

**Fire Risk Assessment**

**1 Queensland Road**

Version 9

01-04-2020



Premises Ref: 202417

Review Date: 31-07-2020

Score: Moderate Risk

Assessor: Andy Corby

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# Executive Summary

The building was completed in 2013 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.

The ground and first floors of the building are used as commercial premises and are not included in the scope of this assessment. There is no connection between the residential access and commercial areas on the ground floor.

Although the building has two staircases, floors 8 and 9 can only be accessed by one staircase.

A review was 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 it was anticipated that an Enforcement Notice would be issued by the Inspecting Officer, Sandra Young, but no such Notice has been issued. However, an Enforcement Notice has been issued against 3 Queensland Road and the deficiencies raised are believed to be intended to have been replicated against 1 Queensland Road. 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.

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 21 August 2018.

Although outside the scope of this assessment, it was noted that a sample of flats were provided with a smoke alarm to a BS 5839-6 Grade D Category LD2 standard.

#### 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 fire stopping works were being undertaken on the 9th floor. The works included fire stopping around pipes and cables where they enter the flats above the entrance doors and around the the door frames of the flat entrance doors.

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 - 21/11/19

This inspection was conducted to review the fire stopping work in progress by Kier.

Sample examples of flat entrance doors, riser doors and staircase doors were inspected with photographs taken before, during and after.

It should be noted that only the common areas side of the flat entrance doors have been fire stopped, the inside has not been addressed.

Photographs were also taken of the fire stopping above the flat entrance doors.

Version 8 - 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.

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 date set for 3 months.

Version 9 - 1/4/20

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

It was noted that a number of the tasks from the previous FRA have been marked as completed by NHT and a sample of this completed fire stopping was observed during this inspection.

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

# 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

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Address line 1	1 Queensland Road
Town	Islington
Postcode	N7 7BY
Building owner	Newlon
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>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.</p>
Client	Newlon Housing Trust
Use	Purpose-built, self-contained flats
Number of floors - ground and above	10
Number of flats	84
Number of stair cores	2

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

It is understood that the building is of concrete frame construction, with concrete floors and plasterboard internal walls.

External wall details

External rain sheeting.

Are there any private balconies?

Yes

Private balcony details

There two types of private balconies, one Is a steel frame structure with wooden bearers, the other type integral to the design of the building.



## Occupants

Are there any occupants especially at risk from fire?

No

### Comments

The building was completed in 2013 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.

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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.

# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

It is understood that electrical installations are tested on a five yearly basis.

## 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?

N/A

Are portable heaters used?

No

Comments

The heating provided in the common areas is free from defects

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking only takes place in flats.

## Arson

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Is security against arson reasonable?

Yes

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

Yes

## Housekeeping

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Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

### Comments

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)

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.



Balconies.

## Building Works

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

No

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

Yes

## Smoking

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

Yes

Comments

"No smoking" signage is provided and there is no evidence of smoking taking place in the common parts of the building.

## Dangerous Substances

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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

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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?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

Some exit doors are fitted with electromagnetic locks which release upon power failure. Local isolating buttons are also provided, to a design approved by the building control body, here and at other Newlon sites. It is understood that electromagnetic locks release upon activation of automatic smoke detectors in the communal areas.

## Dimensions

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Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

### Comments

Travel distances are well in excess of those recommended by Building Regulations guidance. A smoke control system has been installed to compensate for these distances, as approved by the building control body, in consultation with London Fire Brigade.

## Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Flats
- Risers

Cupboard Doors

- FD30S

Flat Doors

- FD30S SC

Riser Doors

- FD30S

Are fire doors to a suitable standard?

Yes

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?

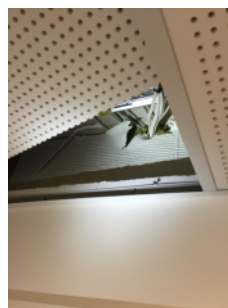
Yes

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.



Poor fire stopping



Damaged fire stopping by flat 17.



Missing screws on ground floor staircase door

## Construction & Glazing

Are escape routes protected with suitable walls and floors?

No

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

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
- Other

Staircase Glazing

- 30 mins E

Glazing in Other Areas

Bicycle store- 30 minutes integrity only.

Is glazing reasonable and free from any obvious defects?

Yes

Comments

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 7 - 21/11/19

This inspection was conducted to review the fire stopping work in progress by Kier.

