

## Fire Risk Assessment

### Spring Villa

Version 5

3 October 2023



Review Date: 3 October 2024

Score: Moderate Risk

Assessor: Andy Harris

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## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>In the basement/meter room, some cable penetrations- particularly from the Tunstall system cabling, requires fire stopping.</p> <p>Version 4. 26/9/22 This task has not been completed</p> <p>03/10/2023 This task is still outstanding.</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Smoke Ventilation	<p>The window on the top floor in the staircase is well below the highest point of door entrances to flats.</p> <p>Should any building work be carried in the future it is advised to give consideration to providing additional ventilation in their area.</p> <p>Version 4. 26/9/22 This remains an advisory task.</p> <p>03/10/2023 This remains an advisory task.</p>	Advisory	Identified		

3	Fire Management	Training & Drills	<p>Staff should be provided with fire safety training to include: fire risks &amp; preventative measures; action to take on discovering a fire; how to raise an alarm; responding to the alarm; calling the fire service; location &amp; use of fire-fighting equipment.</p> <p>Version 4. 26/9/22 It should be confirmed as to whether this task has been completed.</p> <p>03/10/23 It should be confirmed as to whether this task has been completed</p>	Medium	Identified
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4	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>Entrance door to flat 5.</p> <p>Version 4. 26/9/22 This task is not complete.</p> <p>03/10/2023 Unable to gain access to to flat 5 so this task remains identified.</p>	Medium	Identified
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5	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors:	Medium	Identified
			Entrance doors to flats: 3, 5, and 12		
			VERSION 2: Access was gained into flats 6, 8 and 12 during this inspection. The self closing devices to these flat front doors also require adjustment. It should be ensured that all self closing devices on all flat front doors are fully operational and close doors fully.		
			Version 4. 26/9/22		
			Access was gained into flat 5 which was found to have an effective self closing device.		
			Access was gained into flat 6, which was found to have an ineffective self closing device.		
			03/10/2023		
			Access was gained into flats 1 & 6, which were found to be ineffective self closing devices so this task remains identified.		

6	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 1: Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>The flat front doors to flats 1 and 2 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.</p> <p>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.</p> <p>Version 4. 26/9/22 It should be confirmed that all flat entrances are to FD30S SC standard.</p> <p>03/10/2023 Access was obtained to flats 1 &amp; 6, these do have self closing devices fitted but require adjusting to close fully so this task remains identified.</p>	Medium	Identified
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7	Detection & Warning	Automatic Fire Detection	<p>The extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2013 for a Category LD1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat, other than kitchens, toilets, shower rooms and bathrooms. In kitchens, heat alarms should be provided.</p>	Medium	Identified
			<p>Version 4. 26/9/22 It was not possible to ascertain if this task is complete. It should be confirmed as to whether this task has been completed.</p>		
			<p>03/10/2023 It was not possible to ascertain if this task is complete so this task is still outstanding.</p>		

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8	Escape Routes & Fire Spread	Ease of Use	<p>Electrical cables are suspended in common areas in plastic conduit. 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. Should any electrical work be carried out in the future it should be ensured that metal supports only are used.</p> <p>Version 4. 26/9/22 This task is not complete.</p> <p>03/10/2023 This task is still outstanding.</p>	Advisory	Identified
9	Signs & Notices	Fire Door Signage	<p>Replace the “fire door keep shut” signage on the basement door with “fire door keep locked shut” signage.</p> <p>Version 4. 26/9/22 This task is not complete.</p> <p>03/10/2023 This task is still outstanding.</p>	Low	Identified
10	Escape Routes & Fire Spread	Fire Doors	<p>Adjust the self-closing device on the following doors: stairwell to basement 1st,2nd &amp; 4th floor.</p> <p>03/10/2023 This task is still outstanding.</p>	High	Identified



11	Fire Prevention	Electrical	Plug in air fresheners should not be used in escape routes. Basement level adjacent to laundry room.	Low	Identified
			03/10/2023 This task is still outstanding.		

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# 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](mailto:office@qfsm ltd.co.uk).

## Executive Summary

The building consists of self-contained flats occupied by over 55's who are considered as independent living. A warden is on site three times a week (mornings only), However, residents have Tunstall call-points provided within each flat and within the common and communal areas.

