

Fire Risk Assessment

1-8 Stables Lodge

Version 5

21 August 2024



Next Assessment Due: 31 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	Smoking	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>“No Smoking” signage should be provided in the common areas.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>	Low	Identified		

2	Fire Prevention	Lightning	<p>The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 There is no evidence to suggest this task has been completed, so this remains outstanding.</p>	Medium	Identified
3	Fire Fighting	Fire Service Access & Facilities	<p>It is recommended that the building contains a premises information box that includes a copy of up-to-date floor plans, as well as information about any lift intended for use by fire and rescue services</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>	Low	Identified

4	Fire Prevention	Arson	<p>It is recommended to install a grill or covering over the large openings in the bin store door from the street. The current arrangement effectively provides sufficient opening for a fire setter to reach the bins located within. The bin store also houses the gas meter cupboard.</p> <p>22/08/23 This task is still outstanding.</p> <p>21/08/2024 This task remains outstanding.</p>	Low	Identified
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5	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>The positioning of the bins in the bin store means that the door to the gas meter cupboard remains open. This was identified in the previous FRA.</p> <p>A barrier or rail should be installed to ensure this door remains closed and locked shut. The location of the gas meter cupboard within the bin store creates a high risk of fire spread to the gas installations, should a fire occur in the bin store.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5, 21/08/2024 This task remains outstanding.</p>	High	Identified
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6	Detection & Warning	Automatic Fire Detection	<p>In addition to the Part-1 detection provided for actuation of the ventilation system, there are also Part 6 detectors with sounders located in the common areas (lobbies and the staircase). Consideration should be given to removing this fire alarm system, as it contradicts National Guidance for a building of this type. It is only the Part-6 sounders that should be removed and the Part-1 detection for operating the ventilation system should remain.</p> <p>NB: Information regarding the cause and effect of the fire alarm system was gained from visual inspection of the system where possible. No documentation regarding the cause and effect of the system was available and it should be confirmed that this information is accurate. During any test of the alarm system it should be confirmed that the effect of the alarm actuation is as the evacuation strategy of this building requires.</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>	Advisory	Identified
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7	Signs & Notices	Other Signage	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>The current fire action notices are not suitable for a simultaneous evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the simultaneous evacuation strategy.</p> <p>Should the compartmentation issues identified in this report, and any identified during a subsequent survey be addressed to a level which provides fire separation to support a Stay-Put strategy, it is advised to consider removing the common fire alarm, as it contradicts National Guidance for a building of this type, and adopt a Stay-Put strategy as this guidance would recommend.</p> <p>22/08/23 This task is still outstanding.</p>	Medium	Identified
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8	Signs & Notices	Other Signage	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Provide signage to indicate the location of the smoke vent controls.</p> <p>22/08/23 This task is still outstanding.</p>	Low	Identified
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9	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Given the numerous penetrations found throughout the building, many serious and large, it is advised that a full compartmentation survey is carried out in throughout this building</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>	Medium	Identified
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10	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>The electrical cupboard door, ground floor.</p> <p>(25mm door stops are provided, and therefore this task has been afforded a lower priority)</p> <p>22/08/23</p> <p>Unable to gain access to this cupboard due to looks being changed so it is fair to assume this task is still outstanding.</p> <p>21/08/2024</p> <p>Unable to gain access to this cupboard due to looks being changed so it is fair to assume this task is still outstanding.</p>	Low	Identified
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11	Fire Prevention	Gas	<p>The gas meter cupboard does not have any ventilation which may contradict guidance for locating such gas installations. Advice should be sought from the appropriate gas supply agency to ensure it complies with regulations.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>	Advisory	Identified
12	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>The intumescent strips and smoke seals on the following doors are damaged and should be replaced:</p> <p>Entrance door to flat 5.</p> <p>22/08/23 This task is still outstanding.</p> <p>21/08/2024 This task remains outstanding.</p>	Low	Identified