Sample examples of flat entrance doors, riser doors and staircase doors were inspected with photographs taken before, during and after.

It should be noted that only the common areas side of the flat entrance doors have been fire stopped, the inside has not been addressed.

Photographs were also taken of the fire stopping above the flat entrance doors.

Version 8 29/1/20

A further inspection of fire stopping has been completed. Several tasks marked as complete have been returned to identified as the work has not been completed.

Work is ongoing with target completion end of March 2020.

Fire Risk Assessment

1 Queensland Road

Version 9





Evidence of shrinking fire stopping.



Fire stopping into the smoke shaft by flat 73.



The architrave has been removed and fire stopping carried out.



Pink foam fire stopping.



External private balconies.



External balconies.



Flat 25 quadrant removed before.



Flat 47 entrance door example of completed fire stopping



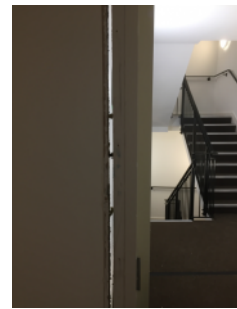
Flat 47 quadrant replaced.



4th floor staircase before fire stopping



4th floor staircase door frame before fire stopping.



4th floor staircase door frame prepared for fire stopping.



4th floor staircase door frame during fire stopping



4th floor staircase door frame fire stopping



5th floor riser cupboard before fire stopping.



5th floor riser cupboard door frame completed fire stopping.



Example riser cupboard door prepared fore fire stopping.



Fire stopping in progress above Flat 16 entrance door.



Inner layer fire stopping above flat 22



Fire stopping completed above Flat 15



Version 8 Fire stopping 5th floor electrical riser



Version 8 Evidence of fire stopping in 5th floor electrical riser

## Dampers, Ducts & Chutes

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

Not Confirmed



Fire damper in the riser cupboard top floor.

## Smoke Ventilation

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Areas where smoke ventilation is expected:

- Lobbies
- Staircases

Lobbies

- Mechanical Extraction

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Smoke control panel at the rear entrance of 1 Queensland.

# 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

- Alerts remote centre
- 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

## 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

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Is there sufficient provision of automatic fire detection?

Yes

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

Yes

Comments

Although outside the scope of this assessment, it was noted that a sample of flats were provided with a smoke alarm to a BS 5839-6 Grade D Category LD2 standard.

## Audibility

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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

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Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

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.

## Fixed Systems

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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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

Fire service override switches are provided. The external switch is intended to release the main entrance door, and the internal switch is intended to release all internal doors. The operation of these could not, however, be confirmed during the fire risk assessment.

Version 5

The firefighters override switch was tested and was effective. In addition the 24hr Concierge at Ashburton Triangle (less than 5 minute walk from Queensland Road) was contacted and the doors were unlocked remotely.

Version 8 29/1/20

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

# Lighting

## Normal Lighting

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Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

Yes

## Emergency Lighting

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Method of emergency lighting of internal escape routes:

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

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

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

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- None

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.



# Signs & Notices

## Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

## Fire Doors

Is there signage suitable for self-closing fire doors?

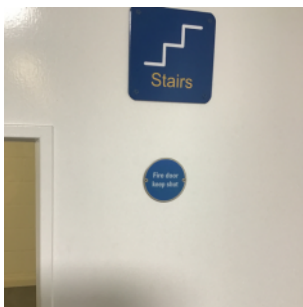
Yes

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A



Example fire door signage



Example fire door signage.

## Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

Yes

Comments

Fire action notices are displayed that correctly reflect the stay put strategy in place for this building



Fire action notice ( rear entrance)



Fire action notice ( front entrance)

# Fire Safety Management

## Procedures & Arrangements

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Current evacuation policy

Other

Further details

Fire wardens patrol the building 24 hours a day 7 days a week. Should they encounter an incident they would call the Concierge at Ashburton Triangle via radio.

Version 9 - 1/4/20

Fire Wardens were observed doing their regular patrols.

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

A fire Warden were observed patrolling the building at the time of the fire risk assessment.

## Training & Drills

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Are staff regularly on the premises?

No

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

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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

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Were fire safety records available?

