

Fire Risk Assessment

3 Queensland Road

Version 9

21 July 2020



Premises Ref: 202416

Review Date: 31 October 2020

Score: Moderate Risk

Assessor: Rob Sherwood

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Executive Summary

The building was completed in 2014 and has been subject to a fire strategy produced by others. The fire safety measures have been approved by the building control body, MLM, in consultation with London Fire Brigade.

Although the building has two staircases, only one stair serves the residential floors. The other just extends to the service / storage areas on the first floor.

Version 2 - Desktop Review

Following intrusive investigation by Kiers in regards to water leaks, it has been noted that there are serious deficiencies and breaches of fire stopping and compartmentation. The matter is being considered by Newlon Housing Trust and QFSM jointly and a suitable action plan shall be developed which considers the risk and a reasonable level of remedial work to address the concerns. There shall be consideration of any short term mitigation, although the impact of the deficiencies is not immediately obvious from the common areas.

Version 3

A thorough examination of all the areas of a number of floors has been carried out following the Type 4 fire risk assessment which was carried out in 20 August 2018.

Version 4-Desktop review

Following further concerns raised by government regarding the external facade on blocks of flats over 18 metres high, QFSM were asked to review the FRA. It is understood that a survey is to be undertaken by Probyn Miers in order to determine the composition of the external cladding material and to confirm if suitable cavity barriers have been installed.

Should deficiencies be found then additional, but temporary, fire safety measures may need to be provided, which could include the provision of Fire Wardens or the installation of a common fire alarm system. As these measures will be expensive to implement a decision will be made on the level of additional fire safety measures that may be required once the results of the investigations carried out by Probyn Miers are made known.

Until then the risk score has been raised to Moderate and a review date set for one months time.

Version 5- Desktop review

The Probyn Miers report has now been received and raises a number of fire safety concerns. The report cannot be definitive at this stage without further investigation, but there is a genuine concern that the defects identified to date will be replicated across other NHT Queensland Road properties. Therefore, QFSM recommend the provision of Fire Wardens who will patrol all eight Queensland Road blocks as a mitigating measure pending further investigations.

Version 6-06/11/19

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 a significant amount of fire stopping had been carried out throughout the building, which also included removing the architrave from around the corridor side of the flat entrance doors and fire stopping between the door frame and wall.

Fire wardens were observed carrying out regular patrols around the building.

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 7 29/1/20

Fire wardens were observed carrying out regular patrols around the building.

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.

There are some limited combustible items or materials in the common area, which do not present a significant hazard, however, Newlon Housing Trust have a zero tolerance approach to combustible materials in the common area. Due to the zero tolerance approach this task shall be a high priority.

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 and review set to 3 months.

Version 8 - 1 April 2020

This review follows up previous visits and there is good evidence of significant fire stopping having been carried out.

28/04/2020 Following identified concerns in respect to the external wall system at these premises, the form EWS1 has been completed by QFSM which provides a more formal qualified opinion.

Version 9 - 21/07/2020

Since the last review, drawings have been produced detailing the addresses, particular building details, firefighting provisions and locations of hydrants which are laminated and have been handed to the fire wardens. The content of the drawings has been explained to the fire wardens who are now more aware of the general fire safety provisions around the buildings.

As part of the ongoing fire safety management for buildings where the provision of 24/7 fire wardens has been considered a necessary mitigating measure, QFSM have provided specific fire safety training covering the appropriate procedures in case of fire and also explanation of the fire safety measures provided to assist London Fire Brigade attending an incident. The recent information provided to Fire Wardens include site specific drawings, annotated with location of fire hydrants, dry riser inlets, numbers of flats and whether or not fire fighting lifts are provided.

During the FRA the fire wardens were observed patrolling and were able to answer a range of questions posed. Additional training with all fire wardens (both day and night shifts) took place with a QFSM instructor and the wardens proved themselves knowledgeable over a range of fire safety topics.

The risk rating was previously set at Substantial and the review date was monthly based on the concerns arising from poor fire stopping detail. However, the fire wardens are on site and day to day management is good. Therefore it is considered reasonable to reduce the risk rating to Moderate and increase the review period to quarterly.

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, Newlon Housing Trust.

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. Furthermore, due to the volume of fire risk assessments being undertaken and the subsequent delay that may occur processing reports, it is reasonable for the client to apply the recommended due dates from the date that the fire risk assessment is received by Newlon Housing Trust, and not from the date of the actual on-site assessment.

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.

Premises Details

Building Information

Address line 1	3 Queensland Road
Town	Islington
Postcode	N7 7ES
Building owner	Newlon

FRA Type	Type 1 - Common parts only (non-destructive)
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Description

A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.

Client	Newlon Housing Trust
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Use	Purpose-built, self-contained flats
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Number of floors - ground and above	11
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Number of floors - below ground	1
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Number of flats	57
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Number of stair cores	1
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Approach to flats

• Via protected lobbies / corridors

Approximate period of construction

2010-2020

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

It is understood that a survey has been carried out at this premises to confirm that there is no combustible cladding present.

Construction details

The premises are a purpose-built block of flats, completed in 2013.

The design has been subject to a fire strategy produced by others, which has been approved by the building control body, MLM, in consultation with London Fire Brigade.

External wall details

Non combustible rain screen cladding.

Are there any private balconies?