13	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Install a self-closing device on the following doors:</p> <p>Entrance door to flat 5.</p> <p>22/08/23 This task is still outstanding.</p> <p>21/08/2024 This task remains outstanding.</p>	Medium	Identified
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14	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 “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Obstructions should be removed from the escape routes in the following locations:</p> <p>On all landings there were found to be obstructions on the escape routes which should be removed.</p> <p>22/08/23 This task is still outstanding.</p> <p>21/08/2024 This task remains outstanding.</p>	Medium	Identified
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15	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>There are excessive gaps on all riser cupboard doors, in some cases as much as 13mm. This exceeds the maximum gap permitted for fire doors (3mm +/- 1mm). These doors should be adjusted to reduce these gaps.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>	Medium	Identified
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16	Fire Prevention	Housekeeping	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>The storage of combustible items in riser cupboards should be prohibited.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>	High	Identified
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17	Escape Routes & Fire Spread	Construction and Glazing	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Provide fire stopping around pipe and cable penetrations in the following locations:</p> <p>There are numerous pipe and cable penetrations within riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.</p> <p>22/08/23 This task is still outstanding.</p>	Medium	Identified
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Introduction

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

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

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

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

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

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

Executive Summary

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

This new version was created on 21/08/2024 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.

Intumescent strips and smoke seals missing on the electrical cupboard ground floor.

There are numerous pipe and cable penetrations within riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.

There are numerous pipe and cable penetrations within riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.

There are excessive gaps on all riser cupboard doors, in some cases as much as 13mm. This exceeds the maximum gap permitted for fire doors (3mm +/- 1mm). These doors should be adjusted to reduce these gaps.

Remove excessive rubbish from riser cupboards.

Install a self closing device and also replace damaged intumescent strips and smoke seals to the entrance door to flat 5.

The gas meter cupboard does not have any ventilation which may contradict guidance for locating such gas installations. Advice should be sought from the appropriate gas supply agency to ensure it complies with regulations.

It is recommended to install a grill or covering over the large openings in the bin store door from the street.

The current fire action notices are not suitable for a simultaneous evacuation strategy. "No Smoking" signage should be provided in the common areas, also provide signage to indicate the location of the smoke vent controls.

It is recommended to install a grill or covering over the large openings in the bin store door from the street.

Given the numerous penetrations found throughout the building, many serious and large, it is advised that a full compartmentation survey is carried out in throughout this building.

In addition to the Part-1 detection provided for actuation of the ventilation system, there are also Part 6 detectors with sounders located in the common areas (lobbies and the staircase). Consideration should be given to removing this fire alarm system, as it contradicts National Guidance for a building of this type.

It is only the Part-6 sounders that should be removed and the Part-1 detection for operating the ventilation system should remain.

The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a moderate risk, given the high number of outstanding tasks.

Premises Details

Address line 1	1-8 Stables Lodge
Address line 2	Mare St
Town	Hackney
Postcode	E8 3QJ
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	Purpose-built, self-contained flats
Number of floors - ground and above	5
Number of floors - below ground	0
Number of flats	8
Number of stair cores	1

Approach to flats

- Via protected lobbies / corridors

Approximate period of construction

2000-2010

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

No

Construction details

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



Brick walls to front face of building



External walls, rear of building.



Combustibles being stored on some balconies

External wall details

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the “Advice Note”).

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.

Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html>).

This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building”. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.

This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

- The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation become necessary;
- Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
- The construction of the external walls, including any cladding and its method of fixing;

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- The presence, and appropriate specification, of cavity barriers;
- The height of the building;
- The vulnerability of residents;
- Exposure of external walls or cladding to an external fire;
- Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);
- Apparent quality of construction, or presence of building defects;
- The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
- The location of escape routes;
- The complexity of the building; and
- The premises' emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.

Are there any private balconies?

Yes

Private balcony details

Protruding balconies are of steel construction, with steel base and up-stands.

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

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

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?

No

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

There are electrical sockets in the common areas, presumably for use by cleaning staff. The socket on the second floor is loose and should be repaired.



Electrical sockets provided in common areas.

Gas

Are gas installations and appliances free from any obvious defect?

No

Is gas equipment protected/located so as not to be prone to accidental damage?

No

Comments

The gas meter cupboard does not have any ventilation which may contradict guidance for locating such gas installations. Advice should be sought from the appropriate gas supply agency to ensure it complies with regulations.

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 within the common parts.

Arson

Is security against arson reasonable?

No

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

Yes

Comments

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

It is recommended to install a grill over the large openings in the bin store door from the street. The current arrangement effectively provides sufficient opening for a fire setter to reach the bins located within. The bin store also houses the gas meter cupboard.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Residents should not store combustible items in riser cupboards. The storage of combustible items in escape routes should also be prohibited.