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 the 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.

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 walls, floors and stairs in the common areas are of masonry/concrete construction and the building was found to be generally well maintained and clear of combustable items in common parts.

Access was gained into flat 10 where it was noted that the flat was provided with an entrance door to an FD30S SC (notional) standard of fire resistance. It was not possible to access any further flats to assess the flat entrance doors, or to confirm whether remedial work regarding flat entrance doors from previous fire risk assessments had been completed. (There were a number of doors assessed in previous FRAs which require adjustment to the self closing device and these are identified in the "escape routes and fire spread" section of this report)

There are some fire stopping requirements in the basement electrical intake room and lift motor room. These were identified in the previous FRAs, however the recommended remedial work has not been completed.

There is concern that the fire alarm provision within flats does not meet national guidance recommendations. It is evident that since the previous fire risk assessment a new fire alarm control panel has been installed in the ground floor lounge. It is not known whether this is the only alteration made to the existing fire alarm system, or whether any further upgrades have been made. Access was gained into flat 10 where it was noted that this flat is provided with a fire alarm meeting the recommendations of BS 5839-6 Category LD3 D1 standard only. This does not meet the recommendations BS 5839-6 Category LD1 D1 as recommended in the NFCC Guidance document "Fire Safety in Specialised Housing".

No information regarding the standard or cause and effect of the provided fire alarms was available and the SSO was unable to confirm this. It is recommended that definitive confirmation of the category and standard of fire alarms is ascertained from the fire alarm specifier/installer or servicing engineers, and a gap analysis conducted against the recommendations for a building of this type and occupancy type within national guidance - and extend or upgrade the fire alarm accordingly.

The NFCC Guidance document "Fire Safety in Specialised Housing" provides guidance as to the minimum requirements of fire alarms in buildings of this occupancy. It is not known what the objectives of the original fire alarm specification were.

The objectives of fire warning arrangements in such sheltered housing as this are as follows:

- A) to alert residents in the flat of Fire origin to enable the early evacuation;
- B) to result in the summoning of the fire and rescue service to the fire, so facilitating the early attendance (and, where relevant, action by staff), while avoiding, as far as practicable, attendance to false alarms; and
- C) early detection of a fire in any communal facilities (such as the communal lounge) that might grow to affect the common escape routes; this permits a warning to be given within escape routes threatened by fire, ensuring that such areas are evacuated and not entered by residents.

Whilst bearing this in mind, it should be remembered that there is some degree of BS5839-6 fire alarm provision within flats

and BS5839-1 fire alarm provision within common areas - both interlinked to an ARC on a 24/7 basis which does reduce the risk to residents significantly.

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 in the main part due to concerns whether the fire alarm is suitable and sufficient for a building of this type with supported housing needs.

Version 4. 26/9/22

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 large 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.

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

This new version was created on 03/10 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

Spring Villa

Address line 2

2-4 Leigh Rd

Town

Islington

Postcode

N5 1SS

FRA Type

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

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client

ISHA

## Building Information

Use	Purpose-built, sheltered
Number of floors - ground and above	3
Number of floors - below ground	1
Number of flats	12
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> <li>Via protected lobbies / corridors</li> </ul>
Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

### Construction details

The building contains 16 self contained flats, which are accessed via protected corridors, with the exception of those on the upper floor. There is a single central staircase, and a single car lift (not firefighting). The original building has been extended with a new northern section at some point, whilst floor levels do not align between the two sections, the building has been considered as a lower ground floor, the ground floor, and a first, second and third floor.

There is a communal lounge on the ground floor which contains a small amount of soft furnishings and an area designated for tea/coffee preparation with the addition of a small microwave.

There is a rear exit from the building and this would provide a route to ultimate safety.



External walls-rear of the building.



External walls-rear of the building.

### External wall details

The southern section of the building is of the original brick/mortar construction with render applied on the ground floor level only. At some point the northern end of the building was extended, however the external walls in this part of the building is also of brick/mortar construction with no additional external wall system is fitted.

Are there any private balconies?

No

## Warden

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Hours that a warden is on site

Mornings only, 2 days per week.

