

Fire Risk Assessment

141 A-C Richmond Road

Version 5

15 August 2024



Next Assessment Due: 15 August 2025

Risk Score: Moderate Risk

Assessor: Andy Harris

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	<p>VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” :</p> <p>The storage of combustible items in escape routes should be prohibited.</p> <p>There are combustible items present on all levels presenting a high hazard of fire, which would also present a high trip/obstruction hazard in the event of any fire.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	High	Identified		

2	Escape Routes & Fire Spread	Ease of Use	<p>VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” :</p> <p>Obstructions should be removed from the escape routes in the following locations:</p> <p>There is a high quantity of large items on all levels on the common escape route which would cause a significant obstruction in the event of a fire and these should be removed.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	High	Identified
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3	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>Flats A and B.</p> <p>15/08/23 This task is still outstanding on flat B, a self closing device is present on the outside of flat A but unable to gain access to flat to confirm</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	Medium	Identified
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4	Signs & Notices	Other Signage	<p>VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” :</p> <p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	Medium	Identified
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5	Detection & Warning	Manual Fire Alarms	<p>VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” :</p> <p>Consider removing manual call points from public areas to reduce the likelihood of false alarms.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	Advisory	Identified
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6	Detection & Warning	Automatic Fire Detection	<p>If a compartmentation survey was carried out, and that survey confirms there is adequate fire separation throughout the building to support a “Stay-Put” evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas. If there are concerns over compartmentation, and it is deemed necessary to provide a common fire alarm and implement a simultaneous evacuation strategy then it should be noted that the current provision is inadequate.</p> <p>LACoRS Fire detection and alarm system recommendations for three or four-storey building converted into self-contained flats is as follows, and the system should be within these recommendations:</p> <p>A mixed system</p> <ul style="list-style-type: none"> • Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat <p>(This is subject to the fire separation recommendations as given in LACoRS)</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	Medium	Identified
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7	Escape Routes & Fire Spread	Ease of Use	<p>There are electrical cables installed in the common parts which are suspended with uPVC cable clips. 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. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	Advisory	Identified
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8	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas.	Medium	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

VERSION 5:

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. It is evident that very few tasks from the previous FRA have been completed, and indeed, the building remains in much the same condition as regards to fire safety as it was found during the previous FRA. It is imperative that recommended remedial work stated within generated tasks in fire risk assessments are completed within the timescales recommended to ensure the safety of the building and compliance with the FSO and relevant guidance.

This new version was created on 15/08/2024 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.

A Fire Action notice and also “no smoking” signage is required in the communal area on the ground floor.

There are electrical cables installed in the common parts which are suspended with uPVC cable clips. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.

It was not possible to gain access to flat A or B to confirm if self closing devices work effectively, it should be confirmed if these devices work correctly.

A considerable amount of combustible items and obstructions on the common escape route on all floors. These present an unacceptable fire hazard, and also would seriously hinder or obstruct escaping occupants in the event of a fire. Common escape routes should be kept clear of combustible items and obstructions and this should be rigorously enforced.

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 moderate risk. This is in the main part due to the unacceptable amount of combustibles and obstructions present in the common escape route.

Premises Details

Address line 1	141 A-C Richmond Road
Town	Hackney
Postcode	E8 3AA
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>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.</p>
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	3
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair

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 intercom system providing access to an entrance hall at ground floor level and a common stairwell providing access to each floor. Each flat is accessed off the common stairwell, flat A has direct external access at lower ground floor level, flat B at ground floor level and flat C at first floor level. A service cupboard is accessed within the entrance hall at low level.



External walls of brick construction

External wall details

External walls of brick construction with no evidence, within the scope of this inspection, of any combustible wall system installed.

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?

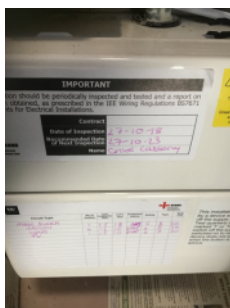
Yes

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.



Evidence of testing of electrical installations

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.



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 the flats only and not within the common parts of the building.

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. The main entrance door was found to be locked and secure, preventing unauthorised access.

