

Fire Risk Assessment

Shoreditch Court

Version 5

9 October 2023



Review Date: 9 October 2024

Score: Tolerable Risk

Assessor: Mark Thomas

Contents

1 Action Plan Summary	3
2 Introduction	7
3 Executive Summary	8
4 Premises Details	11
5 Fire Prevention	15
6 Escape Routes & Fire Spread	19
7 Detection & Warning	26
8 Firefighting	28
9 Lighting	30
10 Signs & Notices	32
11 Fire Safety Management	34
12 Tasks	36
13 Risk Score	43

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S standard:</p> <p>Basement door, ground floor.</p> <p>There is damage to the door frame.</p> <p>Version 4. 22/9/22 This task is not complete.</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Ease of Use	<p>There are electrical cables suspended in common areas which are not suspended with metal fixings. It appears some of the cable has been recently installed. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.</p> <p>Version 4. 22/9/22 This task is not complete.</p>	Advisory	Identified		

3	Escape Routes & Fire Spread	Construction and Glazing	<p>There are two environmental fans installed through the glazing between the escape corridor and flat 38 which are not fire rated or with intumescent protection.</p> <p>These should be replaced with suitably fire rated intumescent protected vents.</p> <p>Version 4. 22/9/22 This task is not complete.</p>	Medium	Identified
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4	Fire Prevention	Housekeeping	<p>There is a communal laundry provided on the ground floor. It should be ensured that a robust arrangement for the cleaning of drier lint filters is maintained as full drier lint filters is a common cause of fire.</p> <p>Version 4. 22/9/22 It was not possible to determine if this task is completed.</p>	Medium	Identified
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5	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping at the following locations:</p> <p>Cable penetration, to the left of the entrance door to flat 33.</p> <p>Version 4. 22/9/22 This task is not complete</p>	Low	Identified
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6	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to enable the doors to easily close:</p> <p>Staircase door, ground floor, leading to the laundry.</p> <p>Does not fully close on the action of the self closing device.</p> <p>Version 4. 22/9/22 This task is not complete.</p>	Medium	Identified
7	Escape Routes & Fire Spread	Fire Doors	<p>The FD60 door leading into the plant room/water tank room in the basement is damaged and would not afford the required standard of fire resistance. It is recommended to repair this door to an FD60S standard, or replace it with one which would meet that standard.</p> <p>It was also noted that there are gaps around the frame of this door which require fire stopping.</p> <p>Version 4. 22/9/22 This task is not complete.</p>	Medium	Identified
8	Escape Routes & Fire Spread	Construction and Glazing	<p>It was noted that there are numerous cable and pipe penetrations from the plant room/water tank room which require fire stopping.</p> <p>Version 4. 22/9/22 This task is not complete.</p>	High	Identified

9	Fire Prevention	Housekeeping	The fire loading in the basement area is unacceptable and should be significantly reduced.. Version 4. 22/9/22 This task is not complete.	High	Identified
10	Fire Management	Testing & Maintenance	Fire extinguishers have not been tested within the last 12 months and should therefore be tested without delay. CO2 Extinguisher, in the basement Version 4. 22/6/22 This task is not complete.	Medium	Identified
11	Emergency Lighting	Emergency Lighting	Repair the emergency light in the following locations: chute exit ground floor	Medium	Identified
12	Escape Routes & Fire Spread	Construction and Glazing	Repair chute cover on 2nd 3rd and 4th floor.	High	Identified
13	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Shut signs on the following doors: staircase doors	Low	Identified
14	Fire Prevention	Arson	Do not keep bins adjacent to the building.	Medium	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 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

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.

There are a number of staircase doors which do not close completely on the action of the self closing device. These are identified within this report and should be adjusted or rehung accordingly.

There are a number of pipe and cable penetrations, particularly from riser cupboards which are not adequately fire stopped. These are identified within this report, however, considering the number of penetrations evident it is advised to consider conducting a full fire stopping survey of the building.

There are a number of doors which do not have intumescent strips or cold smoke seals fitted. These have been entered as a task, but with a low priority due to the provision of 25mm door stops which will provide some protection from the passage of heat and smoke through the door in the event of a fire.

It was not possible to access the residents cupboards which are located along the common corridors. It should be confirmed that these doors are provided to at least FD30S standard of fire resistance, and that the compartmentation between these cupboards and the common corridors is adequate.

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

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 is evident that whilst there are still some tasks outstanding from the previous FRA, significant work has been carried out in the way of a comprehensive programme of fire stopping, new fire resisting flat entrance doors (external examination only) and new fire resisting staircase doors. This has significantly reduced the risk of fire and smoke spread through the building in the event of a fire.

