

Fire Risk Assessment

12-28 Zoffany Street

Version 5

13 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: David Lloyd

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	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>VERSION 3: It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.</p> <p>Version 5. 13/9/24 Remains identified</p>	Low	Identified		

2	Signs & Notices	Other Signage	<p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>VERSION 3: This task has not been completed.</p> <p>Fire action notice provided but not adequately displayed.</p> <p>Version 5. 13/9/24 Remains obscured.</p>	Medium	Identified
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3	Fire Management	Training & Drills	<p>It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.</p> <p>Version 2: Fire Action Notice has still not been provided in this building.</p> <p>VERSION 3: This task has not been completed.</p> <p>Version 5. 13/9/24 Remains obscured.</p>	Medium	Identified
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4	Signs & Notices	Fire Door Signage	<p>Provide “Fire Door Keep Locked” signage on the BT Riser door and Water riser door on the ground floor.</p> <p>VERSION 3: This task has not been completed.</p> <p>Version 5. 13/9/24 Remains identified</p>	Low	Identified
5	Escape Routes & Fire Spread	Fire Doors	<p>Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors:</p> <p>Gas and water riser cupboards. These cupboards are fire stopped to a high standard, have no ignition sources, so this task is afforded a low priority.</p> <p>Version 5. 13/9/24 Remains identified</p>	Low	Identified
6	Escape Routes & Fire Spread	Ease of Use	<p>A bicycle was located on a common landing. It was not being stored in a position that obstructed the escape route so this task has been entered as an advisory task. Residents should be reminded not to store bicycles in locations where they may obstruct escape routes.</p> <p>Version 5. 13/9/24 Remains identified</p>	Advisory	Identified

7	Fire Prevention	Gas	<p>Fire stopping within gas risers should ensure that pipe penetrations into the common parts of the building from the riser are fire stopped, but it should be ensured that the protected shaft remains ventilated as per ADB Guidance.</p> <p>(Approved Document B Volume 1, 2019 edition, paragraph 7.28)</p> <p>Version 5. 13/9/24 Remains identified</p>	Medium	Identified
8	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Closed signs on the following doors:</p> <p>Staircase door to common balcony, 2ndfloor.</p> <p>Version 5. 13/9/24 Remains identified</p>	Low	Identified
9	Escape Routes & Fire Spread	Construction and Glazing	<p>Repair the ceiling in the bin store. This is located directly below the flats above.</p> <p>Version 5. 13/9/24 Remains identified</p>	Medium	Identified

Introduction

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

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade 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@qfsm ltd.co.uk.

Executive Summary

This is a modern building, generally well maintained and in a clean and tidy condition. Escape routes were generally kept clear aside from the areas detailed within this report.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

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.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

Version 5. 13/9/24

This new version was created on 13/9/24 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.

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.

The gas riser has been fully fire stopped, including at each level through the riser compromising ventilation through the riser. This may not comply with the recommendations of Approved Document B Volume 1, 2019 edition, paragraph 7.28, "Ventilation of protected shafts conveying gas." Fire stopping within gas risers should ensure that pipe penetrations into the common parts of the building from the riser are fire stopped, but it should be ensured that the protected shaft remains ventilated as per ADB Guidance and that retrospectively installed fire stopping does not compromise the required ventilation.

The building was found to be generally well maintained and clear of combustable items in common parts.

It is again noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is evident that the fire safety measures and overall fire safety of this building has not been improved at all since the last FRA conducted in 2020, nor indeed since any FRAs conducted in previous years. In summary, no task identified in the previous FRA has been completed.

Some fire stopping is required.

Some signage is required.

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

Premises Details

Address line 1	12-28 Zoffany Street
Town	Islington
Postcode	N19 3ER
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	4
Number of floors - below ground	0
Number of flats	12
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Via balconies / decks• Direct external access

Approximate period of construction

2010-2020

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

No

Construction details

A building of 3 and 4 floors, or brick, concrete and steel construction containing 17 self contained flats.

Flats 12-16 have direct external access at street level.

