

Fire Risk Assessment

3-32, 857 Lea Bridge Road

Version 5

26 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable 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	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S standard:</p> <p>The smoke shaft doors adjacent to flats 20, 28 and 32 have an excessive gap at the threshold. These should be repaired or replaced.</p> <p>VERSION 3: The remedial work, recommended in previous FRAs has not been completed, and therefore remains “identified” within this version of the FRA.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 This task remains outstanding.</p>	High	Identified		

2	Detection & Warning	Automatic Fire Detection	<p>There is a BS5839-6 Grade D fire alarm provided in the common parts of this building. The provision of a common fire alarm contradicts National Guidance for self contained, purpose built flats (LGA Guidance: “Fire Safety in Purpose Built Blocks of Flats).</p> <p>This fire alarm system may have been provided due to the compartmentation concerns as highlighted within this report. Should these compartmentation issues be adequately addressed following a full compartmentation survey and subsequent remedial work, it should be considered to remove this fire alarm system (N.B the Part 1 detection system for the actuation of the Automatic Opening Vent should remain)</p> <p>Version 5. 26/09/24 This task remains outstanding.</p>	Advisory	Identified
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3	Escape Routes & Fire Spread	Construction and Glazing	<p>Within the undercroft carpark, there are breaches of the fire resisting ceiling which have no fire stopping, or, are covered with grilles and inspection plates which are not fire resisting. It is imperative that the integrity of the concrete slab between the carpark and the flats above is maintained to ensure that any vehicle fire is not able to affect the flats above.</p> <p>VERSION 3: The remedial work, recommended in previous FRAs has not been completed, and therefore remains “identified” within this version of the FRA.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 This task remains outstanding.</p>	High	Identified
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4	Fire Prevention	Lightning	<p>The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.</p> <p>13/09/2023 There is no evidence that the lightning protection has been tested, documentation may be held at ISHA offices, this task will remain identified.</p> <p>Version 5. 26/09/24 There is no evidence that the lightning protection has been tested, documentation may be held at ISHA offices, this task will remain identified.</p>	Low	Identified
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5	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Within the bin store, which is located externally. Although the bin store is located externally it appears these penetrations through the concrete slab and into the flats above.</p> <p>VERSION 3: The remedial work, recommended in previous FRAs has not been completed, and therefore remains “identified” within this version of the FRA.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 Although some fire stopping has been carried out there are 2 areas which still require this.</p>	High	Identified
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Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

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

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

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

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

Executive Summary

Version 5. 26/09/2024

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

This new version was created on 26/09/2024 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.

Repair the following doors to an FD30S standard to the following doors, the smoke shaft doors adjacent to flats 20, 28 and 32 have an excessive gap at the threshold.

Within the undercroft carpark, there are breaches of the fire resisting ceiling which have no fire stopping, or, are covered with grilles and inspection plates which are not fire resisting. It is imperative that the integrity of the concrete slab between the carpark and the flats above is maintained to ensure that any vehicle fire is not able to affect the flats above.

The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305, it should be confirmed if this inspection has been completed and if documentation is held centrally ?.

Fire stopping is required within the bin store and also undercroft/ car park.

There is a BS5839-6 Grade D fire alarm provided in the common parts of this building. The provision of a common fire alarm contradicts National Guidance for self contained, purpose built flats (LGA Guidance: "Fire Safety in Purpose Built Blocks of Flats).

This fire alarm system may have been provided due to the compartmentation concerns as highlighted within this report. Should these compartmentation issues be adequately addressed following a full compartmentation survey and subsequent remedial work, it should be considered to remove this fire alarm system (N.B the Part 1 detection system for the actuation of the Automatic Opening Vent should remain).

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

Premises Details

Address line 1	3-32, 857 Lea Bridge Road
Town	Waltham Forest
Postcode	E17 9DS
<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>	
<hr/>	
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	5
Number of floors - below ground	0
Number of flats	30
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

Construction details

Masonry construction (part rendered), intermediate concrete floors and a flat roof (assumed). Access to common area via secure door entry system at front elevation (with Fire Switch), with flats accessed from lobbies at each floor above ground. Passenger lift provided. First floor right side lobby contains exit door leading down to communal rear garden with subsequent external access to bicycle store, service room. There is a car park located underneath the premises at ground floor level containing service cupboards etc. Dry Riser provided.



Rear elevation



Rear elevation



External walls – front elevation



Unidentified external wall system
installed on the fourth floor.

External wall details

Front elevation:

- Brick/mortar wall construction on the ground floor.
- Rendered surface to the 1st, 2nd and 3rd floors; the substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment.
- Unidentified external wall system installed on the fourth floor.

Rear elevation:

- Brick/mortar wall construction on the ground floor.
- Rendered surface to the 1st, 2nd and 3rd floors; the substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment.
- Unidentified external wall system installed on the fourth floor.

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?

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

Gas

Are gas installations and appliances free from any obvious defect?

Yes

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

Yes

Comments

Gas meters are located within a secured cage in the undercroft carpark.



Gas meters located within the undercroft carpark

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 the building via a secured main entrance door.

