

Fire Risk Assessment

Robinson Court

Version 4

7 September 2023



Review Date: 7 September 2024

Score: Moderate Risk

Assessor: Andy Harris

Contents

1 Action Plan Summary	3
2 Introduction	7
3 Executive Summary	8
4 Premises Details	10
5 Fire Prevention	13
6 Escape Routes & Fire Spread	16
7 Detection & Warning	20
8 Firefighting	22
9 Lighting	23
10 Signs & Notices	24
11 Fire Safety Management	25
12 Tasks	27
13 Risk Score	32

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around the door frame at the following locations:</p> <p>There is a newly fitted door to the intake cupboard, however, it has not been properly fire stopped around the frame.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping at the following locations:</p> <p>There are cable penetrations, and a vent/grill above both the doors to both of the electrical cupboards which should be fire stopped.</p> <p>VERSION 2: It was not possible to access this cupboard to confirm if the recommended remedial work has been completed.</p> <p>07/09/23 This task is still outstanding.</p>	Medium	Identified		

3	Escape Routes & Fire Spread	Dampers, Ducts and Chutes	<p>Repair the refuse chute hatches in the following locations, to afford 30 minutes of fire resistance:</p> <p>There is a rubbish chute provided, however, the hatches are old, rusted and in a poor state of repair and would not afford the required 30 minutes fire resistance.</p> <p>07/09/2023 This task is still outstanding.</p>	Low	Identified
4	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>All balconies had varying quantities of items which may cause an obstruction/trip hazard for escaping occupants.</p> <p>07/09/2023 This task is still outstanding.</p>	Low	Identified
5	Emergency Lighting	Emergency Lighting	<p>Confirm the emergency lighting system is fully operational, with back up battery as required.</p> <p>Emergency lighting is provided in the staircases and on balconies, however, there appears to be numerous lighting units which are not showing a charging light.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified

6	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas.	Low	Identified
---	-----------------	---------	--	-----	------------

07/09/2023

This task is still outstanding.

7	Fire Prevention	Housekeeping	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 combustibile 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.	Advisory	Identified
---	-----------------	--------------	---	----------	------------

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

07/09/2023

Due to scaffolding present on the exterior of the building it was not possible to confirm if this task has been completed so this task is still outstanding.

8	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard.</p> <p>(the entrance doors to flats 10, 11, 12, 15, 18, 19, 20, 23, 26, 27, 30, 34 and 37)</p> <p>07/09/2023</p> <p>Following an inspection of 3 flat front doors it was found that 2 doors did not have a self closing device fitted, it is recommended a full survey be carried out to confirm which flat front doors are missing these devices, this task remains identified.</p>	Medium	Identified
---	-----------------------------	------------	--	--------	------------

9	Escape Routes & Fire Spread	Fire Doors	<p>Install a self-closing device on the following doors:</p> <p>Flat 10.</p> <p>07/09/2023</p> <p>Unable to gain access to check if this task has been completed however it appears new front entrance doors have been fitted, this task will remain identified.</p>	High	Identified
---	-----------------------------	------------	--	------	------------

Introduction

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

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

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

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

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

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

Executive Summary

The previous FRA for this building was 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.

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.

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.

Based on the sample of flat entrance doors sampled, it is reasonable to assume that flat entrance doors fitted are to an FD20 (notional) standard, with no self closing devices fitted. It is detailed within this report those doors which should be replaced to ensure they afford at least an FD30SC standard of fire resistance.

These doors that were assessed and those assessed in other buildings on the St Mary's Path estate have no certification labels or plugs visible and therefore it is not possible to definitively confirm their standard of fire resistance. From an informed visual inspection only, it is unlikely that these doors would meet the required 30 minutes standard of fire resistance. Those assessed did not have working self closing devices installed. Approved Document B requires flat entrance doors with a common balcony approach which need to be passed by escaping occupants of other flats to afford at least an FD30SC standard of fire resistance. It is strongly recommended that in the first instance self closing devices are provided on the entrance doors to each flat which are essential in supporting a stay-put policy. It should then be considered to have a detailed examination of a sample of doors under test conditions to ensure they afford the required 30 minutes of fire resistance, and these doors to be replaced if they do not.

