

Fire Risk Assessment

1-27 Lyme Grove House

Version 9

30 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: Mark Simmons

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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	Construction and Glazing	Pink intumescent expanding foam should not be used as fire stopping for large penetrations. Suitable fire stopping material should be used. Electrical riser, 1st floor. Version 6 - FRA carried out on 28/6/22 This remains the same. Version 7. 27/9/22 This task is not complete Version 9 - FRA carried out on 30/9/24 This remains the same as the previous FRA.	Advisory	Identified		
2	Escape Routes & Fire Spread	Construction and Glazing	Consider a full fire stopping survey of the building. Version 9 - FRA carried out on 30/9/24 It is believed that this is still to be completed.	Advisory	Identified		

3	Signs & Notices	Other Signage	The current Fire Action notices are not suitable for a Stay Put evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the Stay Put evacuation strategy. Version 9 - FRA carried out on 30/9/24 This remains the same, with Fire Action notices displayed reflecting a Simultaneous Evacuation strategy and not a Stay Put as required.	Medium	Identified
4	Fire Fighting	Fire Service Access & Facilities	It is recommended that the temporary common fire alarm which is now decommissioned is adapted to become a full building evacuation alarm for the fire service to use if there was a serious fire in a flat.	Advisory	Identified
5	Fire Management	Procedures & Arrangements	Provide relevant fire safety instructions to flat occupants, which includes instructions on how to report a fire and any other instruction which sets out what to do if a fire occurs, based on the evacuation strategy for the building. Also, provide flat occupants with information relating to the importance of fire doors. Notably, why they should not be held open or tampered with, including self-closing devices. The information should also prompt flat occupants to report any damage to fire doors.	Low	Identified

6	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors: Entrance door to Flat 26, 7th floor.	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 D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof battery powered only) are a reasonable short term measure.

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

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

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

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

Executive Summary

These premises comprise of 27 flats over seven floors. There are 2 additional flats that are accessed externally on the ground floor.

The main entrance door is security fob operated and opens into a protected lobby, where the fire alarm panel and smoke vent controls are located.

There is an existing Part 1 L5 system of smoke detectors which operates the AOV.

Due to the concerns over the ACM cladding an interim fire strategy was put in place. This included a 24/7 waking watch and an interim fire alarm system which appeared to include heat detectors in the hallway of each flat, a manual call point on the ground floor and a linked Part 6 system which sends an alert to an additional fire alarm panel on the ground floor which is monitored by the waking watch.

FRA Review - 22/5/19

This review was requested by the client to re-assess the risk at these premises following the completion of works to remove some external ACM cladding. As highlighted in Version 1 of this review, a package of interim fire safety measures were introduced once the ACM cladding had been identified. These measures included a 24/7 Waking Watch and the temporary installation of a common fire alarm.

The client has confirmed that the ACM cladding has been removed and replaced with an acceptable alternative but has retained the same exterior finish.

With these works the risk of uncontrolled external fire spread has now been removed and there is no longer a requirement for the Waking Watch or the temporary common fire alarm system.

Care should be taken however, when removing or disabling the temporary common fire alarm, not to remove the smoke detection from the staircase or the accommodation corridors as these operate the smoke vents in both areas.

FRA Review:

This desktop review has been conducted by QFSM following the receipt of an intrusive external wall survey report conducted by BB7, issued 25/09/2019.

It has been noted in previous versions of this fire risk assessment that a decision has been made to move to a simultaneous evacuation strategy in the building, and interim measures put in place to support this move such as the provision of a common fire alarm and the provision of a 24/7 waking watch in the building.

The receipt of the report from BB7 allows for further accurate information to be added to this fire risk assessment to support any recommendations made, and to ensure that the interim measures in place meet the recommendations of the NFCC guidance document "Guidance to support a temporary change to simultaneous evacuation strategy in purpose-built blocks of flats" (Third Edition).

The BB7 report concludes that regarding whether there is the correct provision of cavity barriers in the building, the Lyme Grove property does not comply with B3 of the Building Regulations 2010.

BB7 are also of the opinion that private balconies geometry and construction would pose a hazard to health and safety to the occupants of the building, and that on that basis it should be considered to remove and replace the decking material of the private balconies.

The findings of the BB7 report underpin and support the decision for a temporary change to a simultaneous evacuation strategy in this building.

