently open to provide ventilation to the staircase. If not, it will be necessary to install either a permanently opened vent, or a manual openable vent to provide smoke ventilation into the staircase.

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

Comments

Due to COVID-19 restrictions it was not possible to access any flat to assess the provision or suitability of any fire alarms within flats.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Category LD1 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?	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?	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:	• 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?	N/A
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?	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

Provide fire action notices which confirm the action to take in the event of a fire.

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?	No

Comments

It should be ensured that employees from outside organisations are given information on the action to take in the event of 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.

Record Keeping

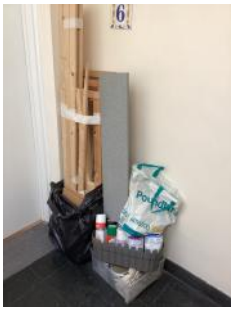
Were fire safety records available?	No

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

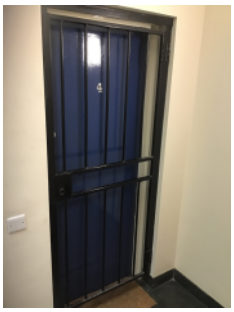


Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items, including paint and lubricants in the staircase should be prohibited. Directly outside flats 5 and 6. Version 4. 11/9/24 Combustible storage remains
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	27 January 2021

Task 2

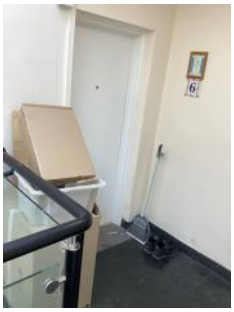
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	Confirm the high level louvred vent is permanently open to provide ventilation to the staircase. If not, it will be necessary to install either a permanently opened vent, or a manual openable vent to provide smoke ventilation into the staircase. Version 4. 11/9/24 Appears obstructed
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	27 January 2021

Task 3



Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a security gate across the entrance door to flat 4. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency. Version 4. 11/9/24 Gate remains
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	29 October 2022

Task 4

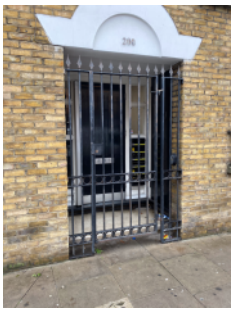


Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Outside flats 5 and 6. Version 4. 11/8/24 Items remain
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	29 April 2021

Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Flat entrance door, flat 6. Version 4. 11/9/24 Access was gained and NO self closing device has been fitted. The door stop on this door is also loose.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	27 January 2021

Task 6



Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Of concern is a security gate fitted externally across the main entrance door. This gate has a mortice lock fitted. The lock should be removed, or replaced with a thumb turn device which will ensure persons are able to escape from the building at all times without the use of a key. Version 4. 11/9/24 Lock remains
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	27 January 2021

Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the following doors with FD30S doors: Under-stairs cupboard door. Version 4. 11/9/24 Remains outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	29 April 2021

Task 8

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. Version 4. 12/9/24 Not posted
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	29 April 2021

Task 9

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. Version 4. 12/9/24 No FAN posted
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	29 April 2021

Task 10

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Due to oxygen equipment being in use within flat 1, a no smoking policy should be enforced within this flat, and regular inspections to ensure any oxygen equipment is being correctly used, is not damaged, and storage of oxygen cylinders is kept to a minimum. Version 4. 11/9/24 Notice remains in place
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	15 March 2022

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	30 September 2024

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.