

Fire Risk Assessment



Carried out on behalf of

1-93 Laburnum House - Dagenham - 900042519

On the

28 Mar 2024

By

Kyran McDonald

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FIRE RISK ASSESSMENT GUIDANCE NOTES

This Fire Risk Assessment has been compiled and formulated as required by the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only). It has been constructed to be used as a tool for the safe management of a work place.

To use the Risk Assessment effectively follow the points below:-

1. Read the risk summary as a snap shot of the premises on the day of the Fire Risk Assessment. Recommendations from the Action Plan may have already been implemented by the time you read this.
2. The Risk Assessment is broken into the following twelve sections.
3. The Action Plan is the observations and recommendations of the Fire Assessor using their competence and experience to ensure the most pragmatic approach is applied to all significant findings.
 - a. Read the Action Plan in its entirety as some actions may have an impact on other recommendations.
 - b. Once the recommended action has been completed, the responsible person must sign and date the page relating to the non conformity this will then be automatically stored in the Archive Section which provides an audit trail.
4. It is essential that the Fire Log Book is maintained by the Responsible Person, to ensure that all tests, maintenance, practice drills and periods of instruction are recorded. If used as designed, this will then prove to be an invaluable Management tool.
5. If there are any material changes to the structure, layout, use of the building, type of business or changes in the number of staff then a new Fire Risk Assessment must be carried out. The Fire Risk Assessment should be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use. It is recommended to have a review carried out annually to ensure all fire safety measures and practices are being adhered to.

SECTION 1: MANAGEMENT OVERVIEW - RISK ASSESSMENT

Address

1-93 Laburnum House - Dagenham - 900042519
 1-93 Laburnum House
 Dagenham
 RM10 7AE

Responsible Person

London Borough of Barking & Dagenham

Article 5(3) Persons

Delroy Sylvester

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Building Id

10035310

Assessment Id

10113060

This Risk Assessment was carried out on 28 Mar 2024 and the assessor has stated that this building cannot be below High risk.

Building Details:	
Assessor:	Kyran McDonald
Checked By:	Kyran McDonald Date: 31/03/2024
Validated By:	Mark Loach Date: 12/04/2024
Area:	8000
Number of floors:	17
Occupied floors:	17
Number of occupants:	93 flats
Is customer LandLord?:	Yes
Type of alarm:	Mixed System

Live Fire Log Book	Next Due Date
Risk Assessment	28/03/2025
Fire Drill	NA
Fire extinguisher maintenance:	31/08/2021
Fire Safety Training	NA
Fire Marshal Training	NA
Fire Alarm Service	NA
Emergency Lighting Service	No Records

Description of Property

Property Classification Risk Matrix: Level 1
 Property Designation: General Needs
 Number of Storeys: 17
 Number of flats: 93
 Property type: Purpose built

The premises is a purpose built 17 storey general needs block of flats.
 The building is of brick and blockwork construction with concrete slab floors. UPVC windows and no external wall cladding system.
 The building has 93 flats. There is a concrete single stairway providing access to all floors.

External wall: There are reasonable limitations on external linings. Walls are constructed of non-combustible materials or class O or B-s3, d2 (European classification), such as brick and mortar
 The internal walls appear to be of solid construction.
 There are reasonable limitations on internal linings. Walls and ceilings are constructed of non-combustible materials.
 There is no build-up of paint layers that can give rise to rapid fire spread.

The building has a single protected stair providing access to all habitable floor, there are 6 apartments per floor with the exception of the 1st floor which has 3.
 The central stair core leads to a protected lift corridor which gives access left and right to a protected flat approach lobby

Each stair landing has a electrical switch cupboard. The doors appeared to be of sound construction, close fitting in the frame with a 4x hinge provision with a Fire Door Keep Locked sign and a 'riskhub' inspection label. No access, key unavailable. The client should ensure that the doors are FD30s standard.

The doors from the stair core to the lift landing and from there to the flat approach lobbies and refuse chute rooms were of a generic design. 52mm thick a 4x CE marked hinge provision, intumescent strips, cold smoke seals and a overhead self-closing device. The blue plugs located on the hinge face indicated that they are FD60S doors.
 The vision panel and glazed partition were of wire reinforced glass.