Areas immediately around the external curtilage of the building were noted as being clear of combustibles and rubbish.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

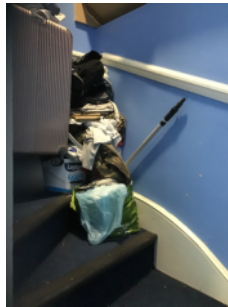
N/A

Comments

There are combustible items present on all levels presenting a high hazard of fire, which would also present a high trip/obstruction hazard in the event of any fire.



Example of combustibles on the common escape route.



Example of combustibles and obstructions on the common escape route.

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 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?

No

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

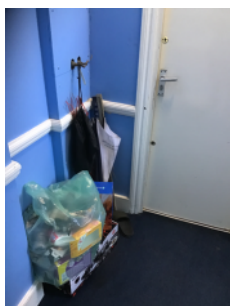
Comments

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.

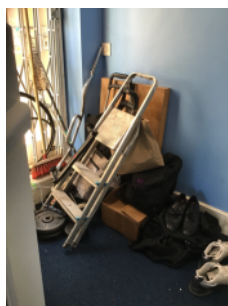
There is a high quantity of large items on all levels on the common escape route which would cause a significant obstruction in the event of a fire and these should be removed.

There is a mortice lock installed on the main entrance door. This should be removed to ensure all occupants of the building can escape through this door at all times without the requirement of a key.

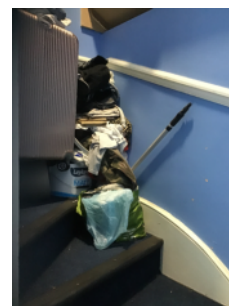
There are electrical cables installed in the common parts which are suspended with uPVC cable clips. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.



Example of obstructions on the common escape route.



Example of obstructions on the common escape route.



Example of obstructions on the common escape route.

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

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing (notional)

Are fire doors to a suitable standard?

Yes

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?

Yes

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 flat C (2nd floor) which has an entrance door fitted to FD30 (notional) SC standard, and the internal doors are not fire resisting. There were no intumescent strips nor cold smoke seals fitted to the flat entrance door.

It was not possible to access the other two flats however from external examination these appear to be of the same age, design and condition to that of flat C and it can be reasonably assumed that these would afford a similar level of fire resistance. Flats C and A have external self closing devices fitted, both of which appeared to be in good condition and state of repair, and the device fitted to the entrance door to flat C functioned correctly. There is no external self closing device fitted to the entrance door to flat B and it therefore cannot be confirmed if this flat has been provided with a self closing device. It is imperative that all flats are fitted with 30 minute, self closing fire resisting doors with cold smoke seals and intumescent strips installed.

FD30S doors are fitted to the electrical cupboards on the ground floor, however, the door fitted in the right hand cupboard has not been fitted correctly and it will not close. This door should be re-hung to ensure it closed and is able to be kept locked shut.

VERSION 3:

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 flat C (2nd floor) which has an entrance door fitted to FD30S SC standard, and the internal doors are not fire resisting. This is a new door, possibly fitted following recommendations in the previous FRA.

It was not possible to access the other two flats however from external examination these appear to be of the same design and condition to that of flat C and it can be reasonably assumed that these would afford a similar level of fire resistance. Flat A has an external self closing device fitted, which appeared to be in good condition and state of repair. There is no external self

closing device fitted to the entrance door to flat B and it therefore cannot be confirmed if this flat has been provided with a self closing device. It is imperative that all flats are fitted with 30 minute, self closing fire resisting doors with cold smoke seals and intumescent strips installed.



FD30S Doors fitted to the electrical cupboard

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

Comments

A common fire alarm has been provided and therefore it is reasonable to assume that there is a simultaneous evacuation policy in place. It is recommended to conduct a fire stopping survey throughout the building to ascertain if there is an adequate standard of compartmentation to support a stay put strategy which is usual for a building containing converted flats of a stay put standard.

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts and chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Common fire alarm has been provided indicating a simultaneous evacuation policy is in place.

Please see comments and task generated in “detection and warning” section of this report, regarding this issue.

