Fire Risk Assessment

40 Nile Street

Version 5

27 August 2024

Next Assessment Due: 31 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Detection & Warning	Automatic Fire Detection	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.	Medium	Identified		
2	Signs & Notices	Escape Route Signage	The directional Fire Exit signs may be removed at your discretion. Version 4. 27/08/24 This task remains outstanding.	Advisory	Identified		

3	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around the door frame at the following locations: Riser cupboards. VERSION 3: Although it has been noted that new fire resisting doors have been fitted to all riser cupboards, it is evident that attention to fire stopping around door-frames has been missed. It should be remembered that the entire door set is required to be fire resisting which includes the door leaf, door furniture, door frame and the fitting of the frame within the wall. Version 4. 27/08/24 It was not possible to gain access to any riser cupboards, the doors have been replaced but the locks are not FB locks, this task remains outstanding and a task raised to replace locks with FB locks.	High	Identified
4	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.	High	Identified

5	Escape Routes & Fire Spread	Fire Doors	Replace existing air transfer grilles with intumescent transfer grilles in the following locations: Gas cupboards. VERSION 3: Riser cupboard doors have been recently replaced. Vents fitted in the gas riser cupboard doors still remain, it should be confirmed with the door fitter that these have intumescent protection. Version 4. 27/08/24 This task remains outstanding.	High	Identified
6	Signs & Notices	Other Signage	Provide signage to indicate the location of the smoke vent controls. Lobby area by flats 1 1st floor and flats 2 & 3 2nd floor.	High	Identified
7	Signs & Notices	Other Signage	Provide signage to indicate the location of the smoke vent controls. Version 4. 27/08/24 This task remains outstanding.	High	Identified
8	Fire Prevention	Housekeeping	The storage of combustible items in communal areas is excessive and should be reduced. Version 4. 27/08/24 This task remains outstanding.	Medium	Identified

9	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around pipe penetrations in the following locations: Above the gas meters in the gas meter cupboard. Photograph not obtained as door to gas meter cupboard locked. Version 4. 27/08/24 This task remains outstanding.	High	Identified
10	Fire Prevention	Electrical	There are electrical cables in 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 are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It is advised that should any major electrical works be carried out within the building and this conduit is replaced with metal conduit as required. Also any future electrical work carried out within the building should adhere to the recommendations of BS7671. Version 4. 27/08/24 This task remains outstanding.	Advisory	Identified

11	Escape Routes & Fire Spread	Smoke Ventilation	There are vents fitted in ceilings and walls presumably for environmental ventilation. It is recommended to conduct an intrusive investigation above the ceilings of common areas to ensure that there is appropriate for stopping between flats and the common parts so that in the event of any fire the passage of heat and smoke cannot pass into the common areas via these vents. . Outside flats 5 & 6.	Medium	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 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@qfsmltd.co.uk.

Executive Summary

It was noted that whilst some tasks generated in the previous FRA remain, there has been some positive remedial work undertaken in the building particularly the fitting of new fire resisting riser cupboard doors and improved fire door signage.

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.

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 D1 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

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

It is evident that a program of fire stopping has been undertaken in riser cupboards throughout the building in May 2019.

There is a BS5839-6 fire alarm provided in the common parts of this building. This may been 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.
N.B. It should only be fire alarm sounders that should be removed from the common areas, any smoke detection provided for the actuation of the smoke ventilation system should remain. However, as noted within this fire risk assessment it is unusual for a smoke ventilation system to be actuated by the BS5839-6 smoke detection system

Version 4. 27/08/24

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

This new version was created on 27/08/2024 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Provide fire stopping around the door frame at the following locations:
Riser cupboards and replace with FB locks.

The directional Fire Exit signs may be removed at your discretion.

Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.

The storage of combustible items in communal areas is excessive and should be reduced.

Riser cupboard doors have been recently replaced. Vents fitted in the gas riser cupboard doors still remain, it should be confirmed with the door fitter that these have intumescent protection.