The flat entrance doors appeared to be of a generic design and where accessible were found to be provisioned with 3x CE marked hinges, intumescent strips, cold smoke seals and a overhead self-closing device and a thumb-turn fastening. The yellow plugs located on the hinge face indicated that they are FD30S doors. Transom lights above the doors are of reinforced wire construction.

There is smoke detection within the stair core, lift corridors, flat approach lobbies and refuse chute rooms to activate the AOVs.
 The stair core has been provided with manual opening windows on each landing, lift corridor and flat approach lobby and a automatic opening vent (AOV) on the top floor. The stair core AOV could not be observed due to a security grill provision. It is not unreasonable to assume that the stair core has a AOV provision.

Emergency lighting is installed in all escape routes by means of self-contained luminaires in accordance with BS 5266-1:2016.

Common Areas Internal Layout:

The building is accessed at the front and rear by doors on a electric lock with fob access leading directly to a single protected stair providing access to all habitable floors.

The apartments where accessible appear to be provided with a minimum standard grade D1 fire alarm system installed to LD2 standard in accordance

with BS5839-6.

Directional Way-finding signage appeared satisfactory.

Travel distances are within acceptable limits.

This is a Type 3 (non-destructive) fire risk assessment which takes into account the common areas of the building and considers the fire safety arrangements within a minimum of 10% of the flats. Flats accessed numbers 1, 3, 10, 21, 23, 29, 33, 34, 38, 50, 52, 58, 61, 68, 73, 82 & 91



This Risk Assessment was carried out on 28 Mar 2024 and this property was considered a High risk property.

4	21	0
Actions required next service visit	Actions required within 30 days	Immediate actions required

To view actions outstanding [click here](#)

History of Incidents

None reported.

Risk Assessors Summary

The fire risk assessment has been conducted using a suite of documents, where appropriate, including British Standards, Approved Document B of the Building Regulations. Where the aforementioned guidance does not provide suitable benchmark standards for existing premises reference has been made to the earlier document LGA Fire Safety in Purpose Built Block of Flats guide 2021 to facilitate the assessment and maintain consistency. Fire Safety (England) Regulations 2022.

Staff core hours not known.

Flat layout: The flat entrance leads directly into a corridor which gives access to all habitable rooms.

Persons at risk: The building is occupied by residents that will be familiar with the premises available exits and fire procedures. Tenants will present a sleeping risk at the property. Visitors are the responsibility of the tenant. Contractors are arranged by the Housing provider who will handle any permits to work.

There may be tenants present who have other disabilities, however this could not be confirmed during the assessment.

It is recommended that the owner and manager of every high-rise residential building prepares a PEEP for all residents who's ability to self-evacuate may be compromised with associated up to date information. Although the regulations do not require the responsible person to include in the PIB any personal or sensitive information it is recommended that any PEEPs are in the PIB box.

The Fire Escape Plan is displayed in the ground floor notice board: The evacuation procedure is, In the event of a fire residents in the unaffected flats are expected to remain in their flats which are deemed a relative place of safety. Occupants of the affected flat and in common areas will evacuate to a place of ultimate safety.

Sources of ignition;

The common areas are free from electrical installations.

Lightning protection: Earth strap were observed.

Heating: Common areas. None.

No smoking signs were evident, there were signs that the policy is being abused.

The main electrical intake rooms are accessed externally, they are under the control of UK Power Networks with restricted access.

Sources of fuel:

With the exception of where indicated in this fire risk assessment the common areas of the building are generally kept free of combustible materials.

Sources of oxygen; there are no additional sources of oxygen.

Compartmentation: From non intrusive observation only the standard of compartmentation appeared satisfactory. Service pipes penetrating compartment walls have been fire stopped by an external contractor.

Cavity Barriers: No documentation available to confirm the standard of installation, it is always impossible from visual inspection, to determine the cross section of the wall build up, comprising insulation, cavity barriers, etc, this can only be determined from an intrusive inspection.

There was no documentation available to confirm the standard of installation, it is assumed that the building control of the day observed and signed off the installation at key stages of construction.

Fire-fighter Provisions.

Gerda PIB is located in the entrance lobby adjacent to the fire alarm panel.