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.

There is no corridor or lobby protection to the stairways, and neither staircase or corridors has any provision of automatic opening vents. This would not meet current design benchmarks for means of escape, however the building was constructed before these were introduced. Local government guidance "Fire Safety in Purpose Built Blocks of Flats" offers general guidance which assist when considering the available options for means of escape in buildings that do not conform to current regulations and guidance and comments made in the "smoke ventilation" section of this report give the rationale (following consideration to the acceptable "benchmarks" given in this guidance), of how the current arrangements are considered reasonable.

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.

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

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

The standard of housekeeping throughout the building was found to be satisfactory , with the exception of an unacceptable amount of combustible items and obstructions located in ground floor riser cupboards.

There is a basement level in the building. Access to this area was not possible due to the availability of a key to the access door. It is evident that there is plant and services located in this area. Given the risk of fire in basements and the difficulty in fighting fire in basements, it should be confirmed that housekeeping in the basement is of a high standard. It should also be ensured that there is a high standard of fire stopping and compartmentation which provides at least 60 minutes fire separation between the basement and the floors above. This should include doors entering the basement.

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.

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.

The building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions, with the exception of the basement. There are also some fire stopping issues of concern in the basement.

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 4. 22/9/22

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.

It was noted that there remains a significant 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.

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

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

The building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions. The basement does contain an excessive amount of material which should be reduced.

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 09/10/2023 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

Address line 1

Shoreditch Court

Town

Hackney

Postcode

E8 4EU

FRA Type

Type 1 - Common parts only (non-destructive)

Description

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.

Client

ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	5
Number of floors - below ground	1
Number of flats	40
Number of stair cores	2
Approach to flats	<ul style="list-style-type: none"> Via protected lobbies / corridors
Approximate period of construction	1940-1960
Is the top occupied storey over 18 metres above access level?	No

Construction details

A building of five floors, brick and concrete construction, containing 40 purpose built self contained flats.

The building is access via a main entrance door, and there are two additional escapes on the ground floor into a rear courtyard.

There is a route to ultimate safety from this courtyard.

Flats are accessed from protected corridors, and there is a staircase at each end of this corridor.

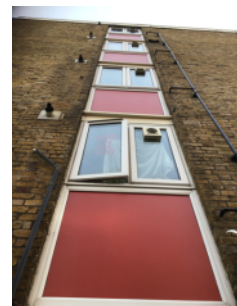
There is a basement (no accommodation). This area could not be accessed to ascertain the standard of compartmentation between the basement and upper floors, or the management of fire safety within this area.



Brick/mortar external walls, side elevation



External walls- front elevation, with uPVC windows and wall panels



UPVC windows and panels

External wall details

Original brick and mortar walls, with retrospectively fitted uPVC windows and panels fitted externally to each flat, and the staircases, which may not prevent external spread of fire.

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?

No

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Documentation for the testing and maintenance of fixed electrical installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

There are electrical plug sockets located throughout the common parts, however these all appear in good condition with no evidence of them being used or abused by residents.

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

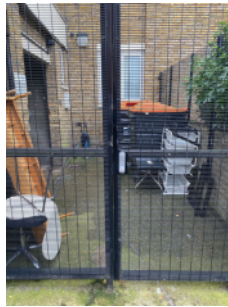
Access gained into the building via a secured main entrance door.

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

Some bins were noted as being directly against the building.



CCTV is installed on all levels



Bins are secured behind keypad-locked gates

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles should not be stored within riser cupboards or electrical cupboards.

There is a communal laundry provided on the ground floor. A robust system of ensuring the lint filters in any drier should be established and maintained.

A small amount of combustible items was noted on the first floor common corridor.

The fire loading in the basement area is unacceptable and should be significantly reduced..

Version 4. 22/9/22

All common areas appeared clean, tidy and free of combustible items.



Secured bin chute at ground floor exterior level.



Combustible items were noted on the first floor common corridor



The fire-loading in the basement area is unacceptable.

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?

Not Known

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

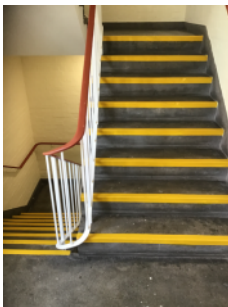
Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

There are a small number of items located in the common areas, which whilst currently do not present a significant risk, these areas should be monitored to ensure they do not build up.

There are electrical cables suspended in common areas which are not suspended with metal fixings. It appears some of the cable has been recently installed. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.



Fluorescent paint on stair nosings



Main entrance door release, and break-glass emergency door release

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Comments

There are two staircases provided at either end of corridors.

Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Flats
- Laundry
- Refuse Rooms
- Risers
- Staircases

Cupboard Doors

- Not confirmed

Flat Doors

- FD30S self-closing (notional)

Laundry Doors

- Not confirmed

Refuse Room Doors

- FD30S (notional)

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing (notional)

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?

Yes

Comments

The self closing device on the staircase door, 4th floor, opposite flat 40 requires adjustment to ensure the door closes fully on the action of the self closing device.

The door frame around the entrance door to flat 40 requires repair to ensure the entire door set affords a 30 minute standard of fire resistance.

As part of this Type 3 Fire Risk Assessment, access was gained into sample flats to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway. Access was gained into flats 16 and 31 which have entrance doors fitted to FD30SC (notional) standard, however the internal doors in these flats are not fire resisting. There are no intumescent strips or cold smoke seals fitted to these doors. The self closing device on the door to flat 31 also requires adjustment. There are Georgian wired vision panels and fan-lights, along with Georgian wired side panels which are all in good condition.

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.

There are residents cupboard doors which could not be accessed, and these should be confirmed to provide an FD30S standard of fire resistance.

VERSION 2: 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.

However, it is evident that a comprehensive programme of door replacement has taken place throughout the building, including new flat entrance doors, riser cupboard doors, resident's cupboard doors and staircase doors.

There are however, a number of staircase doors which require adjustment as they do not fully close on the action of the self closing device.

VERSION 3

It was possible to access the basement area during this version of the fire risk assessment inspection. It was noted that FD60 door leading into the plant room/water tank room in the basement is damaged and would not afford the required standard of fire resistance. It is recommended to repair this door to an FD60S standard, or replace it with one which would meet that standard.



FD60S SC doors in staircase.



Recently fitted flat entrance doors, with FR Glazed panels & timber frames



Recently fitted resident's cupboard doors



Certification of FR glazing in side panels to flat entrance doors



Certification of FR glazing in side panels to flat entrance doors



CE1121 fire rated door hinges fitted on staircase doors.

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:

- Flats
- Staircases

Flats Glazing

- Georgian wired

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It was not possible to access the basement, as the lock appears to be non-standard (not FB).

It should be ensured that any penetrations from the basement into the floors above from services (pipes and cables) are properly fire stopped to maintain the required 60 minutes fire separation between the basement and the floors above. This should also include door provision from the basement to the floors above.

VERSION 3:

It was possible to access the basement area during this fire risk assessment inspection. It was noted that there are numerous cable and pipe penetrations from the plant room/water tank room which require fire stopping.



EN Standard of new floor coverings being laid in corridors



FR Glazing on staircase door glazing



FR Glazing on flats windows and fanlights on corridors



Evidence of recently installed fire stopping in risers



Evidence of recently installed fire stopping in risers



Evidence of recently installed fire stopping in risers



Refuse chutes in good condition



FR Glazing on staircase panels



Basement door - the basement could not be accessed.



Fire stopping required in the basement



Fire stopping required in the basement

Dampers, Ducts & Chutes

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

Yes

Comments

There is a refuse chute, with access hatches on each floor. These hatch covers all appeared in good condition and operated correctly.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Openable Windows

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

There is no corridor or lobby protection to the stairways, and neither staircase or corridors has any provision of automatic opening vents. This would not meet current design benchmarks for means of escape, however it was constructed before these were introduced.

Local government guidance “Fire Safety in Purpose Built Blocks of Flats” offers general guidance which assist when considering the available options for means of escape in buildings that do not conform to current regulations and guidance.

It has therefore been considered that this building is provided with two directions of escape to two separate staircases which are protected with fire resisting doors. There are openable windows available along the length of each corridor, and on each floor of the staircase.

Flats are provided with recently installed, good quality FD30S SC fire resisting doors, and FR Glazing where required, and the staircase has been provided with new FD60S SC doors.

It is therefore considered that the current arrangement is acceptable, but should any major refurbishment of the building be planned in the future, then AOVs should be provided.

Version 4. 22/9/22

Staircases are now lobby protected.



Openable windows on corridors



Openable windows in 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 1: As part of this Type 3 Fire Risk Assessment access was gained into sample flats to assess the provision and suitability of fire alarms.

Access was gained into flats 16 and 32 which have a fire alarm provided to BS5839-6 LD1 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 LD1 standard.

VERSION 3: Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible. It is reasonable to assume that the provision of fire alarms within flats is that as found in the previous FRA and it is always recommended to provide working fire alarm, within all flats to at least a BS5839-6 LD1 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?

Yes

Predominant types of fire extinguisher:

- Carbon dioxide - 2kg

Last test date of extinguishers:

December 1997

Are fire extinguishers readily accessible?