There is a single stair core, with the addition of a single car lift.

On the ground floor No's 17 and 18 are accessed direct from staircase.

On the 1st floor No's 19 and 20 are accessed direct from staircase.

On the 2nd floor, No's 21 and 26 are accessed directly from the staircase, and flats 22-25 are accessed via common balconies.

On the 3rd floor No's 27 and 28 are accessed direct from staircase.



External wall system installed on NE elevation of building



Brick/mortar external walls with an unidentified material window rainscreen

External wall details

Brick and mortar external walls. There is an external wall system installed at the NE end of the building. The material and composition of this wall system cannot be identified within the scope of this Fire Risk Assessment. There are also window rainscreens installed, again, the material and composition of these is unknown and should be confirmed.

Although this building is 4 storeys, attention should be 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;
- 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?

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?

Not Known

Are portable electrical appliances used?

No

Comments

It is understood that fixed electrical installations are subject to a five yearly test in accordance with BS 7671. This has been confirmed by the ISHA Neighbourhood Officer.

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

The gas riser has been fully fire stopped, including at each level through the riser.

Approved Document B Volume 1, 2019 edition, paragraph 7.28, “Ventilation of protected shafts conveying gas”, states:

A protected shaft conveying piped flammable gas should be ventilated direct to the outside air, by ventilation openings at high and low level in the shaft. Any extension of the storey floor into the protected shaft should not compromise the free movement of air throughout the entire length of the shaft. Guidance on shafts conveying piped flammable gas, including the size of ventilation openings, is given in BS 8313.

Fire stopping within gas risers should ensure that pipe penetrations into the common parts of the building from the riser are fire stopped, but it should be ensured that the protected shaft remains ventilated as per ADB Guidance.



Gas pipe work in good condition, and correctly labelled in riser cupboards.

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 does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

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

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

The storage of combustible items in riser cupboards should be prohibited. Combustibles were found within the electrical riser cupboard on the 3rd floor.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

“No Smoking” signage is provided and there is no evidence of smoking taking place in the common parts.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Minor Defects

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

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.

Some minor items/obstructions were located on the escape route and identified as tasks within this report.

A bicycle was located on a common landing. It was not being stored in a position that obstructed the escape route so this task has been entered as an advisory task. Residents should be reminded not to store bicycles in locations where they may obstruct escape routes.

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
- Risers

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30
- FD30S

Are fire doors to a suitable standard?

Minor Defects

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?

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 21 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

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:

Replace the intumescent strips with combined intumescent strips and smoke seals on the Gas and water riser cupboard doors. These cupboards are fire stopped to a high standard, have no ignition sources, so this task is afforded a low priority.

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the

quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

The staircase door from flats 22-25 on the first floor was found to be wedged open. Wedges should not be used on fire doors.



Typical example of the standard of a flat entrance door

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	Minor Defects
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">• Flats• Staircases
Flats Glazing	<ul style="list-style-type: none">• 30 mins E
Staircase Glazing	<ul style="list-style-type: none">• 30 mins E
Is glazing reasonable and free from any obvious defects?	Yes

Comments

Within all electrical riser cupboards, third floor there are cable penetrations from these riser cupboards through and into the ceiling space in the common escape routes. It cannot be confirmed if these cables are fire stopped where they enter flats.

Version 2: This was identified as tasks in the previous FRA, and the recommended remedial work has been completed to an acceptable standard. Photos provided as evidence of completed work.

Repair the ceiling in the bin store. This is located directly below the flats above.



Evidence of Fire Stopping in risers cupboards



Acid etching of flat door glazing

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows
- Natural Vent - Manual

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Manually Operated Vent is provided by means of a skylight at the top of the staircase. This is actuated by break glass call points provided at the base and top of the staircase.

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?

N/A

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

N/A

Comments

VERSION 2:

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

Access was gained into flat 21 which has a fire alarm provided to BS5839-6 LD2 standard, with a heat detector provided in the kitchen and smoke detector provided in the entrance hallway.

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.