No

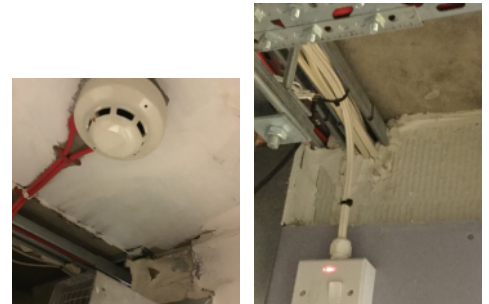
Comments

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	1
Ref	118101
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: In the riser cupboard at the end of the corridor by flat 59. 7th floor.
	Version 8 29/1/20 fire stopping not completed , further photographic evidence included, task returned to identified. See 6th floor riser cupboard for example of fire stopping required.
Priority	High
Status	Completed
Owner	Property Special Projects
Due Date	18-09-2018

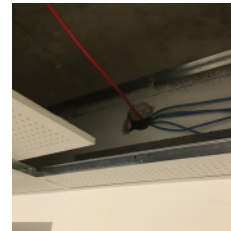


### Change Log

02/09/2018 09:41:43 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:41:43 NamaKaba Owner set to Wates  
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects  
11/12/2019 16:53:01 PeterRutherford Status changed from In Progress to Completed  
29/01/2020 21:03:04 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Identified  
06/02/2020 11:10:49 PeterRutherford Status changed from Identified to In Progress  
02/04/2020 07:40:54 andy.corby@qfsm ltd.co.uk Status changed from In Progress to Completed

## Task 2

Source Version 1  
Ref 118103  
Category Escape Routes & Fire Spread  
Sub Category Construction and Glazing  
Action Required Provide fire stopping around cable penetrations in the following locations:  
Adjacent to the lift shaft by flat 77.



Version 8 29/1/20, fire stopping not completed , further photographic evidence included, task returned to identified.

Priority High  
Status Completed  
Owner Property Special Projects  
Due Date 18-09-2018

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02/09/2018 09:39:43 NamaKaba Owner set to Wates  
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects  
11/12/2019 16:53:01 PeterRutherford Status changed from In Progress to Completed  
29/01/2020 21:03:04 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Identified  
06/02/2020 11:15:00 PeterRutherford Status changed from Identified to In Progress  
08/06/2020 09:07:51 Stefan Status changed from In Progress to Completed

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### Task 3

Source Version	1
Ref	118591
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The walls in the following locations are damaged and should be repaired to achieve the original period of fire resistance: Above the door to the data room in the ground floor lobby.
Priority	High
Status	In Progress
Owner	Property Special Projects
Due Date	18-09-2018

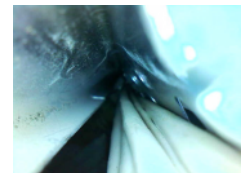


#### Change Log

02/09/2018 09:38:00 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:38:00 NamaKaba Owner set to Wates  
10/12/2018 14:03:24 Stefan Owner changed from Wates to PropertySpecialProjects  
20/02/2019 12:22:23 DavinaThomas-Dillon Owner changed from PropertySpecialProjects to Wates  
26/03/2019 13:51:20 DavinaThomas-Dillon Owner changed from Wates to PropertySpecialProjects

### Task 4

Source Version	1
Ref	118115
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The walls in the following locations are damaged and should be repaired to achieve the original period of fire resistance: Above the door to the cupboard by flat 13.
Priority	High
Status	In Progress
Owner	Property Special Projects
Due Date	18-09-2018



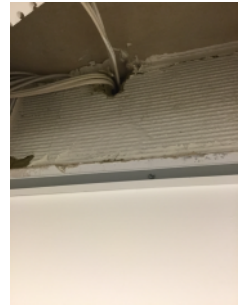
#### Change Log

02/09/2018 09:36:55 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:36:55 NamaKaba Owner set to Wates  
10/12/2018 14:03:24 Stefan Owner changed from Wates to PropertySpecialProjects  
20/02/2019 12:23:57 DavinaThomas-Dillon Owner changed from PropertySpecialProjects to Wates  
26/03/2019 13:52:02 DavinaThomas-Dillon Owner changed from Wates to PropertySpecialProjects

## Task 5

Source Version	1
Ref	118108
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The walls in the following locations are damaged and should be repaired to achieve the original period of fire resistance: The wall above the cupboard opposite flat 21.
Priority	High
Status	In Progress
Owner	Property Special Projects
Due Date	18-09-2018