There were some obstructions/combustibles located on common balconies which should be removed and all common escape routes should be kept sterile as such.

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.

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. This is for the most part, due to the lack of self closing devices on flat entrance doors (where required), and the standard of flat entrance doors which would not meet the required FD30SC standard of fire resistance.

VERSION 2:

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.

It was 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 imperative that such remedial work is carried out within the recommended time frames given.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors, or the provision and standard of fire alarms within flats was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the

doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found.

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.

VERSION 3:

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.

It was 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 imperative that such remedial work is carried out within the recommended time frames given.

Whilst concern remains around the standard of fire resistance afforded by flat entrance doors, it is understood that a program is underway to replace all flat entrance doors on all buildings within this estate.

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.

This new version was created on 07/09/23 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Premises Details

Building Information

Address line 1	2-38 Robinson Court
Address line 2	Gaskin Street
Town	Islington
Postcode	N1 2RS

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
--------	------

Use	Purpose-built, self-contained flats
-----	-------------------------------------

Number of floors - ground and above	5
-------------------------------------	---

Number of floors - below ground	0
---------------------------------	---

Number of flats	38
-----------------	----

Number of stair cores

2

Approach to flats

- Via balconies / decks
- Direct external access

Approximate period of construction

1920-1940

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

No

Construction details

Traditional brick construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof. Access to common areas is via a unsecure undercroft providing access to the open courtyard of the building. Open stairwells are provided at either end of the building which provide access to the open balconies above. Flats 2- 4, 4A and 6 – 8 are accessed externally at ground floor level, the remaining flats are accessed via the open balconies. Flats 9 – 16 are located at first floor, 17 – 24 at second floor, 25 – 31 at third floor and flats 32 – 38 at fourth floor level. An external refuse store is located to the bottom of each stairwell with refuse hoppers accessed off each open balcony above. An intake cupboard is accessed beneath each stairwell at ground floor level. A water tank room is located on the flat.



Private balconies



Original brick/mortar wall construction



Original brick/mortar wall construction

External wall details

Original Brick and mortar external walls, with no additional exterior wall systems evident within the scope of this FRA. 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;
- 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

Concrete deck to balconies, probably a continuation of the main compartment floors. Brick/mortar upstands.

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

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.

Gas

Are gas installations and appliances free from any obvious defect?

Yes

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

Yes

Comments

There is no gas provision or equipment in the common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

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

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

CCTV cameras are installed externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



External CCTV cameras

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

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)



Barbecue located on building roof.

Building Works

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

No

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

Yes

Smoking

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

No

Comments

"No Smoking" signage is only provided in one staircase and there is evidence of smoking taking place in the common parts of the building.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

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.

Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.

Between the second and third floors, the stair nosings on the stairs leading to flats 29-31 require repair.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD20 (notional)

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

Flats have either direct access, or are approached via common balconies.

Entrance doors to flats which have direct external access, and flats which are at the far end of balconies (and therefore would not need to be passed by escaping occupants of other flats in the event of a fire) are not required to be fire resisting. The remainder (the entrance doors to flats 10, 11, 12, 15, 18, 19, 20, 23, 26, 27, 30, 33, 34 and 37) should afford at least an FD30SC standard of fire resistance.

As part of this 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 33 which has an entrance door fitted to probably an FD20 (notional) standard, and the internal doors which open onto the entrance hallway are not fire resisting.

The remainder of flat front doors within the building which are required to be fire resisting could not be assessed due to access. However, these all appear to be of the same age, condition and design of that which was 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 these doors afford FD30SC standard of fire resistance.

VERSION 2:

In general, the common escape routes from individual flats (common balcony approach), satisfy the recommendations of Clause 7.3 and Diagram 5(b) of British Standard 9991 (2015), with the exception of the recommended fire resisting standard of fire resisting flat entrance doors (FEDs).

Clause 7.3 recommends FEDs provide an FD30SC standard of fire resistance. However, it is noted that this building was constructed before this British Standard was produced and therefore unreasonable to expect the building to meet all its recommendations.

