# Fire Risk Assessment

## 26-30 Southgate Road

Version 8

14 August 2024

Next Assessment Due: 14 August 2025

Risk Score: Moderate Risk

Assessor: Andy Corby

# Contents


**1 Action Plan Summary** ..... 3
**2 Introduction** ..... 5
**3 Executive Summary** ..... 6
**4 Premises Details** ..... 8
**5 Legislation** ..... 12
**6 Fire Prevention** ..... 13
**7 Escape Routes & Fire Spread** ..... 17
**8 Detection & Warning** ..... 23
**9 Firefighting** ..... 25
**10 Lighting** ..... 27
**11 Signs & Notices** ..... 29
**12 Fire Safety Management** ..... 31
**13 Tasks** ..... 33
**14 Risk Score** ..... 35

# Action Plan Summary

| Task No. | Category | Sub Category | Action Required | Priority | Status | Action Taken | Date Completed |
|---|---|---|---|---|---|---|---|
| 1 | Fire Prevention | Lightning | The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. | Advisory | Identified | | |
| 2 | Escape Routes & Fire Spread | Construction and Glazing | Remove combustible insulation installed behind plywood linings of riser cupboards.<br><br>Version 6. 21/9/22<br>It is not possible to ascertain if this task has been completed. It should be advised whether this remedial work has been completed. | Low | Identified | | |
| 3 | Escape Routes & Fire Spread | Construction and Glazing | Replace decking to all balconies including the deck access areas. To achieve an adequate level of fire safety, every other projecting balcony should have the decking replaced with a A2 s1-d0 alternative, as recommended in the PRP Ltd Facade Investigation Report. | Advisory | Identified | | |
| 4 | Escape Routes & Fire Spread | Construction and Glazing | Replace the vision panels in the following doors with glazing which will afford 30 minutes of fire resistance (integrity only): ground floor stairwell vision panel. | Medium | Identified | | |
| 5 | Fire Prevention | Housekeeping | The storage of combustible items in escape routes should be prohibited. | Advisory | 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 D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof battery powered only) are a reasonable short term measure.

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

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

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

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

# Executive Summary

This is an 8 storey purpose built block of 33 flats located from the first floor upwards. On the ground floor is an unused commercial unit which appears to be completely imperforate.

The ground floor provides a secure entrance lobby for the flats which leads to a central staircase protected by 60 minute FR lobbies on each floor, a firefighting shaft which contains a firefighting lift and dry riser outlets and access for the LFB via a dedicated external door provided with a Gerda lock which leads from the side access road to the entrance lobby via a dedicated corridor which is secured by an FB key locked internal door.

This arrangement provides excellent access for London Fire Brigade from the side of the building.

Floors 1-7 provide access from the 60 minute lobbies to the residents flat entrance doors via two open balconies on each floor.

The flat entrance doors all appear to be the original design and are in good condition. Only the entrance doors that need to be passed by other residents are required to be 30 mins fire resistant and should be provided with a functioning self-closing device.

As part of this review Flat 102 was accessed and had a Perko style concealed self closing device which closed the door effectively when tested. Flat 102 also had working smoke alarms to LD3 standard which would expected.

The Fire Door section of this report will identify the flat entrance doors that should be checked by the Neighbourhood Officer.

The staircase and firefighting shaft are protected on each floor with FD30S doors fitted with self closing devices. At the time of this review a contractor was on site adjusting these self closing devices to ensure they close effectively and smoke seals are being replaced where necessary to ensure the doors close fully into their frame.

Smoke vents are provided in each lobby and at the head of the staircase, these were tested manually and opened effectively as part of this review.

The standard of housekeeping in the common areas is very good.

FRA Review - 02/10/2020

This review has been carried out following an intrusive survey on this building by PRP Ltd. The survey included the external facade wall systems.

The findings of the subsequent PRP report ref: BP9024-2-05/001 dated 05.08.20 have been considered.

With regards to the brickwork facades and the render facades of the building, it is in PRP’s opinion that both are compliant with Building Regulations, Regulation B4(1).

It was discovered that risers are lined with plywood and Celotex insulation. As noted within the PRP report these could be considered low risk as any fire that might occur within risers should be contained by the block work and the riser fire doors.