AOV smoke vent control switches are locate on the ground floor entrance lobby adjacent to the fire panel and on each stair core landing.

Automatic Louvre Openable Vents are provided on each lift lobby giving access to the flat approach lobbies.

There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.

Each stair landing is provided with manual opening windows.

Dry rising main outlets on all floors.

Sprinkler pumps located in the ground floor plant room last service order dated 26/04/2019.

CCTV Surveillance is installed.

Fire Risk Assessment Frequency: With reference to the height of the building the risk factor characteristic is considered high as such a full fire risk assessment is recommended every 12 months.

This was a non invasive survey based on a visual inspection of readily accessible areas. Where available the assessor studied commissioning and test/maintenance certificates. Where these were unavailable, assumptions are made with consideration of verbal confirmation and observations.

Building Safety Act 2022, 156 Amendment of Regulatory Reform (Fire Safety) Order 2005:

The responsible person should be aware of new responsibilities they have as the result of new legal provisions within Section 156 of the Building Safety Act 2022, making several amendments to the Regulatory Reform (Fire Safety) Order 2005 (FSO) to improve fire safety in all buildings regulated by the FSO. These new requirements came into force on 1 October 2023.

The responsible person (RP) should ensure that the requirements of Section 156 of the Building Safety Act 2022 have been duly considered and relevant action has been taken to ensure compliance where applicable.

Additional information can be found at:

<https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-section-156-of-the-building-safety-act-2022/fire-safety-responsibilities-under-section-156-of-the-building-safety-act-2022>

Information Source: Observation only.

SECTION 2: RISK ASSESSMENT

01 - Persons at Risk

It is important to consider all relevant persons that use the premises. This will include persons that use the building on a day to day basis such as staff or residents but also any persons that visit the premises on temporary basis such as visitor or contractors. Particular care should be taken to identify any risks to vulnerable persons such as those with disabilities or young persons.

Sub Section	Question	Answer	Action Plan	Status
01 - Young Persons	Are young persons in the premises?	There are no young persons present at the time of this fire risk assessment.		N/A
02 - Persons with Special Needs	Are persons with special needs in the premises?	There is no evidence in the communal notice board that The London Borough of Barking and Dagenham have contacted tenants requesting information regarding any specific vulnerabilities which may require and form part of a PEEP which would be held centrally by the council and be made available to the Fire & Rescue Service.	NR-45-172-2	Non-Compliant
03 - Members of the Public	Are members of the public present in the premises?	There are no members of the public allowed access to the building at the time of this fire risk assessment.		N/A
04 - Occupancy Numbers	Is the occupancy level for the premises acceptable?	The occupancy capacity, width of escape routes and exits appear to be sufficient.		Compliant
05 - Lone Working	Are there areas where relevant persons are isolated?	There was no evidence of a lone working policy.	A	Non-Compliant

02 - Sources of Ignition

The premises is assessed to identify all potential ignition sources that may be the cause of a fire. Examples of Ignition sources can be any heat generating equipment such as portable heaters, cooking equipment and power tools. Fixed installations and portable electrical equipment can also be an ignition source if they are misused or not maintained. Naked flames and equipment that generates sparks must be strictly controlled.

Sub Section	Question	Answer	Action Plan	Status
01 - Heating - Gas and Electric - including Portables	Are all heating appliances correctly installed, adequately protected and maintained?	There is no record of appropriate servicing and maintenance of the gas appliances.	C	Non-Compliant
02 - Electrical Services	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the electrical installations having been carried out within the last 5 years.	A	Non-Compliant
02 - Electrical Services	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the lift installations.	2.0.C	Non-Compliant
03 - Lightning Protection	Is lightning protection provided for the building?	A lightning protection system has been installed, there is no evidence of periodic inspection and maintenance being completed.	B	Non-Compliant
04 - Miscellaneous	Are potential sources of ignition adequately controlled?	Evidence of smoking was found on stair core 11 & 13.	NR-46-179-4	Non-Compliant

03 - Sources of Fuel

In order for a fire to develop the presence of fuel is required. By managing the quantity, type and location of combustible materials the risk of a fire developing can be greatly reduced. The storage of combustible materials within the escape routes or places of high fire risk such as boiler rooms or electrical cupboards must be prevented.