This fire risk assessment recognises the interim measures already in place in the building but also recommends that the NFCC

guidance document recommendations are met to fully support a temporary change to a simultaneous evacuation strategy. In particular it should be confirmed that the common fire alarm provided meets the recommendations of Appendix 2 of that document. It should also be confirmed that the waking-watch personal provided meet the waking-watch person specification as detailed in Appendix 4 and that they are able to effectively carry out an evacuation management role as detailed in Appendix 5.

The NFCC guidance “Simultaneous evacuation guidance – guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats” (Third Edition), p14, states that that document was written to provide guidance in response to the growing need for interim measures as a result of concerns over external wall system. It says that there may be some minor fire safety issues identified, but anything above an advisory comment in a fire risk assessment should be addressed as a matter of urgency.

FRARReview - 28/6/22

Following the EWS1 report carried out on this building (dated 15/3/22), with the B1 outcome, it is considered reasonable to remove the 24/7 waking watch. Consideration can also be given to the decommissioning of the temporary common fire alarm system and moving back to a ‘Stay Put’ procedure.

(Care should be taken however, when removing or disabling the temporary common fire alarm, not to remove the smoke detection from the staircase or the accommodation corridors as these operate the smoke vents in both areas.)

The identified tasks relating to both the waking watch and temporary common fire alarm system may be withdrawn, once these provisions have been removed.

It is noted that the temporary interim common fire alarm has been switched off. It is recommended that this system is reconfigured to be a whole building evacuation alarm for the fire service to use if there was a serious fire in a flat, this is in accordance with the latest NFCC guidance.

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Fire Risk Assessment (FRA) carried out on 30/9/24

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

The ‘completed’ and ‘withdrawn’ tasks from the previous FRA have been ‘archived’.

The assessor has not been made aware of any previous fire incidents and none have been reported in the last 12 months since the last FRA.

As the building exceeds 18m in height it should be confirmed that it has been registered with LFB and also the Building Safety Regulator as prescribed within the Fire Safety (England) Regulations 2022 and the Building Safety Act 2021.

THE FIRE SAFETY ACT

The Fire Safety Act 2021 commenced on 16 May 2022 and amends the Regulatory Reform (Fire Safety) Order 2005. The Act defines the areas of all multi-occupied residential buildings that the Fire Safety Order applies to and states that Responsible Persons for multi-occupied residential buildings must manage and reduce the risk of fire for the structure and external walls of the building. This includes cladding, balconies and windows as well as flat entrance doors that open into common areas and doors in common areas, such as lobby doors.

THE FIRE SAFETY (ENGLAND) REGULATIONS 2022

The Fire Safety (England) Regulations 2022 are imposed on the Responsible Persons (RPs) and require RPs to take specific action, depending on the height of the building. The regulations apply to all buildings that comprise two or more domestic premises (including the residential parts of mixed-use buildings) and contains common areas that may be used for means of escape.

The regulations apply to:

Common areas - stairs lobbies and corridors.

Flat entrance doors and doors in common areas.

Walls between flats and other flats and walls between flats and common areas or plant rooms, commercial premises etc.

External walls including attachments such as balconies and doors and windows within external walls.

The regulations do not apply within individual flats other than where fire safety measures are provided, such as extension of a common fire detection and alarm system or sprinkler system if installed.

In this instance, as a building with a topmost storey more than 18m above ground level (7 storeys in height), the Responsible Person is required to undertake the following specific actions:

Provide residents with relevant fire safety instructions on how to report a fire and what to do if a fire occurs.

Provide residents with information regarding the importance of fire doors in fire safety.

Undertake quarterly checks of all fire doors in the common areas.

Endeavour to undertake annual checks of flat entrance doors.

Provide a Secure Information Box containing the building plans detailed below and details of the Responsible Person for the building.

Provide LFB with up-to-date building plans electronically and provide hard copies as well as a single page building plan showing key fire-fighting equipment, such as dry risers.

Provide LFB with relevant information regarding the design and materials of the external wall system.

Install Wayfinding signage in stairwells that is visible in low light and identifies flat and floor numbers.

A sample of flat entrance doors were visually assessed. These appeared to be of a FD30S standard and were fitted with an effective overhead self-closing device. (unless identified in the tasks section).

