

Fire Risk Assessment

Upcott House

Version 5

5 October 2023



Review Date: 5 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>Flat 16 has a new entrance door fitted, and the glazing, whilst showing evidence of being toughened glass - does not show evidence of being fire resisting glazing. As at least two of the vision panels in this door are below 1.1m, they should be FR30 glazed panels.</p> <p>05/10/2023 This task remains outstanding.</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Ease of Use	<p>Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.</p> <p>Outside flat 28</p> <p>05/10/2023 This task remains outstanding outside flats 7,21 & 28</p>	Low	Identified		

3	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around cable penetrations in the following locations: Within the electrical cupboard in the entrance hallway. 05/10/2023 This task remains outstanding.	Medium	Identified
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4	Escape Routes & Fire Spread	Construction and Glazing	Repair the door frame, and provide fire stopping from the electrical cupboard in the entrance hallway. Note: some fire stopping has been installed around the large data multi-cable penetration however this is not to a satisfactory standard. NB: This task was identified in previous FRAs however has not been completed, and in fact has degraded further since the last inspection. 05/10/2023 This task remains outstanding.	Medium	Identified
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5	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>The electrical cupboards are located at the basement of the protected staircase and therefore the doors to both of these cupboards should have intumescent strips and cold smoke seals fitted.</p> <p>VERSION 2: This has not been completed and therefore remains as “identified”.</p> <p>05/10/2023 This task remains outstanding.</p>	Medium	Identified
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6	Fire Prevention	Electrical	<p>Some taping off of cabling and cable junctions in the under stairs electrical cupboard does not appear satisfactory and electrical repairs should be carried out correctly to reduce the risk of fire.</p> <p>NB: This task was identified in previous FRAs however has not been completed.</p>	Medium	Identified
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7	Escape Routes & Fire Spread	Fire Doors	<p>Replace the following doors with FD30 self-closing doors:</p> <p>Although access was not possible to confirm the provision and fire resistance of many flat entrance doors in the building, it is reasonable to assume from external examination only that the entrance door to flats 15 and 22 would not afford an FD30SC standard of fire resistance and should be replaced.</p> <p>It is advised to conduct a full fire door survey of all flat front doors which would have to be passed in the event of a fire in the building to confirm they meet an FD30 SC standard of fire resistance.</p> <p>05/10/2023 This task remains outstanding.</p>	High	Identified
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8	Escape Routes & Fire Spread	Construction and Glazing	<p>A riser housing electrical cabling ascends through the building on the common balcony. In many places the fire separation between the riser and the balcony has degraded to such an extent that it would not afford the required 30 minutes fire resistance. This should be repaired.</p> <p>VERSION 2: This has not been completed and therefore remains as “identified”.</p> <p>VERSION 3: This has not been completed and therefore remains as “identified”.</p> <p>05/10/2023 This task remains outstanding.</p>	Medium	Identified
9	Fire Prevention	Gas	<p>Gas pipework is also not identified as such by any label.</p> <p>NB: This task was identified in previous FRAs however has not been completed.</p> <p>05/10/2023 This task remains outstanding.</p>	Advisory	Identified
10	Escape Routes & Fire Spread	Ease of Use	<p>There is a security gate across the entrance doors to a number of flats in the building. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.</p>	Advisory	Identified

Introduction

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

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

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

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

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

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

Executive Summary

Executive Summary

It appears there is a fault on the electrical system affecting the lift, the normal lighting and the emergency escape lighting within the building. This should be repaired as soon as possible to ensure adequate lighting is provided on escape routes to aid escape from the building in the event of fire.

The majority of flats have escape routes in two directions due to staircases being located at either end of the building. However, there are some flats which due to their location and layout of the building are in a “dead end” condition and would have to pass entrance doors to other flats in order to access a staircase and escape from the building. The entrance doors to these flats should provide at least FD30SC standard of fire resistance and this is detailed later in this report.

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

VERSION 2:

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 defective lift, and emergency and normal lighting defects which were identified in the previous FRA have been completed to an acceptable standard.

Concerns regarding the standard of fire resisting flat entrance doors have not been addressed and doors identified within the previous FRA remain unchanged.

The fire resistance of an enclosed riser which ascends through the building has also not been remedied.

There appears to be some uninsulated connections within the electrical cupboard which should be properly insulated. Fire stopping concerns around penetrations through the electrical cupboards, as identified in the previous FRA should be fire stopped.

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

VERSION 3:

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

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

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

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

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.

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

There are cable penetrations in the electrical cupboards which are not fire stopped. Given the presence of other services being carried throughout the building common areas, such as water and electrics, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building. This is to ensure there is adequate fire separation to support a "stay put" policy.

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.