Sub Section	Question	Answer	Action Plan	Status
01 - Housekeeping	Are house keeping arrangements satisfactory?	Housekeeping arrangements appear to be satisfactory.		Compliant

04 - Construction

The fire protection of the building is required to ensure that fire is unable to spread and also to prevent premature collapse in the event of fire. It means that the occupants can safely exit the premises without undue risk, whilst it is not perceived that any building should be sacrificed it is always possible to avoid the loss of the premises.

Sub Section	Question	Answer	Action Plan	Status
01 - Structural Elements	Are the fire resisting and separating walls and floors in good condition?	The fire resisting walls and floors appear to be of an acceptable standard.		Compliant
02 - Lift	Are the lifts contained within protected shafts?	The lifts are contained within a protected		Compliant

Shafts		shaft.	
03 - Protected Shafts	Are the escalators, chutes, ducts and pipes contained within protected shafts?	The services are contained within protected shafts.	Compliant
04 - Concealed Spaces - Cavities	Are the concealed spaces or cavities protected with suitable cavity barriers?	The installation of cavity barriers is not required or the age of the building predates the requirement.	N/A
05 - Protected Stairways	Are the stairways within the building required for means of escape adequately enclosed with fire resisting construction?	The stairways are enclosed throughout their height to an acceptable standard.	Compliant
06 - Higher Risk Areas	Are areas of higher risk and places of special fire hazard sufficiently separated from the remainder of the building by fire resisting construction?	The high risk areas and places of special fire hazard are adequately separated with fire resisting construction.	Compliant
07 - Surface Spread of Flame	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations?	The materials lining the walls and ceilings are deemed to be of an acceptable standard.	Compliant

05 - Means of Escape

To ensure a safe escape the escape routes must be protected from smoke, heat and flames. The distance that occupants have to travel must also be regulated to ensure that the distance people have to travel to safety is within the prescribed guidelines.

Sub Section	Question	Answer	Action Plan	Status
01 - Means of Escape for the Disabled	Are there adequate arrangements for the evacuation of disabled people?	No disabled persons present at the time of this fire risk assessment.		N/A
02 - Premises that are multi-occupied	Are the escape routes for all the building occupants acceptable?	The premises are multi-occupancy and the means of escape from each occupancy is considered satisfactory.		Compliant
03 - Escape routes and travel distances from within a storey	Are the escape routes sufficient in number and travel distance from any point within the floor area to the nearest storey exit, having due regard to the layout of walls, partitions and fittings within current guidance?	The travel distance to the nearest storey exit is within current guidance.		Compliant
04 - Occupancy Numbers	Is the occupancy level for the premises acceptable?	The occupancy capacity and width of escape routes and exits appear to be sufficient.		Compliant
05 - Protected Corridors	Are the protected corridors suitable and sufficient to allow the occupants to reach a storey exit safely?	All protected corridors are adequate to allow the occupants to reach a storey exit safely.		Compliant
06 - Escape from Inner Rooms	Is the escape from inner rooms acceptable?	No risk from inner room situations present.		N/A
07 - Accommodation Lifts and Stairways	Are the accommodation lifts and or stairways positioned so that they do not impact on the escape routes from upper floors?	The position of accommodation lifts and or stairways is such that they do not prejudice the escape from upper floors.		Compliant
08 - Protected Stairways	Do the protected stairways offer sufficient and suitable protection to ensure the safe escape of all occupants?	Sufficient and protected stairways have been provided to ensure safe escape of all the occupants.		Compliant
09 - External Stairways	Is the external stairways provision sufficient and does it afford suitable protection to the occupants to ensure their safe escape?	No external stairways were present.		N/A
10 - Escape Route across a flat roof	Is the escape route across a flat roof acceptable?	Flat roofs do not form part of the escape route.		N/A
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices. The through draught from the open windows either side of the stair core FD60S door is preventing complete closure.	J	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire door self-closing device has been removed.	5.0.K	Non_Compliant
12 - Fire-resisting partitions	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting wire reinforced partition appears to have been damaged and has a temporary repair.	C	Non_Compliant
13 - General Doors	Are the doors required to form part of the escape route in an emergency?	At the time of the fire risk assessment it was not possible to ascertain whether the electronically locked doors release on the activation of the fire alarm and/or mains failure.	D	Non_Compliant
14 - Housekeeping	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	A	Non_Compliant

06 - Fire-fighting Equipment

Fixed and portable firefighting equipment can be used to good effect and minimize damage to the premises. If a fire has been detected in its early stages fighting the fire in these early stages will contain its growth and reduce hazards to the occupants such as smoke and heat as well as minimising potential

financial loss to the business and the impact on jobs.