There are vents fitted in ceilings and walls presumably for environmental ventilation. It is recommended to conduct an

intrusive investigation above the ceilings of common areas to ensure that there is appropriate for stopping between flats and the common parts so that in the event of any fire the passage of heat and smoke cannot pass into the common areas via these vents. .

Provide signage to indicate the location of the smoke vent controls.
Lobby area, by flats 1 1st floor and flats 2 & 3 2nd floor.

There are electrical cables in common areas which are suspended in UPVC.

Provide fire stopping around pipe penetrations in the following locations:
Above the gas meters in the gas meter cupboard.
Photograph not obtained as door to gas meter cupboard locked.

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	Flats 1 to 7
Address line 2	40 Nile Street
Town	London
Postcode	N1 7ND

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.

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	7
Number of stair cores	1

Approach to flats

- Direct from stair
- Via protected lobbies / corridors

Approximate period of construction

2000-2010

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

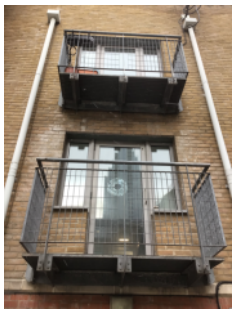
No

Construction details

Traditional masonry and concrete construction.

The ground floor has an individual flat with direct external access, a lockable bin store, and access to electrical installations.

External walls - rear elevation.



Balconies on the rear elevation of the building.

External walls - front elevation

External wall details

The external walls to both the front and rear elevation are of brick/motor construction. This is with the exception of the external walls of the fourth floor which appear to have an unidentified cladding system fitted. The composition and fitting of this wall system on the fourth floor could not be confirmed within the scope of this fire risk assessment.

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.

Are there any private balconies?

Yes

Private balcony details

There are two private balconies provided for the two 3rd floor flats only at the rear elevation. There is also a balcony provided for the first and second floor lobbies. All of these balconies are of steel framed with steel up stands and steel deck

People

Are there any people especially at risk from fire?	Not Known

Comments

The ground floor comprises of the two entry points to the single staircase. The bin store, bike store and gas meter cupboards are accessed externally. Flat 1 only is located on the first floor. Flats 2 and 3 are located on the second floor. The entrance doors to flats 4, 5, 6 and 7 are located on the third floor, however, it is reasonably assumed that at least one of these flats is a maisonette extending up to the fourth floor. The building is served by a single staircase serving the ground floor up to the third floor only. The stair is not lobby protected on the third floor.
The storage area and gas meter cupboard, both accessed externally at the rear of the building could not be accessed as no keys provided.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?	Yes
Are fixed installations periodically inspected and tested?	Not Known
Are portable electrical appliances used?	No

Comments

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

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 are electrical cables in 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 are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

Electrical sockets are provided in common areas.

Evidence of testing of landlords distribution board.

Evidence of testing of resident's electricity meters.

Gas

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

Comments

The gas meters are located in a locked cupboard approached directly from open air.

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 the individual flats only, not the common areas.

Arson

Is security against arson reasonable?	Yes
Is there a reasonable absence of external fuels and ignition sources?	Yes

Comments

Both the front and rear entrance/egress doors were found to be locked and secure.
CCTV is provided in the common areas.

There is an external bin store which is imperforate from the building and locked with an FB2 key.

External bin store.

Housekeeping

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

Comments

Combustibles identified in the lobbies on the first and second floors.

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 displayed at the front and rear entry points. There was no evidence to suggest this rule is not observed.

Dangerous Substances

Are dangerous substances present, or liable to be present?	No

Lightning

Is a lightning protection system installed?	Not Known

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

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

Comments

Final exits are immediately openable and do not require the use of a key to escape.
A sliding bolt has been fitted on the lobby door on the second floor.

Override buttons on lobby doors.

Thumb turn device on rear exit door.