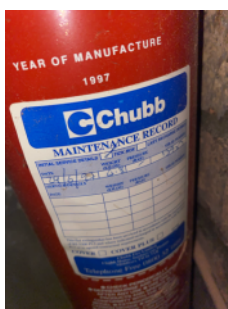
Yes

Is the provision of fire extinguishers reasonable?

Yes

Comments

A 2kg CO2 fire extinguisher is provided in the plant room in the basement. It was noted that the fire extinguisher requires testing to ensure it is fully serviceable and will operate if required.



CO2 extinguisher in the basement tank room requires testing.

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

- Fire fighting lift
- Entrance door override

Is provision of fire service facilities reasonable?

Minor Defects

Comments

There is no automatic smoke ventilation provided, please see comments made in the “smoke ventilation” section of this report.

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

Comments

There is adequate provision of normal lighting.

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.

There is an emergency lighting unit which requires repair in the ground floor refuse chute lobby.



Emergency lighting unit in stairs

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



Escape route signage

Fire Doors

Is there signage suitable for self-closing fire doors?

Minor Defects

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

Stairwell doors should display 'fire door keep shut' signage.

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

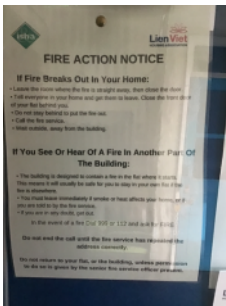
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided Fire Action Notice



Lift signage

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Yes
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

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

Training & Drills

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

Comments

A Fire Action Notice is provided.

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.

Version 4. 22/9/22

It is understood that records are kept centrally.

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.

Version 4. 22/9/22

It is understood that records are kept centrally.

Tasks

Task 1

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S standard: Basement door, ground floor. There is damage to the door frame. Version 4. 22/9/22 This task is not complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 May 2021



Task 2

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electrical cables suspended in common areas which are not suspended with metal fixings. It appears some of the cable has been recently installed. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Version 4. 22/9/22 This task is not complete.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	13 November 2022



Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>There are two environmental fans installed through the glazing between the escape corridor and flat 38 which are not fire rated or with intumescent protection.</p> <p>These should be replaced with suitably fire rated intumescent protected vents.</p> <p>Version 4. 22/9/22 This task is not complete.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 May 2021



Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>There is a communal laundry provided on the ground floor. It should be ensured that a robust arrangement for the cleaning of drier lint filters is maintained as full drier lint filters is a common cause of fire.</p> <p>Version 4. 22/9/22 It was not possible to determine if this task is completed.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	31 October 2020



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: Cable penetration, to the left of the entrance door to flat 33.
	Version 4. 22/9/22 This task is not complete
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	31 October 2020



Task 6

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close: Staircase door, ground floor, leading to the laundry. Does not fully close on the action of the self closing device. Version 4. 22/9/22 This task is not complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 June 2022



Task 7

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The FD60 door leading into the plant room/water tank room in the basement is damaged and would not afford the required standard of fire resistance. It is recommended to repair this door to an FD60S standard, or replace it with one which would meet that standard.
	It was also noted that there are gaps around the frame of this door which require fire stopping.
	Version 4. 22/9/22 This task is not complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 June 2022



Task 8

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	It was noted that there are numerous cable and pipe penetrations from the plant room/water tank room which require fire stopping.
	Version 4. 22/9/22 This task is not complete.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	13 March 2022



Task 9

Source Version	3
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The fire loading in the basement area is unacceptable and should be significantly reduced.. Version 4. 22/9/22 This task is not complete.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	13 March 2022



Task 10

Source Version	3
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	Fire extinguishers have not been tested within the last 12 months and should therefore be tested without delay. CO2 Extinguisher, in the basement Version 4. 22/6/22 This task is not complete.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	13 June 2022



Task 11

Source Version	4
Category	Emergency Lighting
Sub Category	Emergency Lighting
Action Required	Repair the emergency light in the following locations: chute exit ground floor
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 March 2023



Task 12

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Repair chute cover on 2nd 3rd and 4th floor.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	21 December 2022



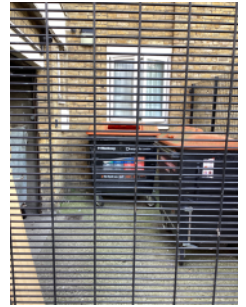
Task 13

Source Version	4
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Shut signs on the following doors: staircase doors
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	22 September 2023



Task 14

Source Version	4
Category	Fire Prevention
Sub Category	Arson
Action Required	Do not keep bins adjacent to the building.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	23 March 2023



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

9 October 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.