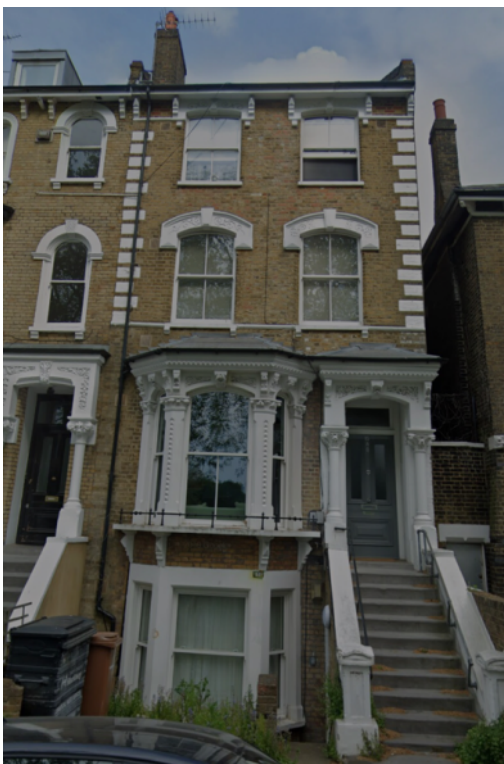


Fire Risk Assessment

15A-B Queensdown Road

Version 4

09 October 2023



Next Assessment Due: 09 October 2024

Risk Score: Tolerable Risk

Assessor: Mark Thomas

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Smoking	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly.</p> <p>No Smoking signage should be provided in the communal areas.</p>	Low	Identified		
2	Escape Routes & Fire Spread	Ease of Use	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly.</p> <p>Bikes should not be stored as to obstruct escape routes.</p>	Medium	Identified		

3	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly.</p> <p>Repair the self-closing device on the following doors:</p> <p>The external self closing device to the entrance door of the upper flat.</p>	Medium	Identified
4	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front door to the lower level flat, inspection of which was not possible, are to an FD30S self-closing standard.	Medium	Identified

5	Detection & Warning	Automatic Fire Detection	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly:</p> <p>Consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type (converted flats of a stay put standard).</p> <p>There is a single BS5839-6 Grade F smoke alarm fitted to the wall in the main entrance hallway.</p> <p>This alarm is not working as the battery has been removed, however, it is advised to remove this alarm as it contradicts national guidance for converted flats of a stay put standard, where it is recommended a stay put policy is adopted.</p>	Advisory	Identified
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6	Signs & Notices	Other Signage	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly:	Medium	Identified
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Provide fire action notices which confirm the action to take in the event of fire.

7	Fire Management	Training & Drills	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly:	Low	Identified
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It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. A fire action notice would achieve this.

8	Escape Routes & Fire Spread	Ease of Use	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly. Indeed, the number of items has increased since the last FRA (see second photograph).</p> <p>Obstructions should be removed from the escape routes in the following locations:</p> <p>Items located on and around the staircase.</p>	Medium	Identified
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9	Detection & Warning	Automatic Fire Detection	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly. (It was noted that a Grade F fire alarm is now fitted):</p> <p>Install an automatic fire detection & alarm system in accordance with BS 5839-6 Grade D Category LD3.</p> <p>Access was gained into the upper flat to assess the provision and suitability of any fire alarm. It was found that this flat has no form of fire detection or alarm provided. 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.</p>	Advisory	Identified
10	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping at the following locations:</p> <p>A small amount of fire stopping is required on a pipe penetration in the entrance hallway.</p>	Low	Identified

11	Fire Prevention	Housekeeping	Although the amount of combustibles currently in communal areas is not unreasonable, the premises should be monitored to ensure the amount of items does not build-up.	Low	Identified
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Introduction

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

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

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

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

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

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

Executive Summary

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

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.

Access was gained into the upper flat, however it was not possible to access the lower flat.

The upper flat has an entrance door fitted to FD30S standard. The self closing device (external) is defective and should be repaired. The internal doors which open onto the entrance hallway of this flat are not fire resisting.

From external examination the lower flats entrance door appears to be one which would afford a notional 30 minutes fire resistance. It could not be confirmed whether this door has intumescent strips or cold smoke seals installed or a self closing device fitted, and this should be confirmed to ensure this door affords the required FD30S SC standard of fire resistance.

There is a large number of bicycles located in the confines of the entrance hallway (5 in total at the time of this inspection). These should be removed as it is imperative the common escape route is kept clear and free of obstruction.

It was found that the upper flat has no form of fire detection or alarm provided. 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 single BS5839-6 Grade F smoke alarm fitted to the wall in the main entrance hallway.

This alarm is not working as the battery has been removed, however, it is advised to remove this alarm as it contradicts national guidance for converted flats of a stay put standard, where it is recommended a stay put policy is adopted.

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

This new version was created on 09/10/2023 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.

Premises Details

Address line 1	15A-B Queensdown Road
Town	Hackney
Postcode	E5 8NN
<hr/>	
FRA Type	Type 3 – Common parts and flats (non-destructive)
<hr/>	
Description	
<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>	
<hr/>	
Client	ISHA

Building Information

Use	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	1
Number of flats	2
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Direct external access• Entrance hallway
Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

Construction details

Traditional brick construction with intermediate timber floors and a covered pitched roof. Access to common area via secure door entry system providing access to an entrance hall and common stairwell. Flat A is accessed within the entrance hall at ground floor level, flat B is accessed at first floor level via the common stairwell.

Flat C has direct external access from the lower ground floor.



Front face of building



Side face of building

External wall details

External walls are of brick and mortar construction. Side elevation of appears rendered over the original brick and mortar wall.

Are there any private balconies?