Sub Section	Question	Answer	Action Plan	Status
01 - Portable Equipment	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	The portable fire-fighting equipment is not being periodically maintained.	B	Non_Compliant
02 - Fixed Fire-Fighting Installations	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There was no evidence of current servicing of the sprinkler system. The last service order is dated 26/04/2019.	E	Non_Compliant

07 - Fire Detection and Warning

It is essential for the safe evacuation of building occupants that they have been made aware of a fire incident as soon as possible. This will allow the Fire Service to be contacted in the early stages of the fire and most importantly all the occupants should have left the building to a place of safety before the fire has had the chance to take a hold. It is vital that any early warning and detection system be installed and maintained to British Standards.

Sub Section	Question	Answer	Action Plan	Status
01 - Fire Detection and Warning System Provision	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.	NR-51-204-I	Non_Compliant
01 - Fire Detection and Warning System Provision	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The fire alarm zones have not been adequately identified.	7.0.M	Non_Compliant
01 - Fire Detection and Warning System Provision	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The automatic heat detection was found to have been removed	7.0.O	Non_Compliant
02 - Fire Alarm Maintenance	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	No fire alarm system is installed or required.		N/A

08 - Emergency Lighting

If the conventional lighting system fails in a building, an emergency lighting system may be required. The emergency lighting system should indicate the safe routes to and through the escape exits from the premises including any changes of direction or level en-route. It can also be used to illuminate fire alarm call points, refuges and firefighting appliances.

Sub Section	Question	Answer	Action Plan	Status
01 - The Emergency Lighting System	Is there an adequate method for illuminating the escape route and safety equipment in the premises?	It appears that the installed emergency lighting system will provide sufficient illumination (visual observation only, a physical test was not completed).		Compliant
02 - Maintenance of Emergency Lighting Systems	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No evidence available to confirm that the system is inspected and maintained in accordance with BS 5266-8.	A	Non_Compliant
02 - Maintenance of Emergency Lighting Systems	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No monthly emergency lighting tests records are available.	8.0.B	Non_Compliant

09 - Firefighters Provisions

As required under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) consideration must be made to the effects of a fire in any given building to the Fire Service. Safety of the fire crews and their operational needs such as access, water supplies and building information must be reviewed and be made available for the Fire Service for consideration.

Sub Section	Question	Answer	Action Plan	Status
01 - Access for Fire Fighting	Have reasonable facilities and access for firefighters and fire appliances been provided to aid the protection of life?	Facilities and access for firefighters and fire appliances are available and adequate.		Compliant
02 - Firefighter Safety	Have all reasonable measures and arrangements been made to safeguard firefighting personnel in a fire situation?	All reasonable measures and arrangements for the safety of firefighting personnel in a fire situation are in place.		Compliant
03 - Water Supplies	Are water supplies adequately provided to assist firefighting personnel in their firefighting tasks?	There is adequate hydrant provision of adequate diameter in close proximity to the premises.		Compliant
04 - Rising Mains	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry risers are present but there is no evidence to confirm that the system is subject to periodic testing, inspection and maintenance.	D	Non_Compliant

10 - Management

Providing all of the elements of the fire safety plan (of which the fire risk assessment form just part) are adhered to, then the safe evacuation of all the occupants is then likely to be successful. If however the management of the fire safety plan is not adhered to the fire safety provisions may be seriously compromised.