Off-site monitoring arrangements

Remote Alarm Receiving Centre (Tunstall)

The SSO stated that Tunstall monitor all fire alarms 24/7

Tunstall pull-chords in all flats and also in common parts of the building.

## People

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Are there any people especially at risk from fire?

Yes

People especially at risk from fire

- Mobility Impaired Occupants
- Sensory Impaired Occupants

Details of people especially at risk from fire

By its nature this premises has vulnerable residents, many of whom may be considered at higher risk from the outbreak of fire.

# 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?

Yes

Is the use and type of portable appliances reasonable?

Yes

Is there a suitable regime for portable appliance testing?

Yes

Is there a suitable policy regarding the use of personal electrical appliances?

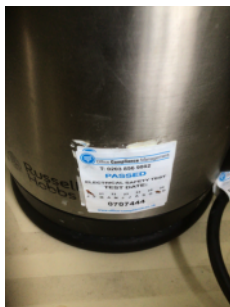
Yes

### Comments

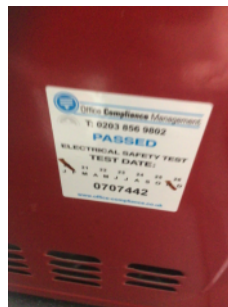
Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

There is a small number of portable appliances in the kitchenette in the lounge on the ground floor (microwave, kettle, electric griddle), all had current PA test labels attached.

The electrical panel has a date of last inspection of 16/07/18.



Example of PAT Testing label (tested Nov 2020)



Evidence of electrical testing



## 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

Gas meters are located externally and not in any common areas.

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

## Heating

Are fixed heating installations free from any obvious defect?

Yes

Are portable heaters used?

No

Comments

Wet central heating system only



Wet heating system

## Cooking

Does cooking take place on the premises?

Yes

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Are filters changed and ductwork cleaned regularly?

N/A

Comments

There is a microwave, kettle and electric-griddle in a small kitchenette on the ground floor. Aside from this provision, cooking takes place within flats only.

## Arson

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Is security against arson reasonable?

Yes

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

Yes

Comments

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

This main entrance door was found to be locked and secure, preventing unauthorised access.

## Housekeeping

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Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

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

Bins are located in the rear garden is suitable distance away from the building.



Bins located in the rear garden, at a suitable distance from the building

## Building Works

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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

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

Yes

### Comments

No smoking policy is enforced in common parts. "No Smoking" signage is provided, and there is no evidence of smoking taking place in the common parts. Residents are however able to smoke in flats.



"No smoking" signage is provided in common areas

## Dangerous Substances

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Are dangerous substances present, or liable to be present?

No

## Lightning

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Is a lightning protection system installed?

No

### 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

By its nature this premises has vulnerable residents, many of whom may be considered at higher risk from the outbreak of fire.

The correct provision of detection and alarm as recommended in NFCC National Guidance “Fire Safety in Specialised Housing” would ensure early attendance of the fire and rescue service in the event of fire, as many residents may take longer to evacuate. Please see the “Detection and Alarm” section of this report.

Electrical cables are suspended in common areas in plastic conduit. 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. Should any electrical work be carried out in the future it should be ensured that metal supports only are used.



Keyless exit device



Keyless exit device

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Flats
- Staircases

Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing (notional)

Staircase Doors

- FD30S self-closing (notional)

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 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 hallways.

Access was gained into flat 6, 8 and 12 which have an entrance door fitted to FD30S SC (notional) standard, however the internal doors which open onto the entrance hallway could not be considered to be fire resisting. The PERKO type self closing devices on these doors requires adjustment to ensure it closes fully on the action of the self closing device.

Access was gained into flat 11 which has an entrance door fitted to FD30S SC (notional) standard, however the internal doors which open onto the entrance hallway could not be considered to be 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.

It should be noted that the adjustment of self closing devices on flat entrance doors was identified in the previous FRA.

Version 3:

Access was gained into flat 10 where it was noted the flat had an FD30S SC (notional) fire door installed, however, the doors which open onto the entrance hallway could not be considered as fire resisting. Due to current COVID-19 restrictions it was not possible to access any other flats in the building, nor to confirm the recommended remedial work from the previous fire risk assessment had been completed.