The building was found to be generally clean and tidy and well maintained. Common areas were found to be reasonably sterile of combustible materials and clear of obstructions.

Responsible Person

The Regulatory Reform (Fire Safety) Order 2005 defines the 'Responsible Person' as:

In relation to a workplace, the employer, where the workplace is to any extent under his control.

In relation to any premises other than workplaces:

1. The person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or
2. The owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

In this instance, Islington and Shoreditch Housing Association ISHA is the Responsible Person.

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	1-27 Lyme Grove House
Town	Hackney
Postcode	E9 6FF
FRA Type	Type 1 - Common parts only (non-destructive)
Description	A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.
Responsible person	Islington and Shoreditch Housing Association ISHA
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	7
Number of floors - below ground	0
Number of flats	27
Number of stair cores	1

Approach to flats

- Via protected lobbies / corridors
- Via balconies / decks

Approximate period of construction

2010-2020

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

Yes

Is the external cladding or facade confirmed as non combustible?

Yes

Further details

A review of the EWS1 report was carried out (dated 15/3/22) - although it is recognised that combustible materials are present on the external facade, the risk of external fire spread is so low as to not require any remedial work. Therefore it is considered reasonable to remove the provision of the Waking Watch and temporary common fire alarm system, which has been actioned.

Construction details

The building consists of two joined blocks of residential use. The height of the top occupied floor of Block A exceeds 18 m and is considered to be a high-rise residential building. Block B consists of three story townhouses and is considered to be a low rise building.

Each floor of Block A apart from the ground floor has four flats and these are served by a single stair. There are two exceptions to this, at ground floor there are three flats, plant and ancillary space and at seventh floor there are two flats.

The building frame (elements of structure) is unknown but appears to be reinforced concrete.



EWS1 page 1



EWS1 page 2



EWS1 page 3



EWS1 page 4



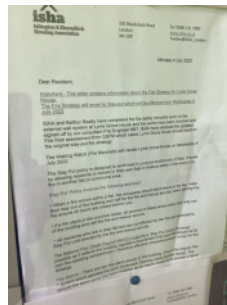
Front elevation



Rear elevation



Private balconies



Revert to Stay Put - page 1



Revert to Stay Put - page 2



Combustibles noted on private balconies

External wall details

The building had been identified to have ACM cladding installed on the building, however this has now been removed.

An intrusive investigation into the external walls of this building was carried out by BB7 in September 2019. A report dated the 25th of September 2019 was produced (BB7 ref: MSF 031 REV 3)

The BB7 report identifies that the external walls consist of a brick brick outer leaf with Kingspan TW55 insulation.

The BB7 report is of the opinion that horizontal cavity barriers are not on the correct size and type.

The BB7 report also highlights concerns regarding the fitting of cavity barriers and Fire stopping around flues from apartments.

It is BB7's opinion that the Lyme Grove property does not comply with B3(4) of the Building Regulations 2010.

Are there any private balconies?

Yes

Private balcony details

It is the opinion of BB7 that the vertically stacked balconies with timber decking and no soffit protection will permit fire to spread from balcony to balcony which is not in line with the requirements of the Building Regulations 2010. BB7 are of the opinion that the balconies geometry and construction would pose a hazard to health and safety to the occupants of the building. They recommend that ISHA should consider the removal and replacement of the decking material.

In the interim, residents should be advised about the risks arising from the presence of combustible materials on private 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, June 2019).

People

Are there any people especially at risk from fire?

No

Previous Fires

Comments

No specific occupancy type identified and flat occupants are assumed to be a typical cross section of society. Other occupants may include visitors, contractors or staff. It is reasonably assumed occupants are capable of using the means of escape unaided to reach a place of ultimate safety.

This is a general needs block of flats, intended for occupation by members of the general public, not those of a specific demographic or vulnerability, however ISHA have a responsibility to consider the impact of any known mobility issues on residents being able to use the means of escape independently.

Occupants also could include cleaners, who are present for a limited amount of time during the day.

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. It should be ensured that fixed electrical installations are subject to a five yearly test in accordance with BS 7671.

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.

There were no portable appliances located in the common parts of this property (including electric bikes and E-scooters).



Double socket outlet in common area



Key operated socket outlet in common area

Gas

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

Comments

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

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

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

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access into the building is via a secured main entrance door, and access to each floor via a key fob.