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### Change Log

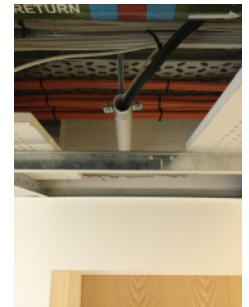
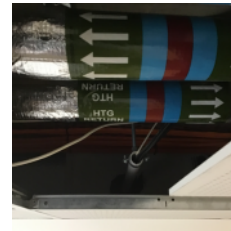
02/09/2018 09:41:16 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:41:17 NamaKaba Owner set to Wates  
10/12/2018 14:03:24 Stefan Owner changed from Wates to PropertySpecialProjects  
20/02/2019 12:24:23 DavinaThomas-Dillon Owner changed from PropertySpecialProjects to Wates  
26/03/2019 13:51:41 DavinaThomas-Dillon Owner changed from Wates to PropertySpecialProjects

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## Task 6

Source Version 1  
Ref 118107  
Category Escape Routes & Fire Spread  
Sub Category Construction and Glazing  
Action Required Provide fire stopping around cable penetrations in the following locations:  
Above the the entrance door to flat 48.



Version 8 29/1/20 fire stopping not completed completed, further photographic evidence included, task returned to identified.

Priority High  
Status Completed  
Owner Property Special Projects  
Due Date 18-09-2018

### Change Log

02/09/2018 09:40:29 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:40:29 NamaKaba Owner set to Wates  
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects  
11/12/2019 16:53:01 PeterRutherford Status changed from In Progress to Completed  
29/01/2020 21:03:04 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Identified  
06/02/2020 11:15:00 PeterRutherford Status changed from Identified to In Progress  
08/06/2020 09:07:51 Stefan Status changed from In Progress to Completed

## Task 7

Source Version	1
Ref	118106
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The walls in the following locations are damaged and should be repaired to achieve the original period of fire resistance: In the riser cupboard opposite flat 37 on the 5th floor.
Priority	High
Status	Completed
Owner	Property Special Projects
Due Date	18-09-2018



### Change Log

02/09/2018 09:40:09 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:40:09 NamaKaba Owner set to Wates  
10/12/2018 14:03:24 Stefan Owner changed from Wates to PropertySpecialProjects  
02/04/2020 07:40:54 andy.corby@qfsm ltd.co.uk Status changed from In Progress to Completed

## Task 8

Source Version	1
Ref	118105
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The walls in the following locations are damaged and should be repaired to achieve the original period of fire resistance: Above the smoke damper in the riser cupboard opposite flat 49.
Priority	High
Status	In Progress
Owner	Property Special Projects
Due Date	18-09-2018



### Change Log

02/09/2018 09:33:31 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:33:31 NamaKaba Owner set to Wates  
10/12/2018 14:03:24 Stefan Owner changed from Wates to PropertySpecialProjects  
20/02/2019 12:24:44 DavinaThomas-Dillon Owner changed from PropertySpecialProjects to Wates  
26/03/2019 13:52:20 DavinaThomas-Dillon Owner changed from Wates to PropertySpecialProjects

## Task 9

Source Version	1
Ref	118117
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Above the door to the electrical riser ground floor cupboard.
	Version 8 29/1/20, fire stopping not completed, further photographic evidence included and task returned to identified.
Priority	Medium
Status	In Progress
Owner	Property Special Projects
Due Date	12-11-2018



### Change Log

02/09/2018 09:38:18 NamaKaba Status changed from Identified to In Progress  
02/09/2018 09:38:19 NamaKaba Owner set to Wates  
10/12/2018 14:01:32 Stefan Owner changed from Wates to PropertySpecialProjects  
11/12/2019 16:53:01 PeterRutherford Status changed from In Progress to Completed  
29/01/2020 21:03:04 mike.hudson@qfsm ltd.co.uk Status changed from Completed to Identified  
05/02/2020 12:40:31 PeterRutherford Status changed from Identified to In Progress

## Task 10

Source Version	9
Ref	340651
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Screws missing from door to staircase on ground floor.
Priority	Low
Status	Completed
Owner	Wates FRA
Due Date	01-04-2021



### Change Log

06/04/2020 10:29:15 PeterRutherford Status changed from Identified to In Progress  
06/04/2020 10:29:15 PeterRutherford Owner set to Wates  
30/04/2020 11:28:04 BeeSoudi Status changed from In Progress to Completed

# Risk Score

Risk Score

Moderate Risk

Next Assessment Due

31-07-2020

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

## Likelihood

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

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

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

## Consequence

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

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

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