Yes

Private balcony details

Imperforate integral private balconies.

Occupants

Are there any occupants especially at risk from fire?

Not Known

Comments

The building was completed in 2014 and has been subject to a fire strategy produced by others. The fire safety measures have been approved by the building control body, MLM, in consultation with London Fire Brigade.

Although the building has two staircases, only one stair serves the residential floors. The other just extends to the service / storage areas on the first floor.

Information entered on the previous FRA for this building detailed some concerns raised by London Fire Brigade during a visit in 2017. The responses to these concerns and where necessary actions taken are detailed below:

Version 2

This review has been specifically requested by Newlon to address concerns raised by LFB during a visit on 4 July 2017. A number of concerns were raised by LFB and an Enforcement Notice dated 25 July 2017 was issued by the Inspecting Jamie Jones. Some of the concerns raised are acknowledged by Newlon and have been addressed, but other concerns are not accepted either because the design has already been approved by LFB or because the alleged deficiency is simply not considered to be valid.

The Enforcement Notice issued against 3 Queensland Road considers the Articles of the Fire Safety Order 2005 and details the perceived failings and then the suggested remedy. Where appropriate the Articles are referred to in this FRA review.

The LFB letter suggests there is ACM cladding on the building. This is not the case and LFB have been furnished with evidence to that effect on 14 July 2017 with no acknowledgement received in return.

Article 8 - two references to defective compartmentation. Newlon have instructed Chigwell Fire to carry out remedial fire stopping wherever warranted.

Article 9 - inaccurate reference to ACM cladding, suggested remedial work not accepted; provide fire stopping, remedial work carried out; consider fire brigade access, the building satisfies the building regulation requirement with a door provided to facilitate access. In addition the relevant door to the specific fire fighter protected access corridor which is clearly signposted opens on firefighter override and also can be opened remotely by the 24hr Concierge at Ashburton Triangle.

Article 11 - some doors missing strips and seals, not accepted as the design has been specified to function in accordance with the FDS smoke control system; fire stopping, implemented; bin stores unlocked, locked at time of review and adequate compartmentation from residential parts of the building; riser cupboards unlocked, locked at time of review, sprinklers not maintained, UK Dry Risers have tested all 57 flats and installed/checked the individual zone check valves for each flat.

Article 14 - storage found on escape routes, no detail but no storage noted during review; relevant persons could be locked on the communal balcony (assumed to external balcony), remedial action of installing failsafe break glass - not accepted as fob necessary to access external balcony and remote unlocking available via 24hr Concierge.

Article 17 - sprinklers had not been maintained, the sprinklers in all 57 flats have now been serviced.

Article 38 - maps on front of building not clear, not accepted as firefighter access route is clearly signposted; information for smoke control system not provided in area they would access, not accepted as the system is automatic and it is reasonably expected operational crews will understand standard systems specifically provided to assist them; firefighters could be locked in lobbies if doors do not fail safe open, insufficient detail of alleged defect, however, additional push buttons installed and fail safe systems proven to operate; inadequate information regarding detail for dry riser locations, accepted and signage instructed; smoke ventilation systems had not been maintained, need for maintenance accepted and more robust maintenance schedule in place.

Whilst some of the Article 38 matters are not accepted, a Gerda premises information box has been ordered (with a 10 week delay for delivery) and additional information shall be provided to assist firefighters.

The Gerda box, as detailed in Article 38 has not been installed.

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

It is understood that all electrical installations are tested regularly and records held centrally.



Electrical cupboard 1 on ground floor



Electrical cupboard 2 ground floor

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?

N/A

Heating

Are fixed heating installations free from any obvious defect?

Yes

Are portable heaters used?

No

Comments

The heating provided in the common areas is free from defects



Hot water radiator in lift lobby on 1st floor

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within the flats only, not in the common areas.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Secured main entrance door is operated by a fob, and a fob is required to access all floors, and the lift.

However, the external refuse, recycling and bulky waste store was found to be open, held open on a bolt rendering the self closing device ineffective.

Consider removing these hold-open bolts.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There are some limited combustible items or materials in the common area, which do not present a significant hazard, however, Newlon Housing Trust have a zero tolerance approach to combustible materials in the common area. Due to the zero tolerance approach this task shall be a high priority.

Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

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



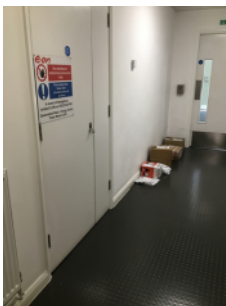
Balconies



The bin store was secure at the time of the visit



Parka stored outside flat 15



Version 9 storage of delivered items in escape route

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



Evidence of smoking, 1st floor.



Evidence of smoking, 1st floor landing.



Evidence of smoking, base of stairs, ground floor.



No smoking sign.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

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



Communal terrace access door



Alternative exit from communal terrace through No 1

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Cleaners Cupboards
- Electrical Cupboards
- Flats
- Lobbies
- Plant Rooms
- Risers

Cleaners Cupboard Doors

- FD30S

Electrical Cupboard Doors

- FD30S

Flat Doors

- Not confirmed
- FD30S

Lobby Doors

- FD30S SC

Plant Room Doors

- FD30S

Riser Doors

- FD30S

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

Following access to a typical flat, the flat entrance door was visually assessed and noted as meeting a reasonable standard of fire safety appropriate to the building. The FD30S door was fitted with an effective self closing device and it is reasonably assumed all other flat entrance doors, unless noted otherwise within this FRA, meet the same standard. It is further noted that Newlon Housing Trust have an ongoing routine inspection and maintenance programme as part of their fire safety management system which should include an internal inspection of the effective self closing of the flat entrance door.