VERSION 4:

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

This new version was created on 05/10/2023 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

Upcott House

Town

Hackney

Postcode

E9 6QL

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, self-contained flats
Number of floors - ground and above	6
Number of floors - below ground	0
Number of flats	41
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via balconies / decks
Approximate period of construction	1940-1960
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Yes

Further details

External facade of brick and concrete construction. No additional fixed external wall system has been installed.

Construction details

A building of six floors of brick and concrete construction, containing 41 self contained purpose built flats.

There are two staircases, one at each end of the building. One is an external staircase and the other a protected staircase.

Flats are accessed via common balconies.



External walls, rear elevation



Close up - external walls, rear elevation

External wall details

Brick external walls with no external wall system fitted.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

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?

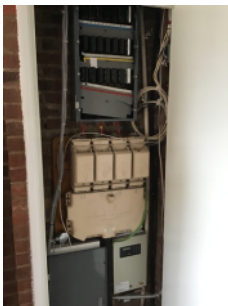
No

Comments

Some fixed electrical installations are located in an electrical cupboard on the ground floor. Electrical cabling then ascends through the upper floors of the building via a riser. The electrical installations all appear to be free from obvious defect. There are no records of testing available, and there are no test labels affixed to any installation.

Other fixed electrical installations are located in another cupboard located under the stairs. Again electrical installations here all appear to be free from obvious defect and there are no records of testing available, and there are no test labels affixed to any installation. Some taping off of cabling and cable junctions does not appear satisfactory and electrical repairs should be carried out correctly to reduce the risk of fire.

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



Fixed electrical installations.

Gas

Are gas installations and appliances free from any obvious defect?

N/A

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

No

Comments

Gas meters located in correct cupboards, on common balconies. These are all in good condition however many were found to be unsecured and open, due to defective locking mechanisms. Gas installations should be enclosed so as to prevent possible damage.

Gas pipework is also not identified as such by any label.

VERSION 3: there has been a programme of decorating and repair on common balconies, and at the time of inspection all gas meter cupboards were secured. Gas pipework is still not identified however.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access to building via a secured main entrance door. Lower floor balconies are either enclosed or are protected with anti-climb devices.

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 is provided both internally and externally

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Some combustible items located on common balcony outside flat 35.



Example of 4 Hour Fire Rated refuse chute hatches on common balconies.

Building Works

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

No

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

Yes

Smoking

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

Yes

Comments

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



“No Smoking” signage is provided

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

There is no lightning protection visible, if there is lightning 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?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There is a security gate across the entrance doors to a number of flats in the building. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

There were a small number of bikes and toys on common balconies and although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.

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.



Floor numbers are provided on each landing

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Staircases

Electrical Cupboard Doors

- FD30

Flat Doors

- Not confirmed
- Not fire resisting
- FD30

Staircase Doors

- FD30 self-closing

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

N/A

Comments

The layout of the building provides the majority of flats located on common balconies with two directions of escape, as there is a staircase located at either end of the building. These flats are not required to have fire resisting doors installed.

However, there are certain balconies where there is a “dead end” condition, meaning that persons would have no choice but to move past neighbouring flats in order to reach a staircase and escape from the building. With the exception of flats at the far end of these areas, these flats are required to have flat entrance doors which afford at least an FD30SC standard of fire resistance. That is to say a 30 minute fire resisting door set with a self closing device fitted.

The flats to which this applies are flats 2, 3, 9, 8, 12, 15, 16, 19, 22, 23, 26, 29, 30, 33, 36, 37 and 40.

As part of this Type 3 Fire Risk Assessment a sample flat was assessed for the provision of fire resisting doors fitted on rooms which open onto the entrance hallway. Access was gained into flat 25 which had an FD30 (notional) doors fitted, however no self closing device was installed. This flat is located on a common balcony with two escape routes provided and therefore the flat entrance door is not required to be fire resisting, however it does provide a reasonable measure of the standard of doors elsewhere in the building. This flat did not have internal fire resisting doors provided.

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 that fitted within flat 25 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 listed above afford FD30 SC standard of fire resistance.

From external examination only it was reasonable to assume that the flat entrance doors to flats 15 and 22 were not fire resisting and should be replaced with doors which afford FD30SC standard of fire resistance.

The electrical cupboards are located at the base of the protected staircase and therefore the doors to these cupboards should have intumescent strips and cold smoke seals fitted.

VERSION 3: It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Staircases

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

No

Comments

Flat doors have glazed vision panels, however, these are installed above 1.1m within the door set.

A riser housing electrical cabling ascends through the building on the common balcony. In many places the fire separation between the riser and the balcony has degraded to such an extent that it would not afford the required 30 minutes fire resistance. This should be repaired.

