Fire Risk Assessment

39 Provost Street

Version 4

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	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors: The self closing device fitted to the flat entrance door to flat 2 requires adjustment. Version 4. 27/08/24 It was not possible to gain access to flat 2 so this task remains outstanding.	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors: There are no cold smoke seals fitted to the tank room door, and more importantly the electrical meter cupboard on the ground floor. Version 4. 27/08/24 This task remains outstanding.	Low	Identified		

3	Detection & Warning	Automatic Fire Detection	The fire detection system provided for the actuation of the smoke ventilation system appears to be quite dated, with detectors appearing old and in a state of ill repair. Consideration should be given to upgrading or replacing the system. Version 4. 27/08/24 This task remains outstanding.	Medium	Identified

4	Detection & Warning	Automatic Fire Detection	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 detection provided for the operation of the smoke ventilation system should remain.	Advisory	Identified

5	Escape Routes & Fire Spread	Ease of Use	There are electrical cables suspended in common parts within uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Version 4. 27/08/24 This task remains outstanding.	Advisory	Identified
6	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.	Medium	Identified
7	Fire Prevention	Housekeeping	The storage of combustible items in escape routes should be prohibited. Outside flat 4. Version 4. 27/08/24 This task remains outstanding.	Medium	Identified
8	Escape Routes & Fire Spread	Smoke Ventilation	Residents should be reminded not to place items in the path of the smoke vent doors which may impede their opening. It should be considered to install a guard to prevent items being placed against this door. Version 4. 27/08/24 This task remains outstanding.	Medium	Identified

9	Fire Prevention	Housekeeping	Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)	Advisory	Identified
10	Escape Routes & Fire Spread	Fire Doors	Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors: Riser cupboard doors. Version 4. 27/08/24 This task remains outstanding.	Medium	Identified

11	Escape Routes & Fire Spread	Fire Doors	There are vent grills installed in gas riser cupboard doors. These do not appear to have any intumescent protection. They should be replaced with ones which have intumescent protection to ensure the FD30 S fire resisting standard of these doors is maintained. Version 4. 27/08/24 This task remains outstanding.	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

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 27/08/2024and 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.

Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors:
Riser cupboard doors.

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: The smoke detection provided for the actuation of the automatic opening vents should remain.

The storage of combustible items in escape routes should be prohibited.
Outside flat 4.

Residents should be reminded not to place items in the path of the smoke vent doors which may impede their opening. It should be considered to install a guard to prevent items being placed against this door.

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

It was not possible to gain access to flat 2 to confirm if the self closing device has been adjusted so this task remains outstanding.

The fire detection system provided for the actuation of the smoke ventilation system appears to be quite dated, with detectors appearing old and in a state of ill repair. Consideration should be given to upgrading or replacing the system.

There are vent grills installed in gas riser cupboard doors. These do not appear to have any intumescent protection. They should be replaced with ones which have intumescent protection to ensure the FD30 S fire resisting standard of these doors is maintained.

There are no cold smoke seals fitted to the tank room door, and more importantly the electrical meter cupboard on the ground floor.

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	39 Provost Street
Address line 2	Flats 1-15
Town	Hackney
Postcode	N1 7NE

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	6
Number of floors - below ground	0
Number of flats	15
Number of stair cores	1

Approach to flats	• Via protected lobbies / corridors
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Not Known

Further details

Whilst the majority of the external walls of the building appear to be of brick/mortar construction, there does appear to be a section of the fifth floor which has shiplap cladding installed, please see the external wall section of this Fire Risk assessment.

Construction details

Masonry construction, intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation, with flats accessed from lobbies at each floor. Service/riser cupboards at each floor. Passenger lift provided. Bin store at ground floor level

External wall system fixed to timber battens on fifth floor.

External walls-rear elevation.

External wall details

The external walls on the ground first, second, third and fourth floors are of brick/mortar construction. The upper section of the fifth floor has a shiplap cladding system fixed to timber battens. It was noted that sections of this external wall system or in a state of repair. It cannot be confirmed within the scope of this virus assessment with this external wall system meets the requirements of building regulations.

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

Steel balconies

Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)

They’re also appears to be a private terrace area on the third floor at the rear of the building. This was noted to have a high volume of combustible items being stored there.