The report notes that projecting balconies on the Southgate road elevation are in a stacked arrangement and are formed of a steel primary structure and a timber secondary structure and decking. It is the conclusion of the report that the stacked arrangement of the balconies and the materials used pose a risk of fire spread.

Tasks have been generated in this version of the FRA regarding recommended remedial work to remedy the issues noted above. Given the confirmation that the external wall systems of the building comply with Building Regulations, it is not considered necessary to implement any temporary additional interim measures.

In light of the above findings, the risk score for this building has been amended to a Moderate Risk.

FRA Review - 14/8/24
It has been noted in previous versions of this fire risk assessment, that following intrusive examination of the external walls and private balconies of this building, it is evident that although the building does not comply with the Building Regulations the risk to life is not such that a move to a simultaneous evacuation strategy is warranted.

Following the receipt of external wall inspection reports, it is understood that ISHA have acknowledged the findings and are exploring options to remedy any issues identified, or to put suitable compensatory measures in place.

At the time of the inspection for this version of the fire risk assessment, no information was available regarding progress of any of the required remedial work nor any time scales for remedial work to be completed.

Therefore, this current version of the fire risk assessment has been undertaken based on the information available to the assessor, and observations made by the assessor, at the time of the inspection only. It is reasonable to assume unless otherwise notified, that the situation regarding external the walls of the building remains unchanged from the previous versions of this fire risk assessment, and this inspection has been approached accordingly.

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.

Common areas should be monitored to ensure combustible and obstructive materials do not become excessive in common escape routes.

There are some stairwell and lobby doors which require the self closing device to be adjusted to ensure complete closing of the door onto the frames.

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.

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

Giving consideration to the general fire safety arrangements within the building, and the remedial work recommended as detailed within this report, it is assessed that this building presents a Moderate risk. Once the remedial works are complete and the building is code-compliant, this risk rating can be reviewed and lowered if appropriate.

# Premises Details

| | |
|---|---|
| Address line 1 | 26-30 Southgate Road |
| Address line 2 | Hackney |
| Town | London |
| Postcode | N1 3JH |

| | |
|---|---|
| FRA Type | Type 3 – Common parts and flats (non-destructive) |

Description

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.

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.

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.

| | |
|---|---|
| Client | ISHA |

## Building Information

| | |
|---|---|
| Use | Purpose-built, self-contained flats |
| Number of floors - ground and above | 8 |
| Number of floors - below ground | 0 |
| Number of flats | 33 |
| Number of stair cores | 1 |
| Approach to flats | • Via protected lobbies / corridors<br>• Via balconies / decks |
| Approximate period of construction | 1990-2000 |
| Is the top occupied storey over 18 metres above access level? | Yes |
| Is the external cladding or facade confirmed as non combustible? | Not Known |

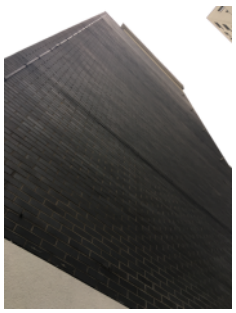
Further details

The measured the height of each building has not been verified but drawings suggest the building is 21.24 m from the uppermost habitable floor to the lowest surrounding external ground level. Apartments on the first to eighth floor are served by decked access walkways which connects to a single stair core.

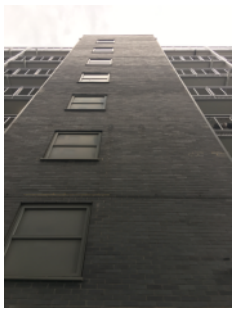
Construction details

This mixed-use building was constructed by Botes Building Ltd and was completed in 2008. The mixed-use development is eight storeys, ground floor consists of a commercial unit with 33 residential flats located from 1st to 8th floor.

Private balconies - steel framed with glazed up-stands and timber decks



SIDE ELEVATION - Brick external wall



External wall details

The PRP report gives more detailed information on external wall construction and was previously available to the fire risk assessors. It concludes the main external wall construction to be:

Brickwork:
103 mm brick
100 mm cavity fully filled with cavity batt insolation
100 mm block work
12.5 mm plasterboard on dabs.

Render on block work with cavity:
13 mm render
75 to 100 mm block work
100mm cavity fully filled with cavity batt insolation
100 mm block work
12.5 mm plasterboard on dabs.

