

Fire Risk Assessment

Springwell Court

Version 4

7 September 2023



Review Date: 7 September 2024

Score: Tolerable Risk

Assessor: Andy Harris

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Gas	<p>Bikes are being stored in the gas cupboard, and stacked against gas installations which may cause damage to these installations.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified		
2	Signs & Notices	Fire Door Signage	<p>The corridor door on the second floor has “fire door keep locked” signage fixed. This should be replaced with “fire door keep closed” signage.</p> <p>07/09/2023 This task is still outstanding.</p>	Low	Identified		

3	Detection & Warning	Automatic Fire Detection	<p>In general needs' blocks containing purpose-built self-contained flats, and/or where a compartmentation survey has confirmed that the building has sufficient compartmentation to support a stay-put policy, then consideration should be given to remove any fire alarm from the common parts of these buildings. Should a survey raise concerns over the compartmentation in the building to such a degree that it would not be practicable to remedy the situation, then a fire alarm should be provided to the recommendations of BS 5839-1 for a Category L3 standard fire detection system provided in the common parts with a heat detector/sounder located in the entrance hallway of each flat, with a BS5839-6 Category LD3 standard provided as a minimum within each flat (not interlinked to the common area system).</p> <p>07/09/2023 This task is still outstanding.</p>	Advisory	Identified
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4	Detection & Warning	Manual Fire Alarms	<p>Consider removing manual call points from public areas to reduce the likelihood of false alarms.</p> <p>07/09/2023 This task is still outstanding.</p>	Advisory	Identified
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5	Detection & Warning	Audibility	<p>The fire detection system is only required for the purposes of operating smoke vents. Fire alarm sounders and manual call points are not therefore required, and conflict with national guidance which recommends a stay-put policy for buildings of this type. Consideration should be given to removing the sounders and call points. (See Automatic Fire Detection section of this report).</p> <p>07/09/2023 This task is still outstanding.</p>	Advisory	Identified
6	Escape Routes & Fire Spread	Ease of Use	<p>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>07/09/2023 This task is still outstanding.</p>	Advisory	Identified
7	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to ensure the doors to fully close:</p> <p>the staircase door on the 3rd floor requires adjusting to ensure it fully closes on the action of the self closing device.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified

8	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: The entrance to the lift on the 3rd floor, there is gaps between the metal lift door assembly and the wall. These should be fire stopped to ensure adequate fire separation between the lift shaft and the 3rd floor corridor. 07/09/2023 This task is still outstanding.	Medium	Identified
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9	Detection & Warning	Automatic Fire Detection	<p>Access was gained into flat 9 which has a fire alarm provided to BS5839-6 LD2 standard, however, the detector in the entrance hallway has been disconnected by the resident as they stated it was continually sounding. This should be repaired immediately as it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.</p> <p>VERSION 2: Access was gained into this flat and it is evident that the recommended remedial work in this task has not been completed.</p> <p>07/09/2023 It was not possible to gain access to this property so this task is still outstanding.</p>	Advisory	Identified
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10	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard. 07/09/2023 This task is still outstanding. Access was achieved in flat 1,2 & 6 and these doors are fitted with self-closing devices but flats 3,4,5,7,8,9 & 10 no access was available, so this task will, remain identified.	Low	Identified
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11	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors: Entrance door to flat 9. 07/09/2023 It was not possible to gain access to this property so this task is still outstanding.	Medium	Identified
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12	Fire Prevention	Housekeeping	The storage of combustibles in the following locations should be prohibited: Electrical and data cupboard, ground floor. Electrical riser cupboard, 2nd floor. 07/09/2023 This task is still outstanding.	Low	Identified
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13	Fire Management	Training & Drills	<p>It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. (I.e. correct fire action notices)</p> <p>07/09/2023 This task is still outstanding.</p>	Low	Identified
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14	Signs & Notices	Other Signage	<p>There are currently two fire action notices in place; one for simultaneous evacuation and another for a stay put policy. However, there is a fire alarm provided in the common areas which contradicts this policy as persons would probably simultaneously evacuate on hearing the fire alarm. A decision should be made regarding the evacuation policy to be adopted (please see Automatic Fire Detection of this report) and the correct fire action notice provided to ensure residents and visitors have the correct information and instruction as to the actions to be taken in the event of a fire. For a building of this type (general needs, purpose built, self contained flats) it is usual for a stay put policy to be adopted.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified
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15	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to enable the doors to easily close:</p> <p>Corridor door on the 1st floor requires adjustment as it does not close completely on the action of the self closing device.</p> <p>VERSION 2: The remedial work recommended in this task has not been completed.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified
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16	Escape Routes & Fire Spread	Construction and Glazing	<p>There is Glazing from flats on the common corridors. There is no acid etching on this glass to confirm, its fire resisting standard, however, it does appear to be of quite heavy grade and is without visible damage or defect.</p> <p>It should be confirmed that this glazing affords at least an FG30E standard of fire resistance.</p> <p>07/09/2023 This task is still outstanding.</p>	Low	Identified
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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 D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

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

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

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

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

Executive Summary

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. It is evident that none of the remedial work recommended in the tasks generated in the previous FRA have been completed.