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 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 sockets in the common areas

Evidence of testing of landlords distribution board

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

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.

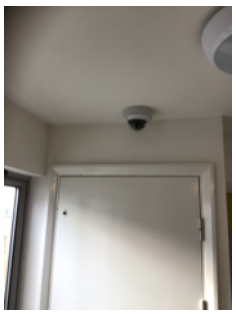
Arson

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

Comments

Access was gained into this building via a secured main entrance door.

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



CCTV cameras are provided internally.

Housekeeping

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

Comments

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

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

Building Works

Are there any hot works being carried-out at this time?	No
Are the premises free of any obvious signs of incorrect hot work procedures in the past?	Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?	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?	Not Known

Comments

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

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	N/A
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

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

The provision of thumb turn devices on the rear final exit means the door can be opened without the use of a key.

There is an emergency release device on the main entrance door to the ground floor lobby.

Tenants are presumed to be a typical cross section of the 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.

There are a small number of items located in the common areas, which whilst currently do not present a significant risk, these areas should be monitored to ensure they do not build up.

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:	• Electrical Cupboards • Flats • Lobbies • Risers
Electrical Cupboard Doors	• FD30
Flat Doors	• FD30S self-closing
Lobby Doors	• FD30S self-closing
Riser Doors	• FD30S
Are fire doors to a suitable standard?	No
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?	No

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 flats 2 and 13 which have an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

The self closing device fitted to the flat entrance door to flat 2 requires adjustment.

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.

Riser doors are secured via a budget-key lock. Many were found to be unsecured.

There are no cold smoke seals fitted riser cupboards, the tank room door, and the electrical meter cupboard on the ground floor.

There are vent grills installed in gas riser cupboard doors. These do not appear to have any intumescent protection. They should be replaced with ones which have intumescent protection to ensure the FD30 S fire resisting standard of these doors is maintained.

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:	• Staircases
Staircase Glazing	• Georgian wired
Is glazing reasonable and free from any obvious defects?	Yes

Comments

It is evident that a comprehensive program of fire stopping has been conducted in this building in January 2021.

Fire stopping certificated label in ground floor electrical cupboard

Fire stopping within riser cupboards.

Fire stopping certificating label within riser cupboards.

Georgian wired glazing on the staircase.

Bin store appears imperforate to the flats above (within scope of this FRA)

Dampers, Ducts & Chutes

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

Comments

No Dampers, Ducts or Chutes evident.

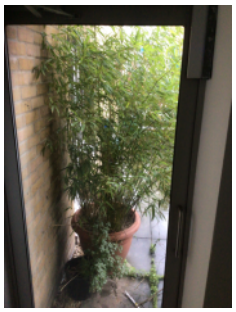
Smoke Ventilation

Areas where smoke ventilation is expected:	• Corridors • Staircases
Corridors	• Natural Vent - Automatic
Staircases	• Openable Windows
Is smoke ventilation reasonable and free from any obvious defects?	Minor Defects

Comments

Figure 6 of BS9991 details ventilation requirements for common escape routes in single stairs buildings with a floor level more than 11 m above ground level. This shows that the staircase should be provided with an automatic opening vent (1 m² minimum). Ventilation of the single staircase of this building is by means of openable windows only. Corridors do have automatic opening vents on each level. This arrangement must have been deemed acceptable by the relative building control body and agreed at the design and construction stage.

Residents should be reminded not to place items in the path of the smoke vent doors which may impede their opening. It should be considered to install a guard to prevent items being placed against this door.



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 Pt1 Category L5 • BS 5839 Pt6 Grade D Category L3
Cause & Effect	• Sounds alarm in communal areas • 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?	Minor Defects
Is the type of automatic fire detection suitable and free from obvious defect?	No

Comments

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

Access was gained into flats 2 and 13 which have 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 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 detection provided for the operation of the smoke ventilation system should remain.

The fire detection system provided for the actuation of the smoke ventilation system appears to be quite dated, with detectors appearing old and in a state of ill repair. Consideration should be given to upgrading or replacing the system.