LGA Publication, Fire Safety in Purpose Built Blocks of Flats, offers acceptable benchmarks for blocks of flats that do not meet the current design requirements for means of escape. It recognises that it will not be practicable to test existing doors to confirm their actual fire resistance.

Following visual examination of the doors provided in this building it is reasonable to assume that they are of the design and type that satisfied the standard applicable at the time of their installation, they are in sound condition and have a good fit in their frames (aside from any that are individually identified within this report) and therefore can be considered to afford an FD30 (Notional) standard of fire resistance. It should be ensured that all flat entrance doors are provided with a positive action self closing device to afford at least an FD30SC (notional) standard of fire resistance.

Whilst it is acknowledge that the FEDs may provide an acceptable notional standard of fire resistance, given the age of FEDs provided, it is recommended to consider upgrading all FEDs to those meeting current standards, should any major refurbishment work be planned for the building in the future.

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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There is a newly fitted door to the intake cupboard, however, it has not been properly fire stopped around the frame.

There are cable penetrations, and a vent/grill above both the doors to the electrical cupboards which should be fire stopped.

There are glazed vision panels in doors and glazing to flat windows, however these are all above 1.1m from their respective balcony decks so is not required to be FR.

Dampers, Ducts & Chutes

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

Minor Defects

Comments

There is a rubbish chute provided, however, the hatches are old, rusted and in a poor state of repair and would not afford the required 30 minutes fire resistance.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Permanently Open

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

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

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

Access was gained into flat 33 which has a fire alarm provided to BS5839-6 LD3 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 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

Access was gained into flat 10 which has a fire alarm provided to BS5839-6 LD3 standard.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

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?

No

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Minor Defects

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

Emergency lighting is provided in the staircases and on balconies, however, there appears to be numerous lighting units which are not showing a charging light.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

No

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

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?	Yes

Comments

Fire Action notices provide sufficient information to inform persons of outside organisations of the action to take in the event of 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	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around the door frame at the following locations: There is a newly fitted door to the intake cupboard, however, it has not been properly fire stopped around the frame. 07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	7 January 2021



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: There are cable penetrations, and a vent/grill above both the doors to both of the electrical cupboards which should be fire stopped. VERSION 2: It was not possible to access this cupboard to confirm if the recommended remedial work has been completed. 07/09/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	7 January 2021



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Dampers, Ducts and Chutes
Action Required	Repair the refuse chute hatches in the following locations, to afford 30 minutes of fire resistance: There is a rubbish chute provided, however, the hatches are old, rusted and in a poor state of repair and would not afford the required 30 minutes fire resistance. 07/09/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	7 January 2022



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: All balconies had varying quantities of items which may cause an obstruction/trip hazard for escaping occupants. 07/09/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	7 January 2021



Task 5

Source Version	1
Category	Emergency Lighting
Sub Category	Emergency Lighting
Action Required	Confirm the emergency lighting system is fully operational, with back up battery as required.



Emergency lighting is provided in the staircases and on balconies, however, there appears to be numerous lighting units which are not showing a charging light.

07/09/2023
This task is still outstanding.

Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	7 January 2021

Task 6

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas.

07/09/2023
This task is still outstanding.

Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	7 January 2022



Task 7

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>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.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>07/09/2023</p> <p>Due to scaffolding present on the exterior of the building it was not possible to confirm if this task has been completed so this task is still outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	7 January 2023



Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard.</p> <p>(the entrance doors to flats 10, 11, 12, 15, 18, 19, 20, 23, 26, 27, 30, 34 and 37)</p> <p>07/09/2023</p> <p>Following an inspection of 3 flat front doors it was found that 2 doors did not have a self closing device fitted, it is recommended a full survey be carried out to confirm which flat front doors are missing these devices, this task remains identified.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	7 January 2021

Task 9

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Flat 10. 07/09/2023 Unable to gain access to check if this task has been completed however it appears new front entrance doors have been fitted, this task will remain identified.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	10 January 2022



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

7 September 2024

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

Likelihood

Low Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Significant potential for serious injury or death of one or more occupants.