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

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats. However, the fire alarm in flat 9 has been removed and it is recommended this is repaired as this flat currently has no form of working fire alarm provided.

There are two conflicting Fire Action Notice provided. One for a simultaneous evacuation policy and the other for a stay-put policy. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

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, 13/01/2021.

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

It was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors, or the provision and standard of fire alarms within flats was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found.

There is a BS5839-1 fire alarm provided in the common parts of this building. This may be provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

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

This new version was created on 07/09/2023 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

Building Information

Address line 1	Springwell Court
Address line 2	2 Seward St
Town	Islington
Postcode	EC1V 3NW

FRA Type	Type 3 – Common parts and flats (non-destructive)
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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
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Use	Purpose-built, self-contained flats
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Number of floors - ground and above	4
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Number of floors - below ground	0
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Number of flats	10
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Number of stair cores

1

Approach to flats

- Direct from stair
- Via protected lobbies / corridors

Approximate period of construction

2000-2010

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

No

Construction details

A building of brick and concrete construction containing 12 self contained flats.

Flats are accessed via protected corridors, other than one single flat on the ground floor which is accessed directly from the entrance hallway.

There is a single central staircase, and a single car lift (not firefighting).



Front elevation.



“Juliet” style balconies on the front elevation.



Rear elevation.



Side elevation.

External wall details

The external walls are for the most part of brick mortar construction with the exception of some small rendered sections.

Front elevation-brick mortar construction with some small rendered sections.

Side elevation-brick mortar construction

Rear elevation-brick mortar construction.

NB, The third floor appears to be fully glazed.

Are there any private balconies?

No

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Not Known

Are portable electrical appliances used?

No

Comments

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 are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets are provided within the common areas.

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?

No

Comments

Gas pipe work in risers appears in good condition and is appropriately marked.

Bikes are being stored in the gas cupboard, and stacked against gas installations which may cause damage to these installations. This was highlighted in the previous FRA although it is evident that bikes still remain within this location.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Cooking

Does cooking take place on the premises?

No

Comments

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

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

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



CCTV located in entrance hallway.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

The electrical room on the ground floor is untidy and has a small amount of combustible items within.

VERSION 2: The same combustibles were present in this room at the time of this inspection.

A mattress was located at the base of the stairs and should be removed as soon as possible.

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.



The provided no-smoking signage

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

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.

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.



Electromagnetic entrance door release,
with emergency door release device

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Cross-Corridors
- Cupboards
- Flats
- Risers

Cross-Corridor Doors

- FD30S self-closing

Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Are fire doors to a suitable standard?

Yes

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

VERSION 1: As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat 9 which has an entrance door fitted to FD30S SC standard, however the internal doors are not fire resisting. The PERKO Type self closing device on this door requires adjustment as it does not close completely on the action of the self closing device.

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.

The corridor door on the 1st floor requires adjustment as it does not close completely on the action of the self closing device.

VERSION 2: the staircase door on the 3rd floor requires adjusting to ensure it fully closes on the action of the self closing device.

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:

- Corridors
- Flats
- Staircases

Corridor Glazing

- Georgian wired

Flats Glazing

- Not confirmed

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Minor Defects

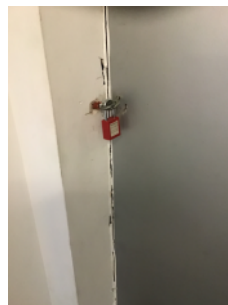
Comments

There is Glazing from flats on the common corridors. There is no acid etching on this glass to confirm, its fire resisting standard, however, it does appear to be of quite heavy grade and is without visible damage or defect.

The entrance to the lift on the 3rd floor, there is gaps between the metal lift door assembly and the wall. These should be fire stopped to ensure adequate fire separation between the lift shaft and the 3rd floor corridor.



Flat glazing onto internal common corridors- no acids etching visible



Cracks/gaps around lift on 3rd floor.