There was an intumescent strip fitted, however the smoke seal was not a standard smoke seal and appears to be more of an acoustic door seal design. There is a mixture of smoke seal installation in this building, with some doors having a combined neoprene smoke seal and intumescent strip installed, some having an intumescent strip along with the acoustic type seal as discovered in flat 17, and some doors (staircase doors) had no smoke seals installed at all.

It is understood that the lack of smoke seals on staircase doors is considered appropriate by the consultants involved at the design stage and has been approved by the building control body, as there is a concern that smoke seals may impede the performance of the smoke ventilation system.

With the presence of a comprehensive automatic mechanical ventilation system installed these arrangements are deemed acceptable.

Version 6

It appears that the architrave around the flat entrance doors has been removed fire stopping has been carried out around the door frames and the architrave has then been replaced.



Riser cupboard door, sixth floor.



Fire stopping around the door frame, riser cupboard sixth floor.



Evidence of that the architrave has been removed.



Corridor fire door fitted with intumescent strips only



Typical main flat entrance doors



Riser cupboards in corridor

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Are external escape routes, including access walkways, suitably protected?

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
- Lobbies

Corridor Glazing

- 30 mins E

Lobby Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

As part of this Type 3 Fire Risk Assessment, intrusive inspection of certain materials used in the construction of this building was carried out to assess their suitability and fire resistance. This was done on a sampling basis only.

In general, the level of fire stopping around the majority of penetrations made by cables, pipes and services was found to be adequate. However, there were certain penetrations which were not, as detailed in the task section of this report.

Some pipes and cables were found to have no fire stopping applied, and it was common to find some fire stopping which appears to have shrunk and cracked after installation and would not afford the expected level of fire resistance.

Given this, it is reasonable to assume that the standard of fire stopping would be common throughout the building and consideration should be given to conduct a full fire stopping survey.

Version 6

A number of fire stopping tasks were checked during this last fire risk assessment and all appeared to have been completed to a satisfactory standard.

Version 7 29/1/20

The fire stopping program is ongoing with target completion end of March 2020.



Example of good fire stopping, above ceiling, above entrance to flat 25



Example of good fire stopping within riser cupboard, 4th floor.



Example of shrinking, cracked fire stopping - 3rd floor riser.



Example of poorly applied fire stopping, above staircase door, 3rd floor.



Penetrations into lift shaft without fire stopping, 10th floor.



Penetrations into lift shaft without fire stopping, 10th floor.



Good fire stopping above lobby door, 9th floor.



Evidence of recent fire stopping being carried.



Evidence of fire stopping in the ground floor riser cupboard.



Evidence of recent fire stopping.



Fire collars in the plant room.



Private balconies at the front of the building.



Version 8 - 1/4/20 Evidence of fire stopping



Evidence of remedial fire stopping



Fire glass UK mark in corridor fire door



Fire stopping in bike store

Dampers, Ducts & Chutes

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

Yes

Comments

There are two lengths of 200mm ducting which passes through the bin store, from the adjacent ground floor boiler pump room, through to fresh air externally.

There is a fan on one length, with the direction of airflow showing as towards the outside of the building. The other length has no fan and appears to move air inwards naturally. From this arrangement, it is assumed that this forms an air handling system, moving hot air from the pump room through to the outside of the building by means of the fan installed in one length of the ducting, and this movement of air pulling cooler air in from outside of the building naturally through the other length.

Inside the pump room the ducting is open aside from a grill which appears to be non-intumescent. Neither length of ducting has any type of fire damper installed between the bin store and the adjacent pump room.

However, there are limited combustible items within the pump room, and therefore should a fire occur within the bin store which eventually compromises the ducting and break through to the pump room, the items within comprise in the main of heavy duty steel pipe work (thermally lagged) of limited combustibility and the pumping equipment itself.

More importantly, the level of fire separation between the pump room, and the adjacent common escape route is high and therefore it would be a considerable time before any fire within the bin store compromised the pump room and consequently the common escape route.

Considering this, the current arrangements are suitable.



Void at rear of pump room, lower ground floor to roof.



Void at rear of pump room, lower ground floor to roof.



Ducting from bin store, seen in riser cupboard 5th floor.



Ducting within pump room ground floor - warm air inlet



Ducting within pump room ground floor - cool air inlet



Duct within bin store, with fan pulling warm air out of pump room



Duct within bin store - cooler air pulled naturally into adjacent pump room

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Mechanical Extraction

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Smoke control panel in the rear lobby.



Corridor AOV on 10th floor



Staircase AOV at head of stairs



Corridor AOV

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

Comments

There are no faults or alarms standing



Control panel



Version 9. Ventilation panel healthy

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

Comments

Manual call points are not required or desirable in the common areas.

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 33 which has a fire alarm provided to BS5839-6 LD3 standard.

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



Corridor smoke detector for AOV actuation



Bike store smoke detector

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Comments

Sounders are not provided or desirable in the common areas.

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:

May 2019

Are fire extinguishers readily accessible?