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 D Category LD3

Cause & Effect

- Not confirmed

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?

No

Are manual callpoints appropriately located and free from obvious defect?

No

Comments

A manual call point has been provided in the entrance hallway. Please see comment and task generated in the automatic fire detection section below, regarding the provision of a common fire alarm in a building containing converted flats of a stay put standard.

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Yes

Comments

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

If a compartmentation survey was carried out, and that survey confirms there is adequate fire separation throughout the building to support a “Stay-Put” evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas. If there are concerns over compartmentation, and it is deemed necessary to provide a common fire alarm and implement a simultaneous evacuation strategy then it should be noted that the current provision is inadequate.

LACoRS Fire detection and alarm system recommendations for three or four-storey building converted into self-contained flats is as follows, and the system should be within these recommendations:

A mixed system

- Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and
- Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat

(This is subject to the fire separation recommendations as given in LACoRS)

As part of this Type 3 Fire Risk Assessment, attempts were made to access all flats to assess the provision and suitability of fire alarms. Access was gained into flat C which had a fire alarm provided to BS5839-6 LD3 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 Grade D1 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.



Part 6 fire alarm in common areas.

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

Please see comments and task above.

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:

- 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:

- 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?

No

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?

Yes

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

Simultaneous

Further details

There is no Fire Action Notice provided in this building to confirm the evacuation policy in place, however, there is a common fire alarm provided in the common entrance hallway indicating a simultaneous evacuation policy.

Should a compartmentation survey of the building confirm there is adequate fire separation throughout the building to support a “Stay-Put” evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas and adopt a stay-put policy.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

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

A Fire Action notice would 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. (Task generated in the signs and notices section of this report).

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	Housekeeping
Action Required	<p>VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” :</p> <p>The storage of combustible items in escape routes should be prohibited.</p> <p>There are combustible items present on all levels presenting a high hazard of fire, which would also present a high trip/obstruction hazard in the event of any fire.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	11 March 2020



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” :</p> <p>Obstructions should be removed from the escape routes in the following locations:</p> <p>There is a high quantity of large items on all levels on the common escape route which would cause a significant obstruction in the event of a fire and these should be removed.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	11 March 2020



Task 3

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. Flats A and B. 15/08/23 This task is still outstanding on flat B, a self closing device is present on the outside of flat A but unable to gain access to flat to confirm Version 4. 15/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	09 September 2020

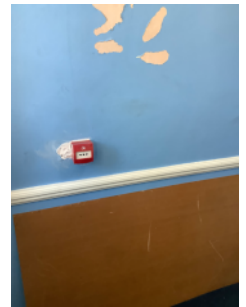


Task 4

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” : Provide fire action notices which confirm the action to take in the event of fire. 15/08/23 This task is still outstanding Version 4. 15/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	09 September 2020

Task 5

Source Version	2
Category	Detection & Warning
Sub Category	Manual Fire Alarms
Action Required	<p>VERSION 3: The following task which was generated in the previous FRA, has not been completed and therefore remains as “identified” :</p> <p>Consider removing manual call points from public areas to reduce the likelihood of false alarms.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	14 September 2022



Task 6

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>If a compartmentation survey was carried out, and that survey confirms there is adequate fire separation throughout the building to support a “Stay-Put” evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas. If there are concerns over compartmentation, and it is deemed necessary to provide a common fire alarm and implement a simultaneous evacuation strategy then it should be noted that the current provision is inadequate.</p> <p>LACoRS Fire detection and alarm system recommendations for three or four-storey building converted into self-contained flats is as follows, and the system should be within these recommendations:</p> <p>A mixed system</p> <ul style="list-style-type: none">• Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and• Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to the fire separation recommendations as given in LACoRS) <p>Version 4. 15/08/2024 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	15 March 2021

Task 7

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>There are electrical cables installed in the common parts which are suspended with uPVC cable clips. 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. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.</p> <p>15/08/23 This task is still outstanding</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	09 August 2023



Task 8

Source Version	5
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	13 February 2025



Risk Score

Risk Score	Moderate Risk
Next Assessment Due	15 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.