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?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

Comments

The Electricity at Work Regulations state that Lightning Protection systems should be serviced and maintained in accordance with the recommendations of BS EN 62305 at maximum intervals of twelve months. The system, including all lightning conductors and earth grounding installations, should be visually inspected and tested by a suitably qualified electrical engineer.



A lightening protection system is provided

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

Residents should remove obstructions from escape routes.



Door release, with additional emergency door release provided.

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Electrical Cupboards
- Flats
- Risers
- Staircases

Cupboard Doors

- FD30

Electrical Cupboard Doors

- FD30

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S
- FD60S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

The door to the under-stairs storage cupboard on the ground floor is damaged, both frame and door blank. The frame should be repaired and the door blank replaced to ensure the entire door set provided at least FD30S standard of fire resistance.

There are excessive gaps on all riser cupboard doors, in some cases as much as 13mm. This exceeds the maximum gap permitted for fire doors (3mm +/- 1mm). These doors should be adjusted to reduce these gaps.

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 5 which has an entrance door fitted to FD30S SC standard, however, the intumescent strips and cold smoke seals are damaged and require replacing. The self closing device also requires adjustment as the door did not

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close on its action. The internal doors which open onto the entrance hallway are fire resisting, where it may be reasonably assumed they would afford an FD20 (notional) standard of fire resistance.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

VERSION 2: Flat 5 was again accessed to confirm whether the recommended remedial work from the previous FRA had been completed. It is evident that this work has not been completed and therefore those tasks remain “identified” in this version of the FRA.

The recommended remedial work to the understairs cupboard door, the door from the entrance lobby. The electrical intake room, and the bin store has also not been completed.

VERSION 3: Access was again gained into Flat 5 to confirm whether the tasks identified in the previous 2 fire risk assessments had been completed regarding the flat entrance door.

It is evident that the damaged intumescent strips and cold smoke seals have not been replaced. Also the self-closing device on this door is defective and the door does not close on his action.

The third floor staircase door has been overpainted to an extent we are no longer closes on the action of the self-closing device. This door should be adjusted to ensure that fully closes

Recommendations regarding the electrical cupboard door and the gas meter cupboard door I’ve not been completed.



Severe damage to gas meter cupboard door.

Construction & Glazing

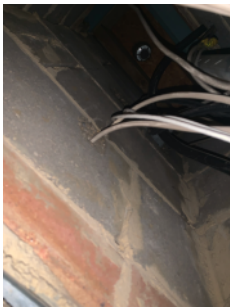
Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	No
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	<ul style="list-style-type: none">• Staircases
Staircase Glazing	<ul style="list-style-type: none">• Georgian wired
Is glazing reasonable and free from any obvious defects?	Yes

Comments

There are numerous pipe and cable penetrations within riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.



Example of pipe penetrations with no fire stopping in riser cupboards.



Example of cable penetrations with no fire stopping in riser cupboards.



Example of cable penetrations with no fire stopping in riser cupboards.



Example of pipe penetrations with no fire stopping in riser cupboards.



Example of pipe penetrations with no fire stopping in riser cupboards.

Dampers, Ducts & Chutes

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

No

Comments

Numerous penetrations into hidden spaces, as highlighted in the “construction and glazing” section of this report.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Openable Windows (with restrictors)

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The ventilation system was not tested during this inspection.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L3
- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in communal areas
- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Yes

Comments

There is a BS5839-6 fire alarm provided in the common parts of this building, in addition to the BS5839-1 fire detection system provided for the actuation of the AOVs.

The presence of a common fire alarm indicates a simultaneous evacuation policy is in place. However, LGA Guidance (Fire Safety in Purpose Built Blocks of Flats), suggests a stay put policy is usually appropriate for a building of this type.

There are some compartmentation issues highlighted within this report, and it may be appropriate to maintain the common fire alarm and a simultaneous evacuation policy until these are addressed. However, it should still be noted that if this is the case then the current provided fire alarm system is not suitable or sufficient.

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.

It should be stressed that any smoke detection provided for the actuation of the smoke ventilation AOVs should remain.