Version 4.

Access was gained into flat 5 and 6. The self closing device fitted on flat 6 was found to be ineffective.

## 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:

- Staircases

Staircase Glazing

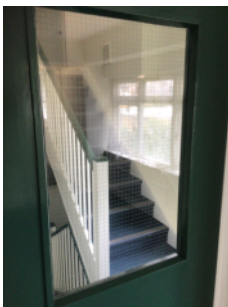
- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

In the basement/meter room, some cable penetrations- particularly from the Tunstall system cabling, requires fire stopping.



Georgian wired glazing in staircase doors.



Georgian wired glazing in corridors.

## Dampers, Ducts & Chutes

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

Yes

Comments

There are vents in walls, typical of a building of this period. These are mostly on the exterior walls and do not appear to compromise compartmentation.

## Smoke Ventilation

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Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows

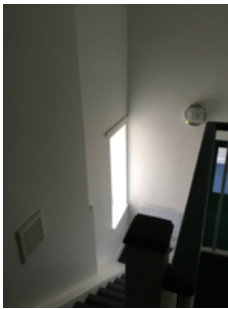
Is smoke ventilation reasonable and free from any obvious defects?

Minor Defects

Comments

There is no automatic smoke ventilation provided in the staircase or corridors. This arrangement must have been deemed acceptable at the time of the buildings construction. There are openable windows in all corridors and openable windows within the staircase. However, the window on the top floor in the staircase is well below the highest point of door entrances to flats.

Should any building work be carried in the future it is advised to give consideration to providing additional ventilation in the staircase to meet current standards.



Position of staircase window viewed from top floor landing.

## Detection & Warning

Is an electrical fire alarm system expected?

Yes

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Flats
- Communal areas

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Flats

System Category

- BS 5839 Pt6 Grade D Category LD2
- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in flat of origin
- Alerts remote centre

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Communal Areas

System Category

- BS 5839 Pt1 Category L3

Cause & Effect

- Sounds alarm in communal areas
- Alerts remote centre



## Control Equipment

Is the control equipment suitably located?

Yes

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

Yes

Comments

It is evident that since the previous fire risk assessment a new fire alarm control panel has been installed in the ground floor lounge area.



Recently installed fire alarm control panel



“Tunstall” tele-care call points in common areas

## Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

Manual call points are located at storey exits and the final exit.



Manual call points are located at storey exits and the final exit.

## Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

No

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

No

### Comments

#### VERSION 1:

Information regarding the cause and effect of the fire alarm system was gained from the Service Officer during the inspection, and from visual inspection of the system where possible. No documentation regarding the cause and effect of the system was available and it should be confirmed that this information is accurate. During any test of the alarm system it should be confirmed that the effect of the alarm actuation is as the evacuation strategy of this building requires.

There is a fire alarm provided in the common areas to BS5839-1 Category L3, and a fire alarm provided in flats to BS 5839-6 Category LD2.

However, the service officer is of the belief that should any alarm actuate then the alarm sounds through the whole building. This contradicts national guidance for a fire alarm system where a stay put policy is in place.

It is recommended that the fire alarm system in the building complies with the recommendations for purpose built flats used for sheltered housing, as found in the National Fire Chiefs Council guidance "Fire Safety in Specialised Housing"

The extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2013 for a Category LD1, D1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat, other than kitchens, toilets, shower rooms and bathrooms. In kitchens, heat alarms should be provided.

The communal areas should be provided with automatic fire detection which complies with the recommendations of BS5839-1 Category L3 system.

Both systems should be continually monitored by the on site staff, or when they are not available by an alarm receiving centre or Tunstall telecare system.

#### VERSION 2:

There is disparity between the fire alarm provision in different flats:

Access was gained into flat 11 which have a fire alarm provided to BS5839-6 Category LD3 standard

Access was gained into flats 6, 8 and 12 has a fire alarm provided to BS5839-6 Category LD2 standard

The fire alarm provision in these flats is below that recommended by national guidance (BS5839-6 Category LD1), as noted in the previous FRA. It may be reasonably assumed this is also the case for the flats which could not be accessed. It should be ensured the fire alarm provision in all flats meet the recommendations of BS5839-6 LD1 standard.