The inside of the bin store appears imperforate to the rest of the building

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Openable Windows
- Natural Vent - Automatic

Staircases

- Openable Windows
- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Smoke ventilation manual actuator is located in the staircase.



AOV (window) provided in the third floor corridor.



AOV provided at the head of the staircase.

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

Is the control equipment suitably located?

Yes

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

Yes



Fire alarm panel

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

No

Are manual callpoints appropriately located and free from obvious defect?

No

Comments

Manual call points are provided within this building which contradicts national guidance for a building of this type. It would be expected in a purpose-built block of flats containing self-contained general needs flats to have a stay put policy in place in which case manual call points should not be provided as detailed elsewhere in this report the evacuation policy of this building requires consideration. There is no indication within the scope of this fire risk assessment that compartmentation within the building would not support a stay put strategy. It should be considered to conduct a fire stopping survey of the building and if following the survey it is confirmed that he is able to support a stay put policy then consideration should be given to remove the fire alarm and manual call points.

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Yes

Comments

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

Access was gained into flat 9 which has a fire alarm provided to BS5839-6 LD2 standard, however, the detector in the entrance hallway has been disconnected by the resident as they stated it was continually sounding. This should be repaired immediately as it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

VERSION 2: The remedial work recommended in this task has not been completed and this flat is currently without any form of workable smoke detection/alarm.

It was noted that the fire detection provided in the common areas for the purpose of operating the smoke ventilation, also has sounders. This contradicts national guidance for a building of this type (general needs, self contained, purpose built flats) which recommends that a stay-put policy be adopted and fire alarms provided within flats only.

These fire alarm systems may have been provided due to concerns over compartmentation, and where this is the case it has been deemed that a simultaneous evacuation policy is appropriate. If this is the case however, then the provided fire alarm is not suitable to support such a policy.

Should a fire alarm be present, despite the obvious good intentions, this has resulted in a 'worst case scenario', where a simultaneous evacuation policy has been put in place without adequate audibility in place to ensure occupants are alerted to the fire in sufficient time to leave the building as the evacuation policy dictates.

In order to fully support a simultaneous evacuation policy, it is recommended that BS 5839-1 Category L3 standard fire detection is provided in the common parts with a heat detector/sounder located in the entrance hallway of each flat, with a BS5839-6 Category LD3 standard provided as a minimum within each flat (not interlinked to the common area system).

In summary, in 'general needs' blocks containing purpose-built self-contained flats, and/or where a compartmentation survey has confirmed that the building has sufficient compartmentation to support a stay-put policy, then consideration should be given to remove any fire alarm from the common parts of these buildings. Should a survey raise concerns over the compartmentation in the building to such a degree that it would not be practicable to remedy the situation, then a fire alarm should be provided to the Category detailed above.

It must be stressed that the detection provided to operate the smoke ventilation system should remain and it is the sounders only that should be removed.



Photograph showing manual call point, sounder and fire alarm panel.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Comments

The fire detection system is only required for the purposes of operating smoke vents. Fire alarm sounders and manual call points are not therefore required, and conflict with national guidance which recommends a stay-put policy for buildings of this type. Consideration should be given to removing the sounders and call points. (See Automatic Fire Detection section of this report).

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Smoke ventilation

Is provision of fire service facilities reasonable?

Yes



Location of each flat, clearly identified at each floor level.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light
- Non-maintained emergency lighting (local)

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.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

No

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

The corridor door on the second floor has “fire door keep locked” signage fixed. This should be replaced with “fire door keep closed” signage.



Incorrect fire door signage on self-closing corridor door on the 2nd floor.

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

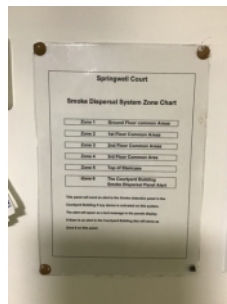
Yes

Comments

There are currently two fire action notices in place; one for simultaneous evacuation and another for a stay put policy. However, there is a fire alarm provided in the common areas which contradicts this policy as persons would probably simultaneously evacuate on hearing the fire alarm. A decision should be made regarding the evacuation policy to be adopted (please see Automatic Fire Detection of this report) and the correct fire action notice provided to ensure residents and visitors have the correct information and instruction as to the actions to be taken in the event of a fire. For a building of this type (general needs, purpose built, self contained flats) it is usual for a stay put policy to be adopted.



Incorrect fire action notice.



Zone Information

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

A stay put policy is in place in the building, however there is a fire action notice in place which denotes action for a simultaneous evacuation policy.

Are fire action procedures suitable and appropriately documented?

No

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?