Electromagnetic door release and emergency door release, 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:	• Cupboards • Flats • Lobbies • Risers
Cupboard Doors	• Not confirmed
Flat Doors	• Not confirmed
Lobby Doors	• FD30S self-closing
Riser Doors	• Not fire resisting
Are fire doors to a suitable standard?	No
Is there suitable provision of self-closing devices?	Yes
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	No

Comments

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

Access was gained into flat 1 which has an entrance door fitted to FD30S SC 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.

It appears that new fire resisting doors have been fitted to all riser cupboards. Although it has been noted that new fire resisting doors have been fitted to all riser cupboards, it is evident that attention to fire stopping around door-frames has been missed. It should be remembered that the entire door set is required to be fire resisting which includes the door leaf, door furniture, door frame and the fitting of the frame within the wall.

All flat entrance doors of the same appearance.

New fire resisting doors have been fitted to all riser cupb

BMTRADA fire door certification on riser cupboard doors

Construction & Glazing

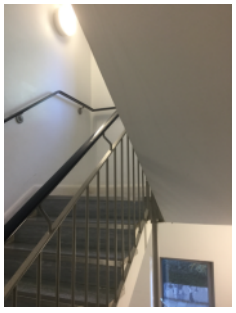
Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	No
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• Lobbies
Lobby Glazing	• Georgian wired
Is glazing reasonable and free from any obvious defects?	Yes

Comments

The walls, floors and stairs within the the common areas are of masonry and concrete slab construction.

It is evident that a program of Fire stopping has been undertaken within riser cupboards in May 2019 by “ARVAG”.

Georgian wired glazing to lobby doors.



Fire stopping certificating label in riser cupboards.

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?	Not Confirmed

Comments

There are vents fitted in ceilings and walls presumably for environmental ventilation. It is recommended to conduct an intrusive investigation above the ceilings of common areas to ensure that there is appropriate for stopping between flats and the common parts so that in the event of any fire the passage of heat and smoke cannot pass into the common areas via these vents. .

Smoke Ventilation

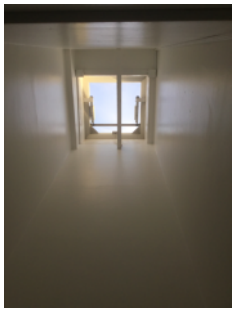
Areas where smoke ventilation is expected:	• Staircases
Staircases	• Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	No

Comments

Unusually, the AOV appears to be actuated by Part 6 smoke alarms.

The smoke vent control and control panel are located within a recess in the lobby serving flats 2 and 3. Their provision and location are not obvious or appropriate.

The single staircase is lobby protected at first and second floor level, however, unusually the third floor, serving flats 4-7, is not provided with a lobby. The lobbies on the second floor is provided with natural ventilation by way of an openable door. However, an AOV is provided at the head of the stairs. It is reasonably assumed that the building was subject to the appropriate building regulations process and the design signed off by the Building Control Body.



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	• Communal areas

Communal Areas

System Category	• BS 5839 Pt6 Grade D Category LD3
Cause & Effect	• Not confirmed • Operates smoke ventilation

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

There is a BS5839-6 fire alarm provided in the common parts of this building. This may been 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.

NB: Any smoke detection provided for the purpose of actuating the smoke ventilation should remain, it is only fire alarm sounders which should be removed. However as noted previously within this report it is unusual for the ventilation to be actuated via a BS5839-6 smoke detection system.

Audibility

Are there adequate means of alerting all relevant persons?	No

Comments

If the BS5839–6 fire alarm system provided in the common areas is not into linked into flats, it is unlikely that sufficient audibility would be provided to alert residents of a fire in its early stages. Please see comments and task generated is it automatic fire detection section above.

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	• Smoke ventilation • Entrance door override
Is provision of fire service facilities reasonable?	No

Comments

The fire fighters overrides provided on lobby doors on the first and second floors were tested during the assessment. The device on the first floor did not function correctly.

Firefighters override on lobby doors.