Sub Section	Question	Answer	Action Plan	Status
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01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	No evidence available to confirm that internal fire prevention audits are not being completed.	K	Non_Compliant
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	A record of the maintenance of fire safety measures was not in evidence.	10.0.N	Non_Compliant
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	The fire doors displayed 'riskhub' QR stickers which indicate that the doors were subject to recent inspection however there was no evidence of the standard or frequency of the inspection.	10.0.NR-54-212-3	Non_Compliant
02 - Staff Training	Have employees received appropriate fire safety awareness training?	No evidence available to confirm that appropriate fire safety awareness refresher training is being provided.	B	Non_Compliant
03 - Housekeeping	Are house keeping arrangements satisfactory?	The housekeeping arrangements appear to be of an acceptable standard.		Compliant
04 - Arson	Are adequate measures in place to control risk of fire due to arson?	Adequate arson control measures are in place.		Compliant
05 - Smoking Policy	Is a suitable 'no smoking' policy in place?	An adequate "no smoking" policy is in place in accordance with current legislation and company policy.		Compliant
06 - Legislation	Has the premises been subject to an inspection by the Enforcing Authority?	The premises have not been subject to an inspection by the Enforcing Authority.		N/A

11 - Signs and Signals

Research has shown that members of the public may become confused and disorientated in the event of a fire. To save confusion which can jeopardise building occupants escape all safety signs should be installed and conform to Signs and Safety Signals Regulations.

Sub Section	Question	Answer	Action Plan	Status
01 - Provision of Fire safety Signs and Notices	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	There are no signs provided to discourage people from using the lifts in an emergency.	A	Non_Compliant

12 - Effects on the Environment

A further requirement under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) is that consideration must be made to the effects of a fire in any given building to the environment. The spread of fire to adjacent properties, the risks posed by the smoke from the materials contained within the building if affected by fire and if the water used for firefighting needs to be contained to protect the water course.

Sub Section	Question	Answer	Action Plan	Status
01 - Adjacent Properties	Has the Responsible Person considered the effects to adjacent buildings that might be caused by a fire on the site?	The Responsible Person has made adequate arrangements to mitigate any damage to the adjacent properties from a fire on the site.		Compliant
02 - Immediate Surroundings	Has the building's Responsible Person considered the effects to the environment that might be caused by a fire on the site?	No arrangements to mitigate any damage to the environment are required for the risk.		N/A

SECTION 3: ACTION PLAN

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108042	10.0.N	Are management and employees fully aware of the fire safety features provided and their purpose?	A record of the maintenance of fire safety measures was not in evidence.	A fire precautions logbook is to be maintained to include details of fire instructions and testing, inspection and maintenance of alarm and detection systems, fixed firefighting installations and emergency lighting systems.		Recommendation to the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:
No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108043	10.0.NR-54-212-3	Are management and employees fully aware of the fire safety features provided and their purpose?	The fire doors displayed 'riskhub' QR stickers which indicate that the doors were subject to recent inspection however there was no evidence of the standard or frequency of the inspection.	Fire doors should be maintained periodically in accordance with the Fire Safety (England) Regulations 2022.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108002	2.0.C	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the lift installations.	If evidence of an inspection is unavailable, a competent person is to inspect the lift installations and records maintained in accordance with the Fire Safety (England) Regulations 2022.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108024	5.0.K	Do the fire resisting door sets meet the appropriate standard?	The fire door self-closing device has been removed.	The fire doors indicated must be fitted with a suitable positive action self-closing device (BS EN 1154).	Flat 91.	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108031	7.0.M	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The fire alarm zones have not been adequately identified.	On or adjacent to indicating equipment, there should be a diagrammatic representation of the building, showing at least the building entrances, the main circulation areas and the division into zones.	Adjacent to the fire panel	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

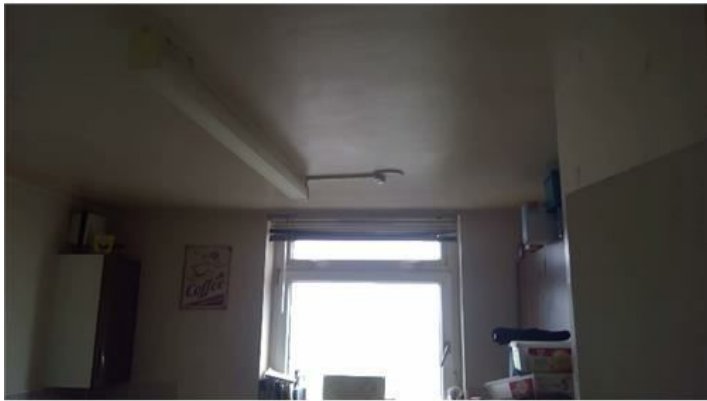
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108032	7.0.O	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The automatic heat detection was found to have been removed	The automatic heat detectors must not be removed and replaced as soon as possible	Flat 82 kitchen	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