N/A

Comments

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

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

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

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Testing and maintenance information was not available. It should be ensured that all fire safety measures are subject to suitable test.

VERSION 2: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?

No

Comments

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

VERSION 2: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Gas
Action Required	Bikes are being stored in the gas cupboard, and stacked against gas installations which may cause damage to these installations. 07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	4 March 2019



Task 2

Source Version	3
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	The corridor door on the second floor has “fire door keep locked” signage fixed. This should be replaced with “fire door keep closed” signage. 07/09/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	13 January 2022

Task 3

Source Version	3
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	In general needs' blocks containing purpose-built self-contained flats, and/or where a compartmentation survey has confirmed that the building has sufficient compartmentation to support a stay-put policy, then consideration should be given to remove any fire alarm from the common parts of these buildings. Should a survey raise concerns over the compartmentation in the building to such a degree that it would not be practicable to remedy the situation, then a fire alarm should be provided to the recommendations of BS 5839-1 for a Category L3 standard fire detection system provided in the common parts with a heat detector/sounder located in the entrance hallway of each flat, with a BS5839-6 Category LD3 standard provided as a minimum within each flat (not interlinked to the common area system).
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	13 January 2023

Task 4

Source Version	3
Category	Detection & Warning
Sub Category	Manual Fire Alarms
Action Required	Consider removing manual call points from public areas to reduce the likelihood of false alarms.
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	13 January 2023



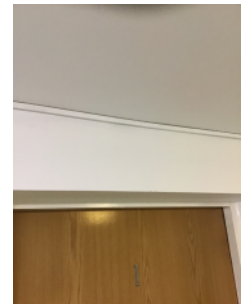
Task 5

Source Version	2
Category	Detection & Warning
Sub Category	Audibility
Action Required	The fire detection system is only required for the purposes of operating smoke vents. Fire alarm sounders and manual call points are not therefore required, and conflict with national guidance which recommends a stay-put policy for buildings of this type. Consideration should be given to removing the sounders and call points. (See Automatic Fire Detection section of this report).
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	12 January 2023



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	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.
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	12 January 2023



Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to ensure the doors to fully close: the staircase door on the 3rd floor requires adjusting to ensure it fully closes on the action of the self closing device. 07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	12 January 2021



Task 8

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: The entrance to the lift on the 3rd floor, there is gaps between the metal lift door assembly and the wall. These should be fire stopped to ensure adequate fire separation between the lift shaft and the 3rd floor corridor. 07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	12 January 2021



Task 9

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>Access was gained into flat 9 which has a fire alarm provided to BS5839-6 LD2 standard, however, the detector in the entrance hallway has been disconnected by the resident as they stated it was continually sounding. This should be repaired immediately as it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.</p> <p>VERSION 2: Access was gained into this flat and it is evident that the recommended remedial work in this task has not been completed.</p> <p>07/09/2023 It was not possible to gain access to this property so this task is still outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 December 2021

Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>07/09/2023 This task is still outstanding.</p> <p>Access was achieved in flat 1,2 & 6 and these doors are fitted with self-closing devices but flats 3,4,5,7,8,9 & 10 no access was available, so this task will, remain identified.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 December 2019



Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Entrance door to flat 9. 07/09/2023 It was not possible to gain access to this property so this task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 March 2019

Task 12

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustibles in the following locations should be prohibited: Electrical and data cupboard, ground floor. Electrical riser cupboard, 2nd floor. 07/09/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 December 2019



Task 13

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. (I.e. correct fire action notices)
	07/09/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 December 2019

Task 14

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	There are currently two fire action notices in place; one for simultaneous evacuation and another for a stay put policy. However, there is a fire alarm provided in the common areas which contradicts this policy as persons would probably simultaneously evacuate on hearing the fire alarm. A decision should be made regarding the evacuation policy to be adopted (please see Automatic Fire Detection of this report) and the correct fire action notice provided to ensure residents and visitors have the correct information and instruction as to the actions to be taken in the event of a fire. For a building of this type (general needs, purpose built, self contained flats) it is usual for a stay put policy to be adopted.
	07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	4 March 2019



Task 15

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close: Corridor door on the 1st floor requires adjustment as it does not close completely on the action of the self closing device. VERSION 2: The remedial work recommended in this task has not been completed. 07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 March 2019



Task 16

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There is Glazing from flats on the common corridors. There is no acid etching on this glass to confirm, its fire resisting standard, however, it does appear to be of quite heavy grade and is without visible damage or defect. It should be confirmed that this glazing affords at least an FG30E standard of fire resistance. 07/09/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	10 December 2019

Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

7 September 2024

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

Likelihood

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

Consequence

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