Yes

Is the provision of fire extinguishers reasonable?

Yes

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

There is a 2kg CO2 extinguisher in the ground floor plant room.



CO2 Extinguisher in ground floor pump room.

Fixed Systems

Are any fixed systems provided?

Yes

Types of system

• Sprinklers

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

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

Is provision of fire service facilities reasonable?

Yes

Comments

Version 8

The entrance door overrides were tested at the time of inspection and all were found to operate correctly



Rear exit door override.



Example dry riser outlet.



Firefighting lift



Corridor smoke extraction controls, coated in stairwell



Staircase ventilation override



Premises information box



Dry riser inlet

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



Normal lighting levels on 10th floor

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-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?

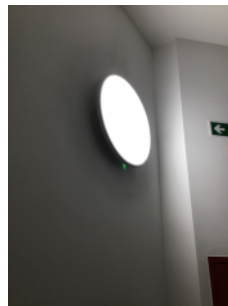
Yes

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.



Emergency lighting unit in corridor



Staircase emergency lighting

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 exit signage

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A



Staircase door with keep shut signage



Riser cupboard doors with keep locked shut signage

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Minor Defects

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 not displayed in main front entrance.



Fire action notice at side entrance

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Other

Further details

Fire wardens are on site 24/7. Should they encounter an incident they would contact Conceirge.

Version 9- 21/07/20

During the FRA the fire wardens were observed patrolling and were able to answer a range of questions posed. Additional training with all fire wardens (both day and night shifts) took place with a QFSM instructor and the wardens proved themselves knowledgeable over a range of fire safety topics covering:

- Principles of fire safety and building compartmentation
- Communication links
- Firefighting facilities- dry risers and hydrants
- Types of evacuation strategy- stay put and simultaneous
- Fire alarm system in place
- Actions to be taken in the event of an alarm sounding
- False alarms and confirmed fires
- Calling the Fire Service
- Role in the event of an emergency
- Security systems
- Evacuation procedures

Are fire action procedures suitable and appropriately documented?

Yes

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

The absence of a fire system in the common areas implies a 'Stay Put' strategy for this purpose built, general needs, block of flats.

An Assembly Point is not required for a building operating a 'Stay Put' policy.



Fire warden patrolling Queensland Road

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?

Yes

Action to take on discovering a fire?

Yes

How to raise an alarm?

Yes

Responding to the fire alarm?

Yes

Calling the fire service?

Yes

Location & use of fire fighting equipment?

No

Are fire drills carried out at appropriate intervals?

Yes

Are employees from outside organisations given appropriate fire safety information?

Not Known

Comments

A Fire Action Notice is provided which would give employees from outside organisations information regarding the action to be taken in the event of a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Individual testing & maintenance information has not been reviewed for these premises. However, testing & maintenance information has been reviewed for Newlon Housing Trust as a whole, and recommendations made at an organisational level.

Record Keeping

Were fire safety records available?

No

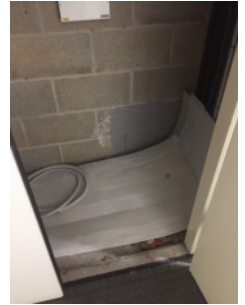
Comments

Fire Safety records have not been reviewed for these premises. However, these records have been reviewed for Newlon Housing Trust as a whole, and recommendations made at an organisational level.

Tasks

Task 1

Source Version	9
Ref	418336
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited. 1st floor electrical riser cupboard.
Priority	High
Status	Completed
Owner	Estates Estates
Due Date	18 August 2020



Change Log

27/07/2020 16:22:55 DavinaThomas-Dillon Status changed from Identified to In Progress
27/07/2020 16:22:55 DavinaThomas-Dillon Owner set to Estates
28/08/2020 13:44:50 PhilipMcDougall Status changed from In Progress to Completed

Task 2

Source Version 1
Ref 117433
Category Escape Routes & Fire Spread
Sub Category Construction and Glazing
Action Required Provide fire stopping around cable penetrations in the following locations:



10th floor, above ceiling into lift shaft above BOTH lifts.

Inspection utilising a borescope confirmed these penetrations are through the concrete lift shaft and are not fire stopped.

Version 6-06/11/19
Completed- see photograph.

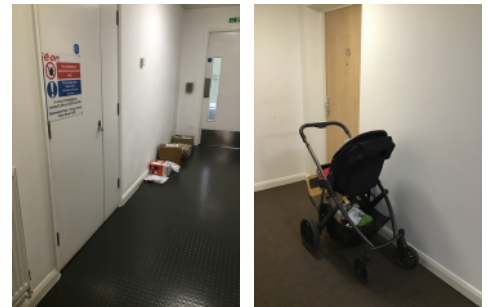
Priority High
Status Archived
Owner Property Special Projects
Due Date 17 September 2018

Change Log

02/09/2018 10:02:09 NamaKaba Status changed from Identified to In Progress
02/09/2018 10:02:09 NamaKaba Owner set to Wates
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects
06/11/2019 21:29:31 nick.mclean@qfsm ltd.co.uk Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 3

Source Version	9
Ref	418335
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. Outside flat 15. Ground floor in corridor.
Priority	High
Status	In Progress
Owner	Estates Estates
Due Date	18 August 2020