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?	Yes

Emergency Lighting

Method of emergency lighting of internal escape routes:	• Maintained emergency lighting (local) • Non-maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	• Borrowed light
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	• None
Is this provision reasonable?	Yes

Non-maintained emergency lighting in 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?	Yes
Is provision of escape route signage suitable?	Yes

Fire Doors

Is there signage suitable for self-closing fire doors?	Minor Defects
Is there signage suitable for locked fire doors?	No
Is there signage suitable for automatic fire doors?	N/A

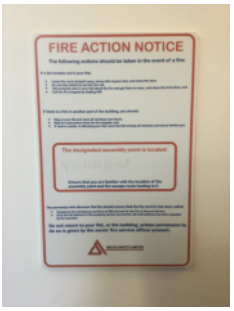
Comments

It is not necessary to provide ‘Fire Door Keep Shut’ signage on flat entrance doors.

Appropriate signage on lobby doors.

Other Signs & Notices

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



Fire Action notices assume a Stay Put strategy.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Undefined

Further details

Part 6 smoke alarms are provided in the common areas. Whilst it is recognised that these are most likely to be provided to actuate the AOV at the head of the stairs it is also reasonable to assume they will sound the alarm upon detection of smoke.

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?	N/A

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?	Yes

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Comments

Testing and maintenance records are assumed to be held centrally Islington & Shoreditch Housing Association Ltd.

Record Keeping

Were fire safety records available?	No

Comments

Records are assumed to be held centrally Islington & Shoreditch Housing Association Ltd.

Tasks

Task 1

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	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.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	05 February 2019

Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	The directional Fire Exit signs may be removed at your discretion. Version 4. 27/08/24 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	12 November 2021

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around the door frame at the following locations: Riser cupboards. VERSION 3: Although it has been noted that new fire resisting doors have been fitted to all riser cupboards, it is evident that attention to fire stopping around door-frames has been missed. It should be remembered that the entire door set is required to be fire resisting which includes the door leaf, door furniture, door frame and the fitting of the frame within the wall. Version 4. 27/08/24 It was not possible to gain access to any riser cupboards, the doors have been replaced but the locks are not FB locks, this task remains outstanding and a task raised to replace locks with FB locks.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace existing air transfer grilles with intumescent transfer grilles in the following locations: Gas cupboards. VERSION 3: Riser cupboard doors have been recently replaced. Vents fitted in the gas riser cupboard doors still remain, it should be confirmed with the door fitter that these have intumescent protection. Version 4. 27/08/24 This task remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the smoke vent controls. Lobby area by flats 1 1st floor and flats 2 & 3 2nd floor.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

Task 7

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the smoke vent controls. Version 4. 27/08/24 This task remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

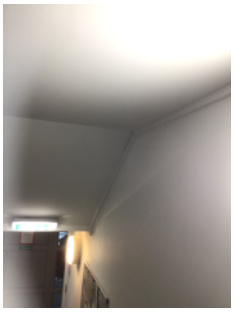
Task 8

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced. Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	05 February 2019

Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: Above the gas meters in the gas meter cupboard. Photograph not obtained as door to gas meter cupboard locked. Version 4. 27/08/24 This task remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

Task 10



Source Version	3
Category	Fire Prevention
Sub Category	Electrical
Action Required	There are electrical cables in 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 are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It is advised that should any major electrical works be carried out within the building and this conduit is replaced with metal conduit as required. Also any future electrical work carried out within the building should adhere to the recommendations of BS7671. Version 4. 27/08/24 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	09 February 2023

Task 11

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	There are vents fitted in ceilings and walls presumably for environmental ventilation. It is recommended to conduct an intrusive investigation above the ceilings of common areas to ensure that there is appropriate for stopping between flats and the common parts so that in the event of any fire the passage of heat and smoke cannot pass into the common areas via these vents. . Outside flats 5 & 6.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 August 2021

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	31 August 2025

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

Likelihood

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

Consequence

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