The waste bins store is external to the building and accessed via a key-pad lock.

CCTV cameras are installed. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.

The external areas were noted to be reasonably sterile, with no accumulation of combustible material in close proximity to the building.



Internal CCTV coverage at ground floor



External CCTV coverage



Secure waste bins store



CCTV notice displayed

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

Common areas appeared clean, tidy and free of combustible items.

Riser cupboards were found to be sterile of combustibles.

Flat entrance door mats are considered reasonable, where they do not present a trip hazard.



Sterile staircase



Sterile riser cupboard



Flat entrance door mats are considered reasonable



Sterile lobby

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

Comments

A contractor was on site, replacing the floor covering in entrance lobby at the time of this FRA. No hot works were being carried out.

It should be ensured that contractors employed to work on site have been vetted for Health & Safety, including Risk Assessments and Method Statements for any work to be carried out.



Contractor on site, replacing floor covering in entrance lobby

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?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Yes

Comments

The Electricity at Work Regulations state that Lightning Protection systems should be serviced and maintained in accordance with the recommendations of BS EN 62305 at maximum intervals of twelve months. The system, including all lightning conductors and earth grounding installations, should be visually inspected and tested by a suitably qualified electrical engineer.

Fire Safety documentation for the testing and maintenance of fire safety systems including lightening systems is held centrally at the ISHA Head Office.



Lightning protection provided



Lightning protection test label showing next test due in January 2025

Other Fire Hazards

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Green break glass units are provided to allow emergency egress. These devices mechanically break the circuit to magnetic locks.

The layout of the means of escape route, including the travel distances, the width of escape route and the number and location of the exits is appropriate for the present use of this building.

Stair nosings on the staircase are of a contrasting colour to assist with identification, and aid with emergency evacuation.

Escape routes within the common areas, ie the staircase enclosure and corridors, were observed to be clear and unobstructed at the time of this FRA.

Albeit this is a general needs block of flats, intended for occupation by members of the general public and not those of a specific demographic or vulnerability, ISHA have a responsibility to consider the impact of any known mobility issues on residents being able to use the means of escape independently.

Evacuation chairs are provided, however their usage should be considered and any procedures appropriately documented.



Colour contrasting nosing on stairs to aid with emergency evacuation



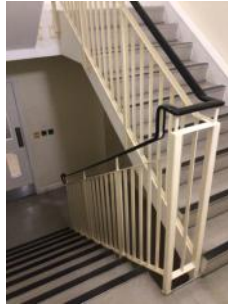
Evacuation chairs provided in lobby on 2nd floor



Green break glass emergency exit device



Lifts provided



Clear and unobstructed staircase



Green break glass unit to staircase / lobby door

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Comments

There is a single protected staircase with FD30S self-closing doors on each landing.



Final exit at base of staircase

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Risers

Electrical Cupboard Doors

- FD30S (notional)

Flat Doors

- FD30S (notional)
- FD30S self-closing (notional)

Riser Doors

- FD30S (notional)

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

The Fire Safety Bill, introduced to Parliament on 19 March 2020, put beyond doubt that the Regulatory Reform (Fire Safety) Order 2005 applies to individual flat entrance doors in multi-storey, multi-occupied residential blocks.

The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to undertake: Quarterly checks of all fire doors (including self-closing devices) in the common parts and on a best endeavour basis, annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts.

A sample of flat entrance doors were visually assessed. These appeared to be of a FD30S standard and were fitted with an effective overhead self-closing device. (unless identified in the tasks section).

Riser doors were also noted to be FD30S standard of fire resistance and found locked and accessible with FB2 key.

No access could be gained to the cupboards on the ground floor, due to them being fitted with bespoke locks and no keys were provided.

A bank of communal post boxes are provided in the front entrance lobby so flat entrance doors do not have letter plates. This is considered of benefit since letter plate apertures not provided with intumescent liners can significantly contribute to the spread of fire into the common areas.



Doors to lobby - FD60S SC standard



Strips and seals fitted to riser cupboard doors



Doors to riser cupboards - FD60S standard



Riser cupboard doors found to be locked shut



Strips and seal fitted to flat entrance door



Flat entrance door - FD30S SC standard



Overhead self closing device - flat entrance door



Mail boxes at entrance



No access could be gained to ground floor cupboards



Typical flat entrance door - FD30S SC standard



No self closing device fitted on flat 26 entrance door

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:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Walls ceilings and floors within the common areas are of solid masonry and concrete construction.