The SSO on site could not confirm the cause and effect of either the common fire alarm, or the fire alarms provided in flats. It is recommended that definitive confirmation of the category and standard of fire alarms is ascertained from the fire alarm installer or servicing engineers, and a gap analysis conducted against the recommendations for a building of this type and occupancy type within national guidance - and extend or upgrade the fire alarm accordingly

VERSION 3: Access was gained into flat 10, where it was noted this flat has a fire alarm provided to BS5839-6 Category LD3 standard . It is therefore reasonable to assume that the recent upgrading of the fire alarm panel has not included upgrading the fire alarms provided within the flats to the required standard.

Version 4. 26/9/22

It was not possible to assess the detection within individual flats.

## Audibility

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Are there adequate means of alerting all relevant persons?

No

Comments

See comments and tasks above.

# Firefighting

## Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

Yes

Predominant types of fire extinguisher:

- Carbon dioxide - 2kg

Last test date of extinguishers:

October 2014

Are fire extinguishers readily accessible?

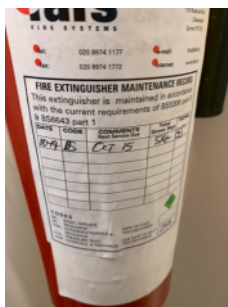
Yes

Is the provision of fire extinguishers reasonable?

Yes

Comments

Fire extinguishers have been removed from common parts of the building, however there is a CO2 fire extinguisher provided in the electrical intake room which is not accessible to residents. This extinguisher is overdue it's standard test.



CO2 extinguisher in electrical intake room overdue standard test.

## Fixed Systems

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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

- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

Discussion was held with the SSO regarding the information to be kept within this box.

Advice was given regarding information of the location of residents with special needs or mobility problems, building layout, electrical and gas services locations.

Version 4. 26/9/22

It was not possible to locate the premises information box. It's location should be confirmed.

# Lighting

## Normal Lighting

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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 for normal lighting.



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:

- Maintained emergency lighting (local)

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.

All observed emergency lighting units appeared to be working correctly and showing a green LED.



Maintained EL is provided in the staircase and in circulation spaces

# Signs & Notices

## Escape Routes

Is escape route signage necessary?

Yes

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes



Escape route signage

## Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Minor Defects

Is there signage suitable for automatic fire doors?

N/A

Comments

Replace the “fire door keep shut” signage on the basement door with “fire door keep locked shut” signage.



Fire door signage on self-closing fire doors.



## Other Signs & Notices

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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?

Yes

Comments

Fire Action notices are displayed that correctly reflect the Stay Put strategy in place for this building.



Fire action notice

# Fire Safety Management

## Procedures & Arrangements

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Current evacuation policy

Stay Put

Further details

Please see the “Detection and Warning” section of this report regarding the required provision of fire alarms within the building to support this evacuation policy.

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

Yes

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?

Yes

Do staff receive suitable training on the following areas:

Fire risks on the premises & fire prevention measures?

No

Action to take on discovering a fire?

No

How to raise an alarm?

No

Responding to the fire alarm?

No

Calling the fire service?

No

Location & use of fire fighting equipment?

No

Are fire drills carried out at appropriate intervals?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

Staff should be provided with fire safety training to include: fire risks & preventative measures; action to take on discovering a fire; how to raise an alarm; responding to the alarm; calling the fire service; location & use of fire-fighting equipment.

## Testing & Maintenance

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Was testing & maintenance information available?

Yes

Is there suitable checking, testing & maintenance of the following fire safety measures:

Fire alarm system?

Yes

Emergency lighting?

Yes

Smoke ventilation systems?

N/A

Fixed fire-fighting installations?

N/A

Fire mains?

N/A

Fire-fighting lifts?

N/A

Other fire safety measures?

N/A

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. 26/9/22

It is understood that testing records are kept centrally.