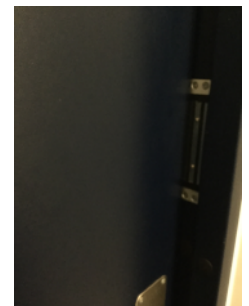


Change Log

27/07/2020 16:22:55 DavinaThomas-Dillon Status changed from Identified to In Progress
27/07/2020 16:22:55 DavinaThomas-Dillon Owner set to Estates

Task 4

Source Version	6
Ref	284263
Category	Fire Prevention
Sub Category	Arson
Action Required	Provide security control to the side entrance door, to include a fire service override facility. One of the magnetic locks on the door is loose and prevents the door from fully closing.
Priority	High
Status	Archived
Owner	Nama Green
Due Date	4 December 2019



Change Log

14/11/2019 16:49:38 PeterRutherford Status changed from Identified to In Progress
14/11/2019 16:49:38 PeterRutherford Owner set to Nama
05/02/2020 09:31:18 NamaKaba Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 5

Source Version	6
Ref	284262
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. By the main entrance at the front of the building.
	Version 7 29/1/20 further photographic evidence included.
Priority	High
Status	In Progress
Owner	Estates Estates
Due Date	4 December 2019



Change Log

14/11/2019 16:46:08 PeterRutherford Status changed from Identified to In Progress
14/11/2019 16:46:08 PeterRutherford Owner set to Estates

Task 6

Source Version	5
Ref	273585
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	Provide a minimum of four Fire Wardens on a 24/7 basis to reduce the potential for a fire and manage an incident effectively.
Priority	High
Status	Archived
Owner	Property Building Services
Due Date	28 October 2019

Change Log

02/10/2019 09:55:46 BeeSoudi Status changed from Identified to In Progress
02/10/2019 09:55:46 BeeSoudi Owner set to PropertyBuildingServices
02/10/2019 10:30:58 BeeSoudi Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 7

Source Version	1
Ref	117437
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Above lobby door, 7th floor (outside flat 37) Limited fire stopping which has been applied is not adequate.
Priority	High
Status	Archived
Owner	Property Special Projects
Due Date	17 September 2018



Change Log

02/09/2018 09:53:08 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:53:08 NamaKaba Owner set to Wates
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects
06/11/2019 21:29:31 nick.mclean@qfsm ltd.co.uk Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 8

Source Version	1
Ref	117442
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustibles in the following locations was excessive and should be significantly reduced:



Within the electrical intake room, (landlords meter room), ground floor.

This has an extremely high build up of combustible items, which in the main appears to be contractors supplies and building materials, including wooden flooring, floor coverings, paints and floor adhesives.

This room should be completely cleared of all combustible materials, or alternatively if this room is required for storage space - the electrical installations and associated cabling enclosed within an FR30 enclosure and appropriately fire stopped.

Version 7 29/1/20 The combustible material originally noted has not been removed, task returned to identified.

Priority	High
Status	Archived
Owner	Estates Estates
Due Date	17 September 2018

Change Log

02/09/2018 09:54:11 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:54:11 NamaKaba Owner set to Wates
04/09/2018 10:09:27 NamaKaba Owner changed from Wates to Estates
11/10/2019 15:08:53 PhilipMcDougall Owner changed from Estates to PropertyBuildingServices
09/12/2019 08:44:00 NamaKaba Owner changed from PropertyBuildingServices to Estates
09/12/2019 10:37:09 PhilipMcDougall Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Identified
06/02/2020 11:03:52 PeterRutherford Status changed from Identified to In Progress
28/02/2020 08:59:04 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 9

Source Version	1
Ref	117427
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Above lobby door, ground floor entrance lobby.
Priority	High
Status	Archived
Owner	Property Special Projects
Due Date	17 September 2018

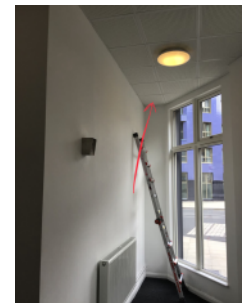


Change Log

02/09/2018 09:59:05 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:59:05 NamaKaba Owner set to Wates
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects
11/12/2019 16:54:24 PeterRutherford Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 10

Source Version	1
Ref	117428
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Above ceiling, corner of entrance lobby (entrance to stadium side)
Priority	High
Status	Archived
Owner	Property Special Projects
Due Date	17 September 2018

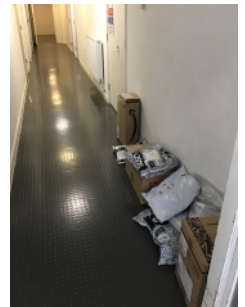


Change Log

02/09/2018 10:00:21 NamaKaba Status changed from Identified to In Progress
02/09/2018 10:00:21 NamaKaba Owner set to Wates
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects
11/12/2019 16:54:34 PeterRutherford Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 11

Source Version	1
Ref	117430
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Ground floor corridor - it appears common practice for parcel deliveries to be left in this location.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	11 November 2018



Change Log

02/09/2018 10:01:45 NamaKaba Status changed from Identified to In Progress
02/09/2018 10:01:45 NamaKaba Owner set to Estates
28/01/2019 08:28:17 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 12

Source Version	1
Ref	117444
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. Fire action notices were not available.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	11 November 2018

Change Log

02/09/2018 09:56:07 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:56:08 NamaKaba Owner set to Estates
10/12/2018 08:37:03 PhilipMcDougall Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 13