There are full height service riser cupboards on each landing which all have FD30S doors. Inside the cupboard there is evidence of fire stopping having taken place which appears to be in good condition.

Pink intumescent expanding foam should not be used as fire stopping for large penetrations. Suitable fire stopping material should be used.

Fire resistant vision panel glazing is provided within staircase / lobby doors, which displayed FR glazing etchings. Glazing appeared free from obvious damage and defects.



Example of fire stopping within riser cupboards.



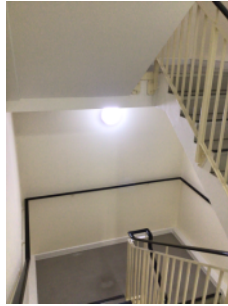
Acid etching on glazing.



Pink intumescent expanding foam should not be used for large penetrations



Evidence of fire stopping - riser cupboard on 6th floor



Sound walls, ceilings and floors to staircase enclosure



Fire resistant vision panel glazing to staircase / lobby door

Dampers, Ducts & Chutes

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

Yes

Comments

It is not reasonable or practicable to state categorically that there are no breaches in ducts or concealed spaces that are as yet undiscovered, however there were no obvious breaches were noted.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Automatic opening vents (AOVs) are provided within the staircase and lobby corridors.

The AOV control panel was showing a healthy status with no fault lights illuminated.



AOV at head of staircase



Smoke shaft in lobby



Smoke vent control



AOV control panel at ground floor

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

Comments

There are two fire alarm panels in this building. One is the original Part 1 system which operates the AOV.

The second fire alarm panel was installed as an interim measure due to concerns over the external wall cladding, noted to be ACM. This has subsequently been removed and replaced with an acceptable alternative but has retained the same exterior finish.

Following the EWS1 report carried out on this building (dated 15/3/22), with the B1 outcome, it is was considered reasonable to remove the 24/7 Waking Watch and decommission the temporary common fire alarm system and revert back to a Stay Put procedure.

It is noted that the temporary interim common fire alarm has been switched off. It is recommended that this system is reconfigured to be a whole building evacuation alarm for the Fire Service to use if there was a serious fire in a flat, this is in accordance with the latest NFCC guidance.



Original Part 1 system for AOVs



Decommissioned Part 1 system

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

Comments

Manual call points are not required or desirable within purpose built blocks of flats operating a Stay Put strategy.

The common fire alarm has been decommissioned and the manual call points deactivated.



Deactivated manual call points

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

BS5839 Part 1 detection is installed in the common areas to actuate the AOVs.

Flats previously sampled were noted to be provided with a Part 6 smoke alarm in the hallway and bedroom and a deactivated Part 1 heat detector in the hallway.



New fire alarm interface key in the off position



Part 1 detection in lobby to actuate smoke ventilation



Part 1 detector at the head of the staircase to actuate AOV



BS5839 Part 6 smoke alarm in Flat 8

Audibility

Are there adequate means of alerting all relevant persons?

Yes

Comments

Smoke alarms are provided in individual flats.

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

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

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 • Fire fighting lift • Entrance door override
Is provision of fire service facilities reasonable?	Yes
Comments	
A dry rising main is provided with outlets on all upper floors. Clear wayfinding signage has been provided within the staircase and lobbies which indicates storey levels and flat numbers, and will assist firefighters in their operations. Regulation 4 of The Fire Safety (England) Regulations 2022, make it a legal requirement for any existing residential building over 18 metres/ new residential buildings over 11 meters to have a secure information box (previously referred to as a premises information box) installed in or on the building. These boxes should be easily identifiable repositories for documents intended for use by the Fire Service during a fire incident. In order to keep this information safe and secure, a lockable box, big enough to hold all the required documents, should be installed on the wall by the main entrance to the building. This should be at suitable height that ensures it is visible and accessible to in coming Fire Service vehicles as they arrive. A suitable height above the ground would also deter potential vandalism and unwarranted access. Access to the Fire Service should be provided either by a copy of the key, or the access key code being shared with them. The fire-fighters override was tested and found to be functioning correctly. It is recommended that the temporary common fire alarm which is now decommissioned is adapted to become a full building evacuation alarm for the fire service to use if there was a serious fire in a flat.	