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

As noted in the section above, the Part6 fire alarm within common parts would not be audible within flats and is therefore not considered adequate should the decision to maintain a common fire alarm be made.

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Smoke ventilation

Is provision of fire service facilities reasonable?

Yes

Comments

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

Provide signs in the staircase to enable easy identification of floor numbers.

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">Borrowed light
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.



Maintained emergency lighting is provided

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?

Yes

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

Replace the damaged "Fire Door Keep Locked Shut" signs on the understairs cupboard door.

Provide "Fire Door Keep Shut" signs on the under stairs cupboard door, the third floor staircase door, and the door through to the bin store.

The "fire door keep shut" signage on the electrical cupboard door and gas meter cupboard door should be replaced with "fire door keep locked" signage.

Other Signs & Notices

Is there suitable signage for fire service facilities?

No

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

The manual control for the ventilation system is located within a locked cupboard (FB2 key) on the 4th floor. It is advised to provide signage to indicate the location of this control, for easier identification by the fire service should they require to use it.

The Fire Action Notice provided is for a Stay Put policy, however, with a common fire alarm present this would indicate a simultaneous evacuation policy is in place. The Fire Action Notice should give information reflecting the evacuation policy so that residents and visitors are clear what actions to take in the event of a fire.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

The presence of a common fire alarm indicates a simultaneous evacuation policy is in place. However, LGA Guidance (Fire Safety in Purpose Built Blocks of Flats), suggests a stay put policy is usually appropriate.

There are some compartmentation issues highlighted within this report, and it may be appropriate to maintain the common fire alarm and a simultaneous evacuation policy until these are addressed. However, it should still be noted that if this is the case then the current provided fire alarm system is not suitable or sufficient.

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?

Yes

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

Yes

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.

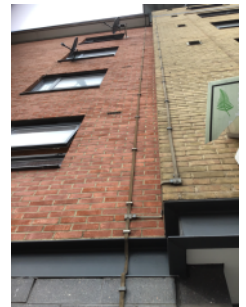
Tasks

Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>“No Smoking” signage should be provided in the common areas.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	09 October 2021

Task 2

Source Version	2
Category	Fire Prevention
Sub Category	Lightning
Action Required	<p>The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 There is no evidence to suggest this task has been completed, so this remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	31 March 2021



Task 3

Source Version	2
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	<p>It is recommended that the building contains a premises information box that includes a copy of up-to-date floor plans, as well as information about any lift intended for use by fire and rescue services</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 September 2021

Task 4

Source Version	2
Category	Fire Prevention
Sub Category	Arson
Action Required	<p>It is recommended to install a grill or covering over the large openings in the bin store door from the street. The current arrangement effectively provides sufficient opening for a fire setter to reach the bins located within. The bin store also houses the gas meter cupboard.</p> <p>22/08/23 This task is still outstanding.</p> <p>21/08/2024 This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	30 September 2021



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:



The positioning of the bins in the bin store means that the door to the gas meter cupboard remains open. This was identified in the previous FRA.

A barrier or rail should be installed to ensure this door remains closed and locked shut. The location of the gas meter cupboard within the bin store creates a high risk of fire spread to the gas installations, should a fire occur in the bin store.

22/08/23

This task is still outstanding.

Version 5. 21/08/2024

This task remains outstanding.

Priority	High
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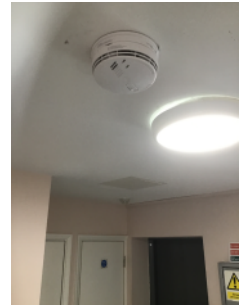
Status	Identified
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Owner	Customer Homes
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Due Date	29 December 2020
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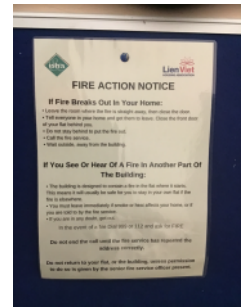
Task 6

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>In addition to the Part-1 detection provided for actuation of the ventilation system, there are also Part 6 detectors with sounders located in the common areas (lobbies and the staircase). Consideration should be given to removing this fire alarm system, as it contradicts National Guidance for a building of this type.</p> <p>It is only the Part-6 sounders that should be removed and the Part-1 detection for operating the ventilation system should remain.</p> <p>NB: Information regarding the cause and effect of the fire alarm system was gained from visual inspection of the system where possible. No documentation regarding the cause and effect of the system was available and it should be confirmed that this information is accurate. During any test of the alarm system it should be confirmed that the effect of the alarm actuation is as the evacuation strategy of this building requires.</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	30 September 2022



Task 7

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 “identified” in this version of the FRA:



The current fire action notices are not suitable for a simultaneous evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the simultaneous evacuation strategy.