There is extensive CCTV coverage throughout the building, including the undercroft carpark.

Lobby doors to flat corridors are secured with electromagnetic locks and require a key fob for access. However many of these were found to be defective and the doors unlocked. These should be secured.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

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 on all levels.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

Comments

The lightening protection in place 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

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.



Electromagnetic door release with emergency override, staircase doors

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:

- Corridors
- Flats
- Risers

Corridor Doors

- FD30S self-closing

Flat Doors

- FD30S self-closing

Riser Doors

- 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?

Minor Defects

Comments

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 32 which has 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.

There are a number of lobby doors which are damaged and require replacement or repair. A door fitter was on site at the time of this inspection fitting new doors. He stated that all damaged lobby doors were to be replaced as part of his current work programme.

A number of smoke shaft doors have an excessive gap at the threshold. These should be repaired or replaced.

The smoke shaft door on the first floor, adjacent to flat 6 is damaged and is found in the open position with the opening mechanism detached from the door. This should be repaired immediately to ensure that the smoke ventilation system operates

effectively in the building and does not allow smoke into this floor, should a smoke vent door open on another floor in the event of a fire.

VERSION 2:

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

It was noted that the smoke shaft door on the first floor remains damaged and again was found in the open position. Examination of the rear of the store revealed that the opening mechanism has become detached from the door. This was highlighted to the neighbourhood officer, Mr Kevin O’Gorman who was in attendance at the time of this inspection.

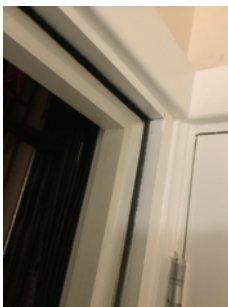
VERSION 3:

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

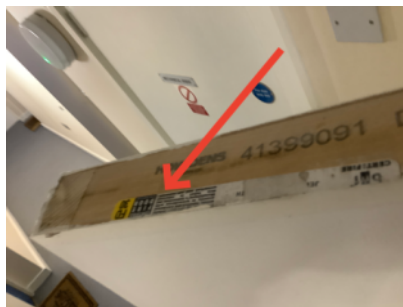
Access was gained into flat 24 which has an entrance door fitted to FD30S SC standard.

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.



Intumescent Strips and cold smoke seals on riser and service cupboard doors



FD30 certification on staircase doors

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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

Yes

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

- Lobbies

Lobby Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Within the electrical riser cupboard on the 4th floor, adjacent to flat 27, large cable penetrations have been sealed using expanding foam. This material is not a suitable fire stopping material and these penetrations should be fire stopped with supported fire stopping material as stated within Approved Document B, and industry guidelines.

Within the mechanical riser on the 4th floor adjacent to flat 30, there are numerous pipe penetrations which have not been fire stopped.

Within the telecom/data risers on all floors there are cable penetrations which require fire stopping.

Within the undercroft carpark, there are breaches of the fire resisting ceiling which have no fire stopping, or, are covered with grilles and inspection plates which are not fire resisting. It is imperative that the integrity of the concrete slab between the carpark and the flats above is maintained to ensure that any vehicle fire is not able to affect the flats above.

Within the bin store there are large pipe penetrations through the concrete slab which carry through to the flats above without fire stopping. These should be properly fire stopped, particularly given the fire risk presented by communal bin stores.

Given the number of penetrations throughout the building with inadequate fire stopping installed, or no fire stopping at all, it is recommended to carry out a full fire stopping survey of the building, including the undercroft carpark.

VERSION 3:

A ceiling inspection panel has been removed and not replaced in the ceiling outside flat 20 and 21. Advantage was taken to inspect any penetrations into flats, riser cupboards, and the smoke shaft to assess the standard of fire stopping in this area. It was noted there are cable and pipe penetrations into flats from the common corridor which are not fire stopped. Also it was noted there are cable penetrations into the smoke ventilation shaft which are also not fire stopped. This would mean that any smoke venting through the smoke shaft from any floor in the building would be able to enter common corridors on other floors via these unprotected penetrations. As stated in previous fire risk assessments it is strongly recommended to carry out a fire stopping survey of this building to ensure it is able to support a stay put strategy for which the building is designed. It should be noted that the provision of a part-6 fire alarm system within the staircase is not sufficient to support a simultaneous evacuation strategy. Therefore the standard of compartmentation within the building should be improved to a level where it will support a stay put strategy, or the fire alarm upgraded to a BS5839-1 fire alarm, interlinked into the flats which is suitable to support a simultaneous evacuation strategy. It should be noted that national guidance suggests a stay put policy is

appropriate for purpose-built blocks of flats with general needs occupancy and therefore a complete programme of fire stopping throughout the building is the recommended option.



Breaches of the undercroft carpark ceiling



Breaches of the undercroft carpark ceiling



Breaches of the undercroft carpark ceiling



Breaches of the undercroft carpark ceiling



Large pipe penetrations without fire stopping within the bin store.



Pipe penetration through a concrete slab within the bin store.