Source Version	7
Ref	314781
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. Main front entrance door.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	22 April 2020

Change Log

06/02/2020 16:09:01 PeterRutherford Status changed from Identified to In Progress
06/02/2020 16:09:01 PeterRutherford Owner set to Estates
13/02/2020 09:05:14 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 18:13:09 QFSMOffice Status changed from Completed to Archived

Task 14

Source Version	7
Ref	314784
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: 1st floor plant room door, fire stopping in-complete.
Priority	Medium
Status	In Progress
Owner	Property Special Projects
Due Date	22 April 2020

Change Log

06/02/2020 16:28:36 PeterRutherford Status changed from Identified to In Progress
06/02/2020 16:28:36 PeterRutherford Owner set to PropertySpecialProjects



Task 15

Source Version	6
Ref	284264
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in electrical cupboards should be prohibited. On electrical riser on the 10th floor.
	Version 7 29/1/20 combustible items removed, photographic evidence included.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	29 January 2020

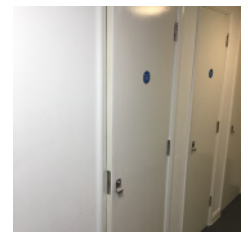


Change Log

14/11/2019 16:46:08 PeterRutherford Status changed from Identified to In Progress
14/11/2019 16:46:08 PeterRutherford Owner set to Estates
28/11/2019 08:32:33 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 16

Source Version	7
Ref	314785
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: 1st floor NACD cabling cupboard adjacent bicycle store.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	22 April 2020



Change Log

06/02/2020 16:09:01 PeterRutherford Status changed from Identified to In Progress
06/02/2020 16:09:01 PeterRutherford Owner set to Estates
13/02/2020 09:04:10 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 18:12:17 QFSMOffice Status changed from Completed to Archived

Task 17

Source Version	8
Ref	340563
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced. Whilst intended for charity collection the furniture is not acceptable and could be some while before collecting recommences.
Priority	Medium
Status	Completed
Owner	Estates Estates
Due Date	24 June 2020



Change Log

06/04/2020 09:53:07 Stefan Status changed from Identified to In Progress
06/04/2020 09:53:07 Stefan Owner set to Estates
29/04/2020 10:13:17 PhilipMcDougall Status changed from In Progress to Completed

Task 18

Source Version	3
Ref	263096
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Repair the vision panels in the following doors with glazing which will afford 30 minutes of fire resistance (integrity only): The door to the cycle store. Version 2- 06/11/19 Job completed.
Priority	Medium
Status	Archived
Owner	Wates FRA
Due Date	6 November 2019

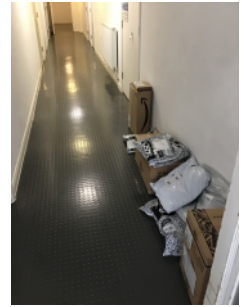


Change Log

20/09/2019 09:22:02 BeeSoudi Status changed from Identified to In Progress
20/09/2019 09:22:02 BeeSoudi Owner set to Wates
06/11/2019 21:29:31 nick.mclean@qfsm ltd.co.uk Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 19

Source Version	1
Ref	117431
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustibles in the following locations was excessive and should be significantly reduced: Ground floor corridor - it appears common practice for parcel deliveries to be left in this location. Version 7 29/1/20 remains a common practice see other task.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	11 November 2018



Change Log

02/09/2018 10:01:00 NamaKaba Status changed from Identified to In Progress
02/09/2018 10:01:01 NamaKaba Owner set to Estates
28/01/2019 08:26:22 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 20

Source Version	1
Ref	117445
Category	Escape Routes & Fire Spread
Sub Category	Dampers, Ducts and Chutes
Action Required	Install fire and smoke dampers in the following locations: Where two lengths of ducting penetrate through from the bin store to the adjacent pump room.
Priority	Medium
Status	In Progress
Owner	Property Special Projects
Due Date	11 November 2018

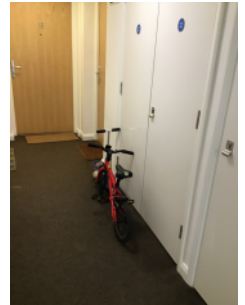


Change Log

02/09/2018 09:55:22 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:55:22 NamaKaba Owner set to RhoddReeves
07/12/2018 15:31:53 Rhodd-Specialist Owner changed from RhoddReeves to SymonSentain
12/06/2019 09:47:33 DavinaThomas-Dillon Owner changed from SymonSentain to PropertySpecialProjects

Task 21

Source Version	9
Ref	418334
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes. Outside flat 18.
Priority	Medium
Status	Completed
Owner	Estates Estates
Due Date	13 October 2020

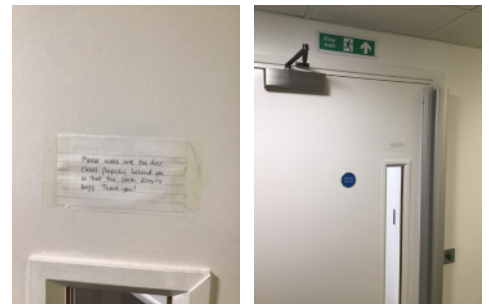


Change Log

27/07/2020 16:22:55 DavinaThomas-Dillon Status changed from Identified to In Progress
27/07/2020 16:22:55 DavinaThomas-Dillon Owner set to Estates
17/08/2020 15:42:27 PhilipMcDougall Status changed from In Progress to Completed