## Record Keeping

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Were fire safety records available?	Yes
Are appropriate records kept of the testing & maintenance of:	
Fire alarm system (inc false alarms)?	Yes
Emergency lighting?	Yes
Smoke ventilation?	N/A
Fixed fire-fighting systems?	N/A
Fire mains?	N/A
Fire-fighting lifts?	N/A
Other fire safety measures?	N/A
Are records kept of fire drills and training?	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. 26/9/22

It is understood that testing records are kept centrally.

# Tasks

## Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations:  In the basement/meter room, some cable penetrations- particularly from the Tunstall system cabling, requires fire stopping.  Version 4. 26/9/22 This task has not been completed  03/10/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 March 2019

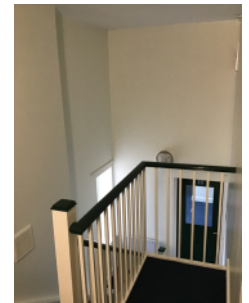
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## Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	The window on the top floor in the staircase is well below the highest point of door entrances to flats.  Should any building work be carried in the future it is advised to give consideration to providing additional ventilation in their area.  Version 4. 26/9/22 This remains an advisory task.  03/10/2023 This remains an advisory task.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 December 2021

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### Task 3

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	Staff should be provided with fire safety training to include: fire risks & preventative measures; action to take on discovering a fire; how to raise an alarm; responding to the alarm; calling the fire service; location & use of fire-fighting equipment.  Version 4. 26/9/22 It should be confirmed as to whether this task has been completed.  03/10/23 It should be confirmed as to whether this task has been completed
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	4 March 2019

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### Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors are missing and should be replaced:  Entrance door to flat 5.  Version 4. 26/9/22 This task is not complete.  03/10/2023 Unable to gain access to to flat 5 so this task remains identified.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 March 2019

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## Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors:  Entrance doors to flats: 3, 5, and 12  VERSION 2: Access was gained into flats 6, 8 and 12 during this inspection. The self closing devices to these flat front doors also require adjustment. It should be ensured that all self closing devices on all flat front doors are fully operational and close doors fully.  Version 4. 26/9/22 Access was gained into flat 5 which was found to have an effective self closing device.  Access was gained into flat 6, which was found to have an ineffective self closing device.  03/10/2023 Access was gained into flats 1 & 6, which were found to be ineffective self closing devices so this task remains identified.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 March 2019

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## Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>VERSION 1: Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>The flat front doors to flats 1 and 2 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.</p> <p>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.</p> <p>Version 4. 26/9/22 It should be confirmed that all flat entrances are to FD30S SC standard.</p> <p>03/10/2023 Access was obtained to flats 1 &amp; 6, these do have self closing devices fitted but require adjusting to close fully so this task remains identified.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 March 2019

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## Task 7

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>The extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2013 for a Category LD1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat, other than kitchens, toilets, shower rooms and bathrooms. In kitchens, heat alarms should be provided.</p> <p>Version 4. 26/9/22 It was not possible to ascertain if this task is complete. It should be confirmed as to whether this task has been completed.</p> <p>03/10/2023 It was not possible to ascertain if this task is complete so this task is still outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 February 2021

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## Task 8

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>Electrical cables are suspended in common areas in plastic conduit. 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. Should any electrical work be carried out in the future it should be ensured that metal supports only are used.</p> <p>Version 4. 26/9/22 This task is not complete.</p> <p>03/10/2023 This task is still outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	10 February 2023

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## Task 9

Source Version	3
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Replace the “fire door keep shut” signage on the basement door with “fire door keep locked shut” signage.  Version 4. 26/9/22 This task is not complete.  03/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	23 March 2022

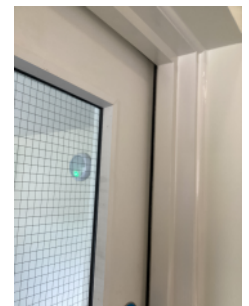
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## Task 10

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: stairwell to basement 1st,2nd & 4th floor.  03/10/2023 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	25 December 2022

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## Task 11

Source Version	4
Category	Fire Prevention
Sub Category	Electrical
Action Required	Plug in air fresheners should not be used in escape routes. Basement level adjacent to laundry room.
	03/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	26 September 2023

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# Risk Score

Risk Score

Moderate Risk

Next Assessment Due

3 October 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	<b>Moderate</b>	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.