Render on insulation:
10 mm render
95 mm insulation (type TBC)
200 mm RC wall
12.5 mm plasterboard on dabs.

Render on block work:
13 mm render
215 mm block work
13 mm render.

An intrusive facade investigation has been undertaken by PRP Ltd and their findings regarding the materials used in the wall build up, and the methods used are detailed in their report, BP9024-2-05/001. In summary, it is the opinion of PRP Ltd that both the brickwork facades and the render facades comply with Building Regulations, Regulation B4 (1).

Are there any private balconies?

Yes

Private balcony details

Steel framed balconies, with glass up-stands and timber decks.

It was noted that some balconies had combustible items on them, and therefore an advisory task has been generated in the housekeeping section of this report.

VERSION 3: The PRP Ltd report notes that projecting balconies on the Southgate road elevation are in a stacked arrangement and are formed of a steel primary structure and a timber secondary structure and decking.

It is the conclusion of the report that the stacked arrangement of the balconies and the materials used pose a risk of fire spread. A task has been generated in the Construction & Glazing section of this report.

## People

Are there any people especially at risk from fire?

No

## Previous Fires

Details of previous fires

There is no evidence of any previous fires.

Comments

These are general needs flats and as such no specific occupancy risk 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.

# Legislation

| | |
|---|---|
| Fire safety legislation which applies to these premises | • Regulatory Reform (Fire Safety) Order 2005 (as amended) |
| This legislation is enforced by | Local fire and rescue authority |
| Has there been any correspondance from any enforcing authority within the last 12 months? | Not Known |
| Is there an alterations notice in force? | Not Known |
| Do licensing laws apply to the premises? | No |

# 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.

No visual EIC inspection stickers

Electrical sockets provided in common areas

## 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 are no gas installations within 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.

Secured external bin store

## Arson

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

Comments

The external bin store is secured with a resident coded lock.

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.

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

Internal CCTV camera

External CCTV camera

Secure front entrance door

## Housekeeping

| | |
|---|---|
| Is accumulation of combustibles or waste avoided? | Yes |
| Are there appropriate storage facilities for combustible & hazardous materials? | Yes |

Comments

The general housekeeping within the common areas is very good and the electrical has been cleared of combustibles, however the armchair in the front entrance hall should be removed.

Combustible free electrical cupboard

Clear fire brigade access corridor

## 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.


No smoking signage

## Dangerous Substances

Are dangerous substances present, or liable to be present?

No

## Lightning

Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

Comments

The testing and maintenance records are held centrally at the ISHA Head Office.

Lightning protection

## Other Fire Hazards

Are there any other significant fire hazards which are not recorded elsewhere?

No

# Escape Routes & Fire Spread

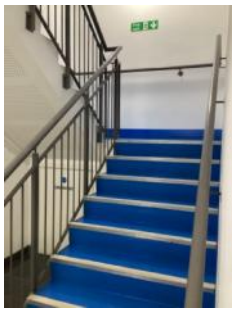
## Ease of Use

| | |
|---|---|
| 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? | Yes |
| Are there reasonable measures for the evacuation of disabled people? | Yes |

Comments

All final exits have green override switches.

Final exit devices



Escape route with contrasting stair nosings

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Comments

The balconies are all short dead ends but they are imperforate from a fire below, open to fresh air and any flat entrance doors that need to be passed by residents escaping from another flat should have 30 minutes fire resistant doors fitted with self-closing devices.

The staircase is protected by a 60 minute fire resistant lobby.

FD60 door to lobby


FD60S doors within lobby leading to the staircase and firefighting lift

## Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Lobbies
- Risers
- Staircases

Flat Doors

- FD30S self-closing (notional)

Lobby Doors

- FD60S self-closing (notional)

Riser Doors

- FD30S (notional)

Staircase Doors

- FD60S self-closing

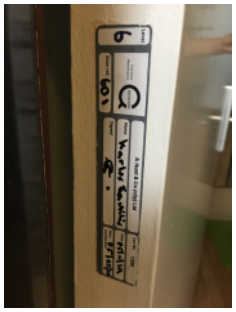
Are fire doors to a suitable standard?

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

FD30S doors.



BMTrada door certification label on FED flat 601.