Task 22

Source Version	9
Ref	418333
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Staircase door not closing fully on 8th floor.
Priority	Medium
Status	In Progress
Owner	Smarter Services
Due Date	13 October 2020



Change Log

04/08/2020 11:47:00 DavinaThomas-Dillon Status changed from Identified to In Progress
04/08/2020 11:47:00 DavinaThomas-Dillon Owner set to Smarter

Task 23

Source Version	7
Ref	314783
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: 10th floor electrical cupboard adjacent lift.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	22 April 2020



Change Log

06/02/2020 16:09:01 PeterRutherford Status changed from Identified to In Progress
06/02/2020 16:09:01 PeterRutherford Owner set to Estates
13/02/2020 09:04:36 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 18:12:32 QFSMOffice Status changed from Completed to Archived

Task 24

Source Version	1
Ref	117441
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips on the following doors are damaged and should be replaced: Lobby door, 4th floor. Version 7 29/1/20, intumescent strip has been repaired.
Priority	Medium
Status	Archived
Owner	Wates FRA
Due Date	11 November 2018



Change Log

02/09/2018 09:53:51 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:53:51 NamaKaba Owner set to Wates
06/12/2018 12:41:21 DavinaThomas-Dillon Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 25

Source Version	1
Ref	117440
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S standard: Communications services cupboard, (next to flat 33), 6th floor. The frame on the inside of this door requires repair/fire stopping to ensure it maintains its FD30S standard of fire resistance. Version 3 The fire stopping works appear to have been completed and a suitable label has been provided. See photographs.
Priority	Medium
Status	Archived
Owner	Property Special Projects
Due Date	11 November 2018



Change Log

02/09/2018 09:52:12 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:52:12 NamaKaba Owner set to Wates
06/12/2018 12:41:44 DavinaThomas-Dillon Status changed from In Progress to Completed
10/12/2018 14:03:24 Stefan Owner changed from Wates to PropertySpecialProjects
29/05/2019 13:42:02 DavinaThomas-Dillon Status changed from Completed to In Progress
17/08/2019 11:23:41 nick.mclean@qfsm ltd.co.uk Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 26

Source Version	1
Ref	117439
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.
Priority	Medium
Status	Archived
Owner	Wates FRA
Due Date	11 November 2018

Change Log

02/09/2018 09:51:55 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:51:55 NamaKaba Owner set to Wates
10/12/2018 14:04:06 Stefan Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 27

Source Version	1
Ref	117438
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations:



Above ceiling, above entrance to flat 10.

The PVCu pipe, with mastic sealant creates an opening greater than 100mm and therefore should have some supported fire stopping applied.

Version 6- 06/11/19
Completed- see photograph

Priority	Medium
Status	Archived
Owner	Property Special Projects
Due Date	11 November 2018

Change Log

02/09/2018 09:52:50 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:52:50 NamaKaba Owner set to Wates
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects
06/11/2019 21:29:31 nick.mclean@qfsm ltd.co.uk Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 28

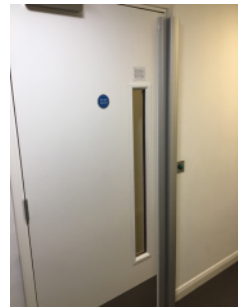
Source Version 1
Ref 117436
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Adjust the self-closing device on the following doors:

Staircase door to flats 43 and 49, 8th floor.

This door does not close completely, causing the magnetic mechanism to continually actuate. It requires adjustment to ensure it closes completely, unaided.

Version 7 29/1/20 door has been adjusted and closes correctly.

Priority Medium
Status Archived
Owner Wates FRA
Due Date 11 November 2018



Change Log

02/09/2018 09:53:30 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:53:30 NamaKaba Owner set to Wates
06/12/2018 12:42:10 DavinaThomas-Dillon Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 29

Source Version	1
Ref	117435
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: Soil pipe, above ceiling into flat 43. Version 6 - 06/11/19 Completed- see photograph.
Priority	Medium
Status	Archived
Owner	Property Special Projects
Due Date	11 November 2018



Change Log

02/09/2018 09:56:59 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:56:59 NamaKaba Owner set to Wates
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects
06/11/2019 21:29:31 nick.mclean@qfsm ltd.co.uk Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 30

Source Version	1
Ref	117429
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire.
Priority	Medium
Status	Archived
Owner	Estates Estates
Due Date	11 November 2018

Change Log

02/09/2018 10:01:21 NamaKaba Status changed from Identified to In Progress
02/09/2018 10:01:21 NamaKaba Owner set to Estates
07/12/2018 09:43:46 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 31

Source Version 1
Ref 117432
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Wedges should not be used to hold open fire doors.



Ground floor corridor.

Version 7 29/1/20, no wedges in use at time of this assessment.