No

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

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

Gas

Are gas installations and appliances free from any obvious defect?

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.

The gas meters are located in cupboards externally.



Gas meters are located externally.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

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

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access gained into the building via a secured main entrance door.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Although the amount of combustibles currently in communal areas is not unreasonable, the premises should be monitored to ensure the amount of items does not build-up.

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?

No

Comments

No Smoking signage should be provided in the communal areas.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

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?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

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

There are however a large number of bicycles located in the confines of the entrance hallway (5 in total at the time of this inspection)

These should be removed as it is imperative the common escape route is kept clear and free of obstruction.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats

Flat Doors

- Not confirmed
- FD30S

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

N/A

Comments

As part of this Type 3 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 the upper flat which has an entrance door fitted to FD30S standard. The self closing device (external) is defective and should be repaired. The internal doors which open onto the entrance hallway of this flat are not fire resisting.

It was not possible to access the lower flat however from external examination the door appears to be one which would afford a notional 30 minutes fire resistance. It could not be confirmed whether this door has intumescent strips or cold smoke seals installed or a self closing device fitted, and this should be confirmed to ensure this door affords the required FD30S SC standard of fire resistance.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

Yes

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

- None

Is glazing reasonable and free from any obvious defects?

Yes

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:

- Staircases

Staircases

- Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

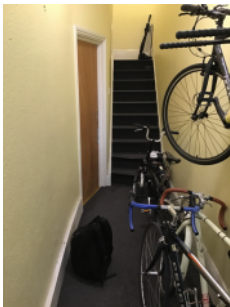
Yes

Comments

There is no window or vent available at the top of the staircase, however there is an openable front door.

The travel distance to the final exit (main entrance door) is short, (10 stairs and approx 4m entrance hallway), and this arrangement must have been deemed acceptable by the appropriate body at the time of the buildings conversion.

It is not practicable to construct or create any additional ventilation at this time, however, should any major building work be planned or scheduled in the future, consideration should be given to providing additional ventilation in this area.



Stairs, and travel distance from upper level flat to main entrance door.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Converted flats of stay-put standard

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt6 Grade F Single smoke alarm

Cause & Effect

- Sounds alarm in communal areas

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

Access was gained into the upper flat to assess the provision and suitability of any fire alarm. It was found that this flat has no form of fire detection or alarm provided. 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 single BS5839-6 Grade F smoke alarm fitted to the wall in the main entrance hallway.

This alarm is not working as the battery has been removed, however, it is advised to remove this alarm as it contradicts national guidance for converted flats of a stay put standard, where it is recommended a stay put policy is adopted.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	<ul style="list-style-type: none">• Not practicable to train residents• Fire unlikely in communal areas• Vandalism concerns
Are fire extinguishers provided?	No
Is the provision of fire extinguishers reasonable?	Yes

Fixed Systems

Are any fixed systems provided?	No
Is provision of fixed systems reasonable?	Yes

Fire Service Facilities

Are any fire service facilities provided?	No
Is provision of fire service facilities reasonable?	Yes

Lighting

Normal Lighting

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

Emergency Lighting

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

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

N/A

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

There is no Fire Action Notice provided and it should be ensured that employees from outside organisations are given information on the action to take in the event of fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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

Record Keeping

Were fire safety records available?

No

Comments

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

Tasks

Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly. No Smoking signage should be provided in the communal areas.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2021

Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly. Bikes should not be stored as to obstruct escape routes.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2020



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly.



Repair the self-closing device on the following doors:

The external self closing device to the entrance door of the upper flat.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 September 2020

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front door to the lower level flat, inspection of which was not possible, are to an FD30S self-closing standard.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 September 2020

Task 5

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly:



Consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type (converted flats of a stay put standard).

There is a single BS5839-6 Grade F smoke alarm fitted to the wall in the main entrance hallway.

This alarm is not working as the battery has been removed, however, it is advised to remove this alarm as it contradicts national guidance for converted flats of a stay put standard, where it is recommended a stay put policy is adopted.

Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	10 September 2022

Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly:

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

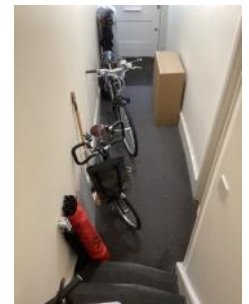
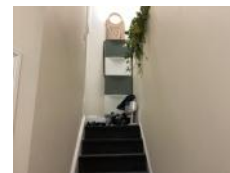
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2020

Task 7

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly: It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. A fire action notice would achieve this.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2021

Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly. Indeed, the number of items has increased since the last FRA (see second photograph). Obstructions should be removed from the escape routes in the following locations: Items located on and around the staircase.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2020

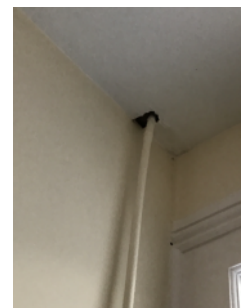


Task 9

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA, and the recommended remedial work should be carried out accordingly. (It was noted that a Grade F fire alarm is now fitted):</p> <p>Install an automatic fire detection & alarm system in accordance with BS 5839-6 Grade D Category LD3.</p> <p>Access was gained into the upper flat to assess the provision and suitability of any fire alarm. It was found that this flat has no form of fire detection or alarm provided. 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.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	10 September 2022

Task 10

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping at the following locations:</p> <p>A small amount of fire stopping is required on a pipe penetration in the entrance hallway.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	23 September 2021



Task 11

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Although the amount of combustibles currently in communal areas is not unreasonable, the premises should be monitored to ensure the amount of items does not build-up.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	23 September 2021

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	09 October 2024

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

Likelihood

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

Consequence

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