Cable penetrations into the smoke shaft, above ceiling outside flat 22

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Natural Vent into Shaft - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

The smoke shaft door on the first floor is defective and found to be wide open. This should be repaired immediately.

The control panel for the ventilation system was found to be in a fault condition.

This was highlighted to the neighbourhood officer, Mr Kevin O’Gorman who was in attendance at the time of this inspection.



Defective smoke shaft door on the first floor.



Smoke vent control – showing fault and alarm.



Opening mechanism at the rear of the smoke shaft door has become detached.

Detection & Warning

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	Yes
Areas covered	<ul style="list-style-type: none">Communal areas

Communal Areas

System Category	<ul style="list-style-type: none">BS 5839 Pt1 Category L5BS 5839 Pt6 Grade D Category LD3
Cause & Effect	<ul style="list-style-type: none">Not confirmedOperates smoke ventilation

Control Equipment

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



The fire alarm panel.

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Yes

Comments

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

Access was gained into flat 32 which has a fire alarm provided to BS5839-6 LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

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

VERSION 3:

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

Access was gained into flat 24 which has a fire alarm provided to BS5839-6 LD2 standard.

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

As stated in the fire detection section of this report, the provided common fire alarm is a BS5839-6 system. It cannot be confirmed whether this system is interlinked into flats, however the wiring visible suggest this is unlikely. If this is the case then the system is unlikely to provide sufficient audibility in all parts of the building to support a simultaneous evacuation strategy. Please see comments and tasks in the previous section regarding this issue.

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

No

Comments

The entrance door override was tested at time of inspection and it was found to operate correctly.

Lighting

Normal Lighting

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

Emergency Lighting

Method of emergency lighting of internal escape routes:	<ul style="list-style-type: none">Maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	<ul style="list-style-type: none">Borrowed light
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	<ul style="list-style-type: none">Not applicable
Is this provision reasonable?	Yes



Maintained EL within corridors, and 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?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Minor Defects

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

The presence of a common fire alarm system suggests a simultaneous evacuation policy is in place in this building, however, the provided Fire Action Notice gives information and instruction for a stay put policy. It is imperative that the Fire Action Notice reflects the evacuation policy in place.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

The presence of a common fire alarm in the building suggests there is a simultaneous evacuation policy in place. As stated previously in this fire risk assessment this is unusual for a building of this type (purpose-built, self-contained flats) as national guidance (LGA publication - "Fire safety in purpose-built blocks of flats") would recommend a stay put Strategy is the appropriate evacuation policy.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

Yes

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

The correct Fire Action Notice should be provided.

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

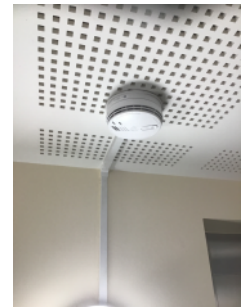
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Repair the following doors to an FD30S standard:</p> <p>The smoke shaft doors adjacent to flats 20, 28 and 32 have an excessive gap at the threshold. These should be repaired or replaced.</p> <p>VERSION 3: The remedial work, recommended in previous FRAs has not been completed, and therefore remains “identified” within this version of the FRA.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	16 May 2020



Task 2

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>There is a BS5839-6 Grade D fire alarm provided in the common parts of this building. The provision of a common fire alarm contradicts National Guidance for self contained, purpose built flats (LGA Guidance: "Fire Safety in Purpose Built Blocks of Flats).</p> <p>This fire alarm system may have been provided due to the compartmentation concerns as highlighted within this report. Should these compartmentation issues be adequately addressed following a full compartmentation survey and subsequent remedial work, it should be considered to remove this fire alarm system (N.B the Part 1 detection system for the actuation of the Automatic Opening Vent should remain)</p> <p>Version 5. 26/09/24 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	14 November 2022



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Within the undercroft carpark, there are breaches of the fire resisting ceiling which have no fire stopping, or, are covered with grilles and inspection plates which are not fire resisting. It is imperative that the integrity of the concrete slab between the carpark and the flats above is maintained to ensure that any vehicle fire is not able to affect the flats above.</p> <p>VERSION 3: The remedial work, recommended in previous FRAs has not been completed, and therefore remains “identified” within this version of the FRA.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	16 May 2020



Task 4

Source Version	2
Category	Fire Prevention
Sub Category	Lightning
Action Required	<p>The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.</p> <p>13/09/2023 There is no evidence that the lightning protection has been tested, documentation may be held at ISHA offices, this task will remain identified.</p> <p>Version 5. 26/09/24 There is no evidence that the lightning protection has been tested, documentation may be held at ISHA offices, this task will remain identified.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	14 January 2022

Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Within the bin store, which is located externally. Although the bin store is located externally it appears these penetrations through the concrete slab and into the flats above.</p> <p>VERSION 3: The remedial work, recommended in previous FRAs has not been completed, and therefore remains “identified” within this version of the FRA.</p> <p>13/09/2023 This task is still outstanding.</p> <p>Version 5. 26/09/24 Although some fire stopping has been carried out there are 2 areas which still require this.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	14 April 2021



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	30 September 2025

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.