Audibility

Are there adequate means of alerting all relevant persons?	N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	• Not practicable to train residents • Fire unlikely in communal areas • Vandalism concerns
Are fire extinguishers provided?	No
Is the provision of fire extinguishers reasonable?	Yes

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	• Smoke ventilation • Entrance door override
Is provision of fire service facilities reasonable?	Yes

Comments

The entrance door fire service override is located at high-level in the wall and could not be tested.

It is recommended that the building contains a premises information box that includes a copy of up-to-date floor plans, as well as information about any lift intended for use by fire and rescue services

It is recommended that floor numbers are clearly identified at each level.

Lighting

Normal Lighting

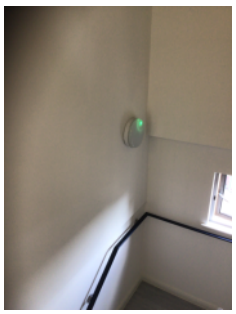
Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	Yes
Is there adequate lighting in risk critical areas?	Yes

Emergency Lighting

Method of emergency lighting of internal escape routes:	• Maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	• Borrowed light • Maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	• Maintained emergency lighting (local)
Is this provision reasonable?	Yes

Comments

Engineer was on site at the time of this inspection to conduct the annual test on the emergency lighting system.



Maintained emergency lighting in the staircase.

Signs & Notices

Escape Routes

Is escape route signage necessary?	No
Why not?	• Simple escape routes • Routes in ordinary use
Is escape route signage provided?	Yes
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?	No
Is there signage suitable for automatic fire doors?	N/A

Comments

All riser cupboards should be fitted with "Fire Door Keep Locked" signage.

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
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 Safety Management

Procedures & Arrangements

Current evacuation policy	Undefined

Further details

Whilst it would normally be expected to stay put policy is in place for purpose-built self-contained flats, there is a common fire alarm provided which contradicts national guidance for a building of this type. The provision of a common fire alarm would normally suggest a simultaneous evacuation strategy is in place, however the provided common fire alarm system is not of a standard sufficient to support such a policy. Please refer to comments on tasks generated in the automatic fire detection section of this report regarding this matter.

Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

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

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire alarm actuation or discovering a fire.

Testing & Maintenance

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

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?	No

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: The self closing device fitted to the flat entrance door to flat 2 requires adjustment. Version 4. 27/08/24 It was not possible to gain access to flat 2 so this task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 September 2020

Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors: There are no cold smoke seals fitted to the tank room door, and more importantly the electrical meter cupboard on the ground floor. Version 4. 27/08/24 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	05 March 2021

Task 3

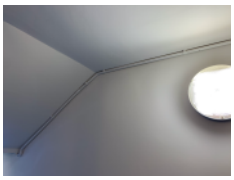
Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	The fire detection system provided for the actuation of the smoke ventilation system appears to be quite dated, with detectors appearing old and in a state of ill repair. Consideration should be given to upgrading or replacing the system. Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 September 2020

Task 4

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	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 detection provided for the operation of the smoke ventilation system should remain.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	05 March 2022

Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electrical cables suspended in common parts within uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Version 4. 27/08/24 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	05 March 2022



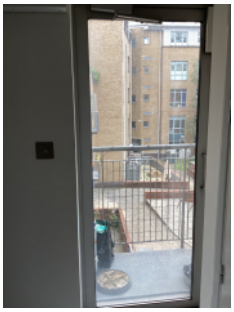
Task 6

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	Medium
Status	Identified
Owner	Customer Homes
Due Date	03 September 2020

Task 7

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. Outside flat 4. Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	13 August 2021

Task 8

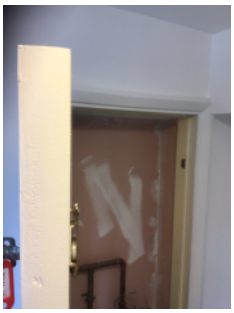


Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	Residents should be reminded not to place items in the path of the smoke vent doors which may impede their opening. It should be considered to install a guard to prevent items being placed against this door. Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	13 August 2021

Task 9

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2023

Task 10



Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors: Riser cupboard doors. Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 August 2021

Task 11

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	There are vent grills installed in gas riser cupboard doors. These do not appear to have any intumescent protection. They should be replaced with ones which have intumescent protection to ensure the FD30 S fire resisting standard of these doors is maintained. Version 4. 27/08/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 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.