VERSION 3: Flat 16 has a new entrance door fitted, and the glazing, whilst showing evidence of being toughened glass - does not show evidence of being fire resisting glazing. As at least two of the vision panels in this door are below 1.1m, they should be FR30 glazed panels.

VERSION 4: This task (relating to the glazing installed in Flat 16's flat entrance door) has not been completed and therefore remains "identified" in this version of the building's FRA.



It was not possible to access the lift motor room



It was not possible to access the roof space



Georgian Wired glazing installed in the staircase partition.

Dampers, Ducts & Chutes

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

Yes

Comments

Refuse chutes located on common balconies all appeared in good working order and closed correctly.



Refuse chute hatches in good condition

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

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

N/A

Comments

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 25 which have a fire alarm provided to BS5839-6 LD3 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Fire fighting lift
- Entrance door override

Is provision of fire service facilities reasonable?

Yes



Floor numbers are clearly identified on each 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

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

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?

No

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

N/A

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

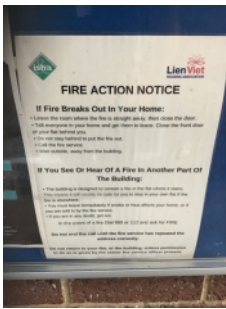
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided fire action notice

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

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

Training & Drills

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

Comments

Fire action notice provided.

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Comments

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

Record Keeping

Were fire safety records available?

No

Comments

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

This should include testing and maintenance records for the emergency lighting, the fire fighting lift, the dry rising main and an inspection of fire resisting doors.

Tasks

Task 1

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Flat 16 has a new entrance door fitted, and the glazing, whilst showing evidence of being toughened glass - does not show evidence of being fire resisting glazing. As at least two of the vision panels in this door are below 1.1m, they should be FR30 glazed panels.
	05/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 January 2021



Task 2

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.
	Outside flat 28
	05/10/2023 This task remains outstanding outside flats 7,21 & 28
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	23 July 2021



Task 3

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Within the electrical cupboard in the entrance hallway. 05/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 January 2021



Task 4

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Repair the door frame, and provide fire stopping from the electrical cupboard in the entrance hallway. Note: some fire stopping has been installed around the large data multi-cable penetration however this is not to a satisfactory standard. NB: This task was identified in previous FRAs however has not been completed, and in fact has degraded further since the last inspection. 05/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 January 2021



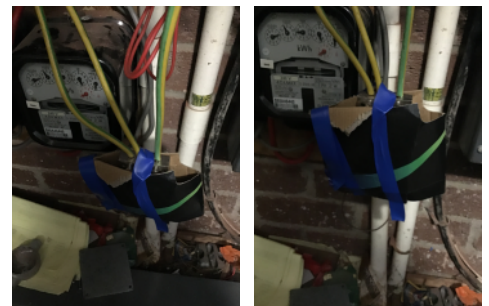
Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: The electrical cupboards are located at the basement of the protected staircase and therefore the doors to both of these cupboards should have intumescent strips and cold smoke seals fitted. VERSION 2: This has not been completed and therefore remains as “identified”. 05/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	25 February 2019



Task 6

Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	Some taping off of cabling and cable junctions in the under stairs electrical cupboard does not appear satisfactory and electrical repairs should be carried out correctly to reduce the risk of fire. NB: This task was identified in previous FRAs however has not been completed.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	25 February 2019



Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the following doors with FD30 self-closing doors:

Although access was not possible to confirm the provision and fire resistance of many flat entrance doors in the building, it is reasonable to assume from external examination only that the entrance door to flats 15 and 22 would not afford an FD30SC standard of fire resistance and should be replaced.

It is advised to conduct a full fire door survey of all flat front doors which would have to be passed in the event of a fire in the building to confirm they meet an FD30 SC standard of fire resistance.

05/10/2023

This task remains outstanding.

Priority	High
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Status	Identified
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Owner	Customer Homes
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Due Date	31 December 2018
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Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	A riser housing electrical cabling ascends through the building on the common balcony. In many places the fire separation between the riser and the balcony has degraded to such an extent that it would not afford the required 30 minutes fire resistance. This should be repaired.
	VERSION 2: This has not been completed and therefore remains as “identified”.
	VERSION 3: This has not been completed and therefore remains as “identified”.
	05/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	25 February 2019



Task 9

Source Version	1
Category	Fire Prevention
Sub Category	Gas
Action Required	Gas pipework is also not identified as such by any label.
	NB: This task was identified in previous FRAs however has not been completed.
	05/10/2023 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	2 December 2021



Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a security gate across the entrance doors to a number of flats in the building. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	2 December 2021



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

5 October 2024

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

Likelihood

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

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

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

Consequence

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

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

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