BMTrada door certification label on 6th floor staircase door

Typical flat entry door

## 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: | • Lobbies |
| Lobby Glazing | • Georgian wired |
| Is glazing reasonable and free from any obvious defects? | Yes |

Comments

VERSION 3: Following an Intrusive Facade Investigation of the building by PRP Ltd, it was discovered that risers are lined with plywood and Celotex insulation. As noted within the PRP report these could be considered low risk as any fire that might occur within risers should be contained by the block work and the riser fire doors.

The report notes that projecting balconies on the Southgate road elevation are in a stacked arrangement and are formed of a steel primary structure and a timber secondary structure and decking. It is the conclusion of the report that the stacked arrangement of the balconies and the materials used pose a risk of fire spread.

Version 6. 21/9/22
The glazing in the vision panel into the stairwell is damaged and requires replacement.

Acid etching on door glazing

Fire stopping in riser cupboards installed December 2020

Fire stopping installed in riser cupboards

Fire stopping in the communications cupboards

Reasonable fire stopping in electrical room.

Fire stopping in comms riser.

Side stacked  balconies on side of building

## Dampers, Ducts & Chutes

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

Yes

Comments

There are no obvious breaches of compartmentation and there is evidence of suitable fire stopping within the ground floor electrical cupboard.

## Smoke Ventilation

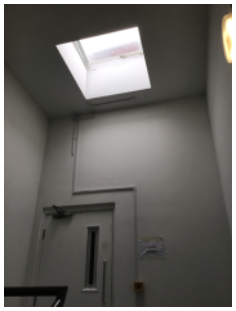
| | |
|---|---|
| Areas where smoke ventilation is expected: | • Lobbies<br>• Staircases |
| Lobbies | • Natural Vent - Manual |
| Staircases | • Natural Vent - Manual |
| Is smoke ventilation reasonable and free from any obvious defects? | Minor Defects |

Comments

The smoke vents in the lobbies and the staircase have manual controls which were tested as part of this review.

It would be expected to find an AOV at the top of the staircase.

Lobby vents

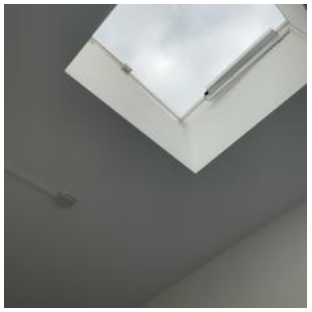


Staircase vent

Staircase vent tested

Smoke vent control


Smoke vent power supply unit healthy



No detection for smoke vent

# Detection & Warning

| | |
|---|---|
| Is an electrical fire alarm system expected? | No |
| Why not? | Purpose-built flats |
| Is a fire detection and/or alarm system provided? | No |

## Control Equipment

| | |
|---|---|
| Is the control equipment suitably located? | 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? | Yes |
| Is the type of automatic fire detection suitable and free from obvious defect? | Yes |

Comments

Flats 204, 601 and 602 have been checked and are provided with an automatic fire alarm system broadly commensurate with a BS5839 Part 6 LD3 system which is appropriate for this type of premises. It can reasonably be assumed that the rest of the flats have the same installation.

Heat alarm in flat 204

Smoke alarm in flat 204

## Audibility

Are there adequate means of alerting all relevant persons?

Yes

# Firefighting

## Fire Extinguishers

| | |
|---|---|
| Are fire extinguishers expected? | No |
| Why not? | • Not practicable to train residents<br>• Fire unlikely in communal areas |
| Are fire extinguishers provided? | No |
| Is the provision of fire extinguishers reasonable? | Yes |

## Fixed Systems

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

## Fire Service Facilities

| | |
|---|---|
| Are any fire service facilities provided? | Yes |
| Types of facility | • Dry rising main<br>• Smoke ventilation<br>• Fire fighting lift<br>• Entrance door override |
| Is provision of fire service facilities reasonable? | Yes |

Comments

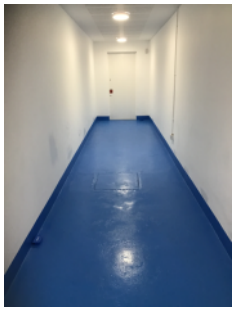
A separate ground floor access door and route has been provided for the fire service from the side of the building. This has a Gerda lock on the external door and an FB lock on the internal door. A corridor leads the fire service crews straining into the ground floor lobby where they can access the dry riser inlet, staircase and lift.