202432813054.jpg



Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108035	A	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No evidence available to confirm that the system is inspected and maintained in accordance with BS 5266-8.	The emergency lighting system must be inspected and maintained by a competent certified organisation in accordance with BS 5266-8.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108027	A	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	Items that are a source of fuel or are combustible and likely to increase the fire loading or spread of fire, should not be located on any corridor, stairway or circulation space that will be used as an escape route. Therefore, the combustible materials stored in the escape routes must be removed.	Outside flats 37, 43, 67, 88 & 90	Statutory requirement of the Client	18/05/2024

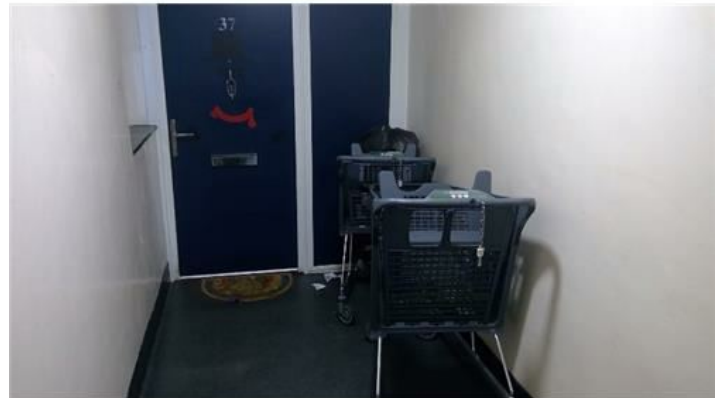
Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108001	A	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the electrical installations having been carried out within the last 5 years.	If evidence of an inspection is unavailable, a competent electrician is to inspect all electrical installations throughout the premises in accordance with IEE Regulations (BS 7671) and records maintained.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108003	B	Is lightning protection provided for the building?	A lightning protection system has been installed, there is no evidence of periodic inspection and maintenance being completed.	The lightning protection system is to be inspected and maintained by a competent person in accordance with BS 62305. Records are to be maintained.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108028	B	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	The portable fire-fighting equipment is not being periodically maintained.	The equipment is to be periodically maintained by a competent person to BS 5306-3 and records maintained.	Sprinkler pump room.	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108044	B	Have employees received appropriate fire safety awareness training?	No evidence available to confirm that appropriate fire safety awareness refresher training is being provided.	Refresher training should be given to employees being exposed to new or increased risks because of their being transferred or given a change of responsibilities, the introduction of new work equipment into or a change respecting work equipment already in use within the premises, the introduction of new technology into the area, the introduction of a new system of work into or a change respecting a system of work already in use, or at regular periodic intervals.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108025	C	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting wire reinforced partition appears to have been damaged and has a temporary repair.	Replace or repair the existing partition with approved materials which will provide the required level of fire resistance.	Floors 5, 9	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108000	C	Are all heating appliances correctly installed, adequately protected and maintained?	There is no record of appropriate servicing and maintenance of the gas appliances.	Gas-fired boilers and other appliances, should be subject to periodic inspection and maintenance by a competent Gasafe engineer in accordance with the Gas Safety (Installation and Use) Regulations 1998 (GS(IU)R 98). Records are to be maintained.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108026	D	Are the doors required to form part of the escape route in an emergency?	At the time of the fire risk assessment it was not possible to ascertain whether the electronically locked doors release on the activation of the fire alarm and/or mains failure.	It must be ensured that all electronically powered locks return to the unlocked position upon activation of the fire alarm system, on loss of power or system error.	Front and rear final exits.	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108040	D	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry risers are present but there is no evidence to confirm that the system is subject to periodic testing, inspection and maintenance.	The dry risers should be tested, inspected and maintained in accordance with BS 9990.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