Priority Medium
Status Archived
Owner Estates Estates
Due Date 11 November 2018

Change Log

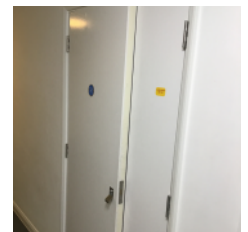
02/09/2018 10:00:42 NamaKaba Status changed from Identified to In Progress
02/09/2018 10:00:42 NamaKaba Owner set to Estates
25/09/2018 11:48:22 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 16:45:10 LizScudder Status changed from Completed to Archived

Task 32

Source Version 7
Ref 314782
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required The following doors should be kept locked shut:

Ground floor electrical cupboard (landlords meter)

Priority Medium
Status Archived
Owner Estates Estates
Due Date 22 April 2020



Change Log

06/02/2020 16:09:01 PeterRutherford Status changed from Identified to In Progress
06/02/2020 16:09:01 PeterRutherford Owner set to Estates
13/02/2020 09:03:51 PhilipMcDougall Status changed from In Progress to Completed
25/03/2020 18:12:47 QFSMOffice Status changed from Completed to Archived

Task 33

Source Version	1
Ref	117423
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.
Priority	Low
Status	Archived
Due Date	20 August 2019

Change Log

02/09/2018 09:59:26 NamaKaba Owner set to Wates
02/09/2018 09:59:26 NamaKaba Status changed from Identified to In Progress
24/01/2019 18:11:46 DavinaThomas-Dillon Owner changed from Wates to Rhodd-Specialist
20/05/2019 11:27:32 Rhodd-Specialist Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived
28/04/2020 13:51:49 QFSMOffice Owner changed from Rhodd-Specialist to

Task 34

Source Version	1
Ref	117446
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The firefighting lifts should be tested and serviced in accordance with the recommendations of BS 9999.
Priority	Low
Status	Archived
Owner	834
Due Date	20 August 2019

Change Log

02/09/2018 09:54:46 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:54:46 NamaKaba Owner set to RhoddReeves
28/03/2019 13:56:56 DavinaThomas-Dillon Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 35

Source Version	6
Ref	284265
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.
Priority	Low
Status	Archived
Owner	834
Due Date	5 November 2020

Change Log

11/11/2019 17:14:39 BeeSoudi Status changed from Identified to In Progress
11/11/2019 17:14:39 BeeSoudi Owner set to RhoddReeves
10/01/2020 14:31:44 Rhodd-Specialist Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 36

Source Version	1
Ref	117424
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire mains should be tested and serviced in accordance with the recommendations of BS 9990.
Priority	Low
Status	Archived
Owner	834
Due Date	20 August 2019

Change Log

02/09/2018 09:51:35 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:51:35 NamaKaba Owner set to RhoddReeves
28/03/2019 14:03:50 DavinaThomas-Dillon Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 37

Source Version	1
Ref	117434
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations:



Electrical cupboard within the 9th floor corridor. There appears to be a cable which has been removed but the remaining hole has not been fire stopped. Contractors are to be reminded of the importance of fire stopping around any penetrations.

Due to the small diameter of the penetration it is tasked as a low priority but should be fire stopped when any programme of fire stopping is undertaken to address the other fire stopping issues in this building.

Priority	Low
Status	In Progress
Owner	Property Special Projects
Due Date	20 August 2019

Change Log

02/09/2018 09:57:29 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:57:29 NamaKaba Owner set to Wates
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects

Task 38

Source Version 1
Ref 117421
Category Fire Management
Sub Category Testing & Maintenance
Action Required The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.

It was noted that all louvres on the corridor smoke ventilation system were in the open position on all floors.

Discussion with “Fire Design Solutions” who original installed the system suggested that this may be due to the system being in “environmental mode” - whereby the vents on all floors remain open until fire detection is actuated and the vents will close on all but the fire floor.

This should be confirmed when the system is tested and serviced.

Priority Low
Status Archived
Owner 834
Due Date 20 August 2019

Change Log

02/09/2018 10:02:40 NamaKaba Status changed from Identified to In Progress
02/09/2018 10:02:41 NamaKaba Owner set to RhoddReeves
05/07/2019 12:47:17 Rhodd-Specialist Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 39

Source Version	1
Ref	117425
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	Any fire alarms provided within flats should be tested and serviced in line with the recommendations of BS 5839-6.
Priority	Advisory
Status	Archived
Owner	Stefan StHilaire-Brown
Due Date	19 August 2021

Change Log

02/09/2018 09:58:21 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:58:21 NamaKaba Owner set to Stefan
26/03/2019 13:54:56 DavinaThomas-Dillon Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 40

Source Version	1
Ref	117443
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	Documentation was not available for viewing. It should be confirmed that fire action procedures are suitable and appropriately documented.
Priority	Advisory
Status	Archived
Owner	834
Due Date	19 August 2021

Change Log

02/09/2018 09:56:35 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:56:35 NamaKaba Owner set to RhoadReeves
28/03/2019 14:09:19 DavinaThomas-Dillon Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Task 41

Source Version	1
Ref	117422
Category	Fire Management
Sub Category	Record Keeping
Action Required	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.
Priority	Advisory
Status	Archived
Owner	834
Due Date	19 August 2021

Change Log

02/09/2018 09:59:47 NamaKaba Status changed from Identified to In Progress
02/09/2018 09:59:47 NamaKaba Owner set to RhoadReeves
28/03/2019 14:06:30 DavinaThomas-Dillon Status changed from In Progress to Completed
29/01/2020 21:03:13 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Archived

Risk Score

Risk Score

Moderate Risk

Next Assessment Due

31 October 2020

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.