Should the compartmentation issues identified in this report, and any identified during a subsequent survey be addressed to a level which provides fire separation to support a Stay-Put strategy, it is advised to consider removing the common fire alarm, as it contradicts National Guidance for a building of this type, and adopt a Stay-Put strategy as this guidance would recommend.

22/08/23

This task is still outstanding.

Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	09 October 2020

Task 8

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Provide signage to indicate the location of the smoke vent controls.</p> <p>22/08/23 This task is still outstanding.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	09 October 2021

Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Given the numerous penetrations found throughout the building, many serious and large, it is advised that a full compartmentation survey is carried out in throughout this building</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	09 October 2020

Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>The electrical cupboard door, ground floor.</p> <p>(25mm door stops are provided, and therefore this task has been afforded a lower priority)</p> <p>22/08/23 Unable to gain access to this cupboard due to looks being changed so it is fair to assume this task is still outstanding.</p> <p>21/08/2024 Unable to gain access to this cupboard due to looks being changed so it is fair to assume this task is still outstanding.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	09 October 2021



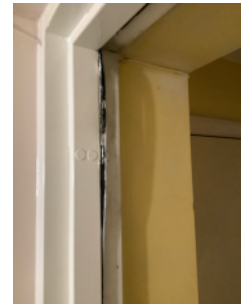
Task 11

Source Version	1
Category	Fire Prevention
Sub Category	Gas
Action Required	The gas meter cupboard does not have any ventilation which may contradict guidance for locating such gas installations. Advice should be sought from the appropriate gas supply agency to ensure it complies with regulations.
	22/08/23 This task is still outstanding.
	Version 5. 21/08/2024 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	09 October 2022



Task 12

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 “identified” in this version of the FRA: The intumescent strips and smoke seals on the following doors are damaged and should be replaced: Entrance door to flat 5. 22/08/23 This task is still outstanding. 21/08/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	09 October 2021

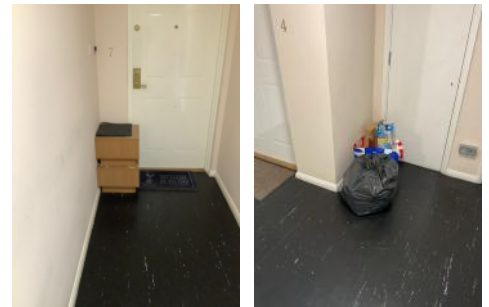


Task 13

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Install a self-closing device on the following doors:</p> <p>Entrance door to flat 5.</p> <p>22/08/23 This task is still outstanding.</p> <p>21/08/2024 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	09 October 2020

Task 14

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>Obstructions should be removed from the escape routes in the following locations:</p> <p>On all landings there were found to be obstructions on the escape routes which should be removed.</p> <p>22/08/23 This task is still outstanding.</p> <p>21/08/2024 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	09 October 2020



Task 15

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 "identified" in this version of the FRA: VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains "identified" in this version of the FRA:



Re-hang the following doors to reduce the gaps around the doors:

There are excessive gaps on all riser cupboard doors, in some cases as much as 13mm. This exceeds the maximum gap permitted for fire doors (3mm +/- 1mm). These doors should be adjusted to reduce these gaps.

22/08/23

This task is still outstanding.

Version 5. 21/08/2024

This task remains outstanding.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	09 October 2020

Task 16

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>The storage of combustible items in riser cupboards should be prohibited.</p> <p>22/08/23 This task is still outstanding.</p> <p>Version 5. 21/08/2024 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	08 January 2020



Task 17

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>VERSION 2: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p> <p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains “identified” in this version of the FRA:</p>



Provide fire stopping around pipe and cable penetrations in the following locations:

There are numerous pipe and cable penetrations within riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.

22/08/23

This task is still outstanding.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	09 October 2020

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	31 August 2025

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

Likelihood

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

Consequence

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