It is unusual for the dry rising main I let to be located inside the building some distance from the road. Approved Document B, paragraph 16.6 states that in the case of a building fitted with dry fire mains there should be access for a pumping appliance to within 18m of each fire main inlet connection point, typically on the face of the building. The inlet should be visible from the appliance. This must have been deemed acceptable by the relevant building control body and London Fire

Brigade at the time of the buildings construction. However, in order to assist the Fire Brigade in locating the dry rising main inlet adequate signage directing firefighters to its location should be provided.

New wayfinding signage has been provided in accordance with the new fire regulations for buildings over 18 metres.

Firefighter access door



Firefighter access corridor


Dry riser outlet


Firefighting lift control


New wayfinding signage


Separate power supply for firefighters lift

Premises Information Box

# 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

Comments

Normal lighting provides a suitable amount of illumination.

Normal stairwell lighting

## Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Emergency lighting unit in staircase

# Signs & Notices

## Escape Routes

| | |
|---|---|
| Is escape route signage necessary? | Yes |
| Is escape route signage provided? | Yes |
| Is provision of escape route signage suitable? | Yes |


Escape route signage

## Fire Doors

| | |
|---|---|
| Is there signage suitable for self-closing fire doors? | Yes |
| Is there signage suitable for locked fire doors? | Yes |
| Is there signage suitable for automatic fire doors? | N/A |


Fire Door Keep Shut signage on staircase doors

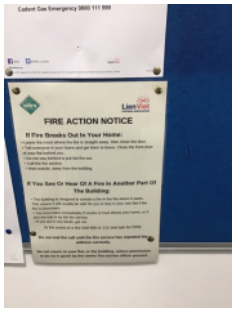
Fire Door Keep Locked signage on comms riser cupboard doors.

## 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 |

Comments

The ISHA Fire Action Notice provides clear guidance supporting the Stay-Put policy which is reasonable at these premises.




Suitable Fire Action Notice


New wayfinding signage

# Fire Safety Management

## Procedures & Arrangements

| | |
|---|---|
| Current evacuation policy | Stay Put |

Further details

The residents should be safe to stay within their own flat in the event there is a fire in another flat. However in the event that a fire spreads beyond a flat, all residents should be able to evacuate the building safely if they choose, which is why the staircase is fully protected by the lobbies and flat entrance doors should be provided with FR doors fitted with self-closing devices where they might need to be passed.

| | |
|---|---|
| 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 |
| Are there any cooperation and coordination arrangements with other premises occupiers? | N/A |
| Are there any cooperation and coordination arrangements with neighbouring premises? | N/A |

Comments

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

## Training & Drills

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

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of 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 | Fire Prevention |
| Sub Category | Lightning |
| Action Required | The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. |
| Priority | Advisory |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 15 August 2022 |

## Task 2

| | |
|---|---|
| Source Version | 3 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Construction and Glazing |
| Action Required | Remove combustible insulation installed behind plywood linings of riser cupboards.<br><br>Version 6. 21/9/22<br>It is not possible to ascertain if this task has been completed. It should be advised whether this remedial work has been completed. |
| Priority | Low |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 02 October 2021 |

## Task 3

| | |
|---|---|
| Source Version | 3 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Construction and Glazing |
| Action Required | Replace decking to all balconies including the deck access areas. To achieve an adequate level of fire safety, every other projecting balcony should have the decking replaced with a A2 s1-d0 alternative, as recommended in the PRP Ltd Facade Investigation Report. |
| Priority | Advisory |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 02 October 2022 |

## Task 4

| | |
|---|---|
| Source Version | 6 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Construction and Glazing |
| Action Required | Replace the vision panels in the following doors with glazing which will afford 30 minutes of fire resistance (integrity only): ground floor stairwell vision panel. |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 22 March 2023 |

## Task 5

| | |
|---|---|
| Source Version | 6 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | The storage of combustible items in escape routes should be prohibited. |
| Priority | Advisory |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 20 September 2024 |

# Risk Score

| | |
|---|---|
| Risk Score | Moderate Risk |
| Next Assessment Due | 14 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. |