VERSION 3:

It was not possible to access any flat due to the current COVID-19 restrictions. However, it may be reasonably assumed the

provision of fire detection and alarm provided in flats remains unchanged from the previous FRA.

Audibility

Are there adequate means of alerting all relevant persons?	N/A
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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
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	<ul style="list-style-type: none">• Dry rising main• Smoke ventilation
Is provision of fire service facilities reasonable?	Yes



Floors are clearly identified



Dry riser inlet, adjacent main entrance door.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

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.



Maintained emergency lighting is provided in the common staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

Minor Defects

Is there signage suitable for locked fire doors?

Minor Defects

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide “Fire Door Keep Locked” signage on the BT Riser door and Water riser door on the ground floor.

Provide Fire Door Keep Closed signs on the Staircase door to common balcony, 1st floor.

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.

Testing & Maintenance

Was testing & maintenance information available?

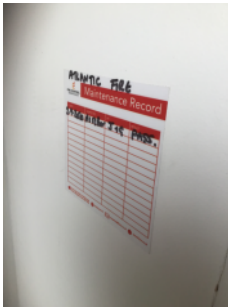
No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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



Evidence of dry riser testing

Record Keeping

Were fire safety records available?

No

Comments

Fire safety records were not available. It should be ensured that suitable records are kept of testing and maintenance.

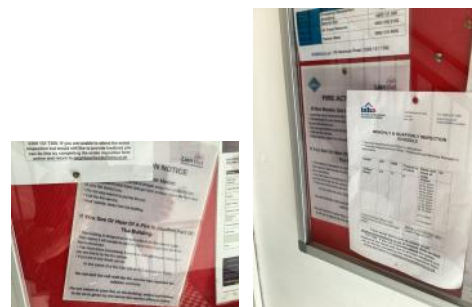
Tasks

Task 1

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. VERSION 3: It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist. Version 5. 13/9/24 Remains identified
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	19 December 2019

Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. VERSION 3: This task has not been completed. Fire action notice provided but not adequately displayed. Version 5. 13/9/24 Remains obscured.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	13 March 2019



Task 3

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.
	Version 2: Fire Action Notice has still not been provided in this building.
	VERSION 3: This task has not been completed.
	Version 5. 13/9/24 Remains obscured.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	19 December 2019



Task 4

Source Version	2
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide “Fire Door Keep Locked” signage on the BT Riser door and Water riser door on the ground floor.
	VERSION 3: This task has not been completed.
	Version 5. 13/9/24 Remains identified
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	01 September 2021



Task 5

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors:</p> <p>Gas and water riser cupboards. These cupboards are fire stopped to a high standard, have no ignition sources, so this task is afforded a low priority.</p> <p>Version 5. 13/9/24 Remains identified</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	28 October 2021



Task 6

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>A bicycle was located on a common landing. It was not being stored in a position that obstructed the escape route so this task has been entered as an advisory task. Residents should be reminded not to store bicycles in locations where they may obstruct escape routes.</p> <p>Version 5. 13/9/24 Remains identified</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	28 October 2022



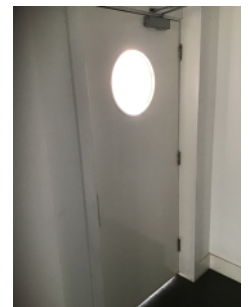
Task 7

Source Version	3
Category	Fire Prevention
Sub Category	Gas
Action Required	Fire stopping within gas risers should ensure that pipe penetrations into the common parts of the building from the riser are fire stopped, but it should be ensured that the protected shaft remains ventilated as per ADB Guidance. (Approved Document B Volume 1, 2019 edition, paragraph 7.28) Version 5. 13/9/24 Remains identified
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	28 April 2021



Task 8

Source Version	3
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Closed signs on the following doors: Staircase door to common balcony, 2ndfloor. Version 5. 13/9/24 Remains identified
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	28 October 2021



Task 9

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Repair the ceiling in the bin store. This is located directly below the flats above.
	Version 5. 13/9/24 Remains identified
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	28 April 2021



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	30 September 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.