Dry riser outlet at head of staircase



Dry riser outlet in staircase



AOV at the head of the staircase



Fire fighting lift provided



Dry riser inlet at main entrance to building



Dry riser inlet approximately 6m from kerbside



Clear wayfinding signage provided



Fire fighter access tested during FRA

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

Comments

Adequate normal lighting levels are provided.



Stairwell normal lighting

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

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

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

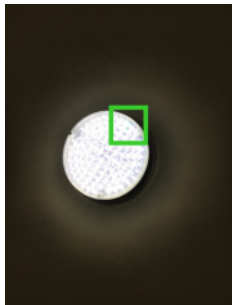
Is this provision reasonable?

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.

All observed emergency lighting luminaires appeared to be charging correctly, showing a green LED.



Emergency lighting in staircase



External emergency lighting

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

Comments

Escape route signage is not usually expected in buildings with simple escape routes which are in daily use, however superfluous escape route signage is displayed.



Escape route signage provided



Escape route signage provided in staircase



Escape route signage provided

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

Comments

Suitable fire door signage was observed.



Appropriate keep shut signage displayed on lobby doors



Appropriate keep locked signage displayed



Suitable keep locked signage displayed on riser doors

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

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?

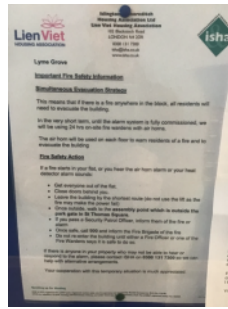
N/A

Comments

Following the decommissioning and removal of the temporary common fire alarm system, Fire Action notices should be displayed that correctly reflect the Stay Put strategy appropriate for this building. References to the temporary Simultaneous Evacuation policy should be removed.



Suitable signage for lift



Interim fire action procedures, posted on entrance lobby noticeboard.



Fire action notice displayed

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

The expectation for a purpose built block of general needs flats would be a Stay Put (defend in place) strategy, negating the need for a common fire alarm system.

The current Fire Action Notices do not reflect the Stay Put policy that is in place.

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

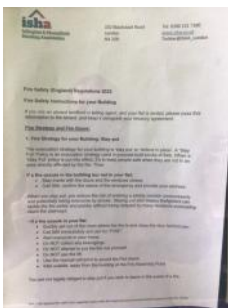
Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

In all multi-occupied residential buildings containing two or more flats, the Responsible Person (RP) must provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building. The RP must also provide residents with information relating to the importance of fire doors in fire safety.

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.



Fire safety information displayed -
page 1



Fire safety information displayed -
page 2

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

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. Systems should be maintained and tested in line with industry recommendations.



Dry riser maintenance record



Emergency lighting test point

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.

Tasks

Task 1

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Pink intumescent expanding foam should not be used as fire stopping for large penetrations. Suitable fire stopping material should be used. Electrical riser, 1st floor. Version 6 - FRA carried out on 28/6/22 This remains the same. Version 7. 27/9/22 This task is not complete Version 9 - FRA carried out on 30/9/24 This remains the same as the previous FRA.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	23 July 2022



Task 2

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Consider a full fire stopping survey of the building. Version 9 - FRA carried out on 30/9/24 It is believed that this is still to be completed.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	05 February 2023

Task 3

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The current Fire Action notices are not suitable for a Stay Put evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the Stay Put evacuation strategy. Version 9 - FRA carried out on 30/9/24 This remains the same, with Fire Action notices displayed reflecting a Simultaneous Evacuation strategy and not a Stay Put as required.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	28 March 2023



Task 4

Source Version	8
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	It is recommended that the temporary common fire alarm which is now decommissioned is adapted to become a full building evacuation alarm for the fire service to use if there was a serious fire in a flat.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	29 August 2025

Task 5

Source Version	9
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	Provide relevant fire safety instructions to flat occupants, which includes instructions on how to report a fire and any other instruction which sets out what to do if a fire occurs, based on the evacuation strategy for the building. Also, provide flat occupants with information relating to the importance of fire doors. Notably, why they should not be held open or tampered with, including self-closing devices. The information should also prompt flat occupants to report any damage to fire doors.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 September 2025

Task 6

Source Version	9
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Entrance door to Flat 26, 7th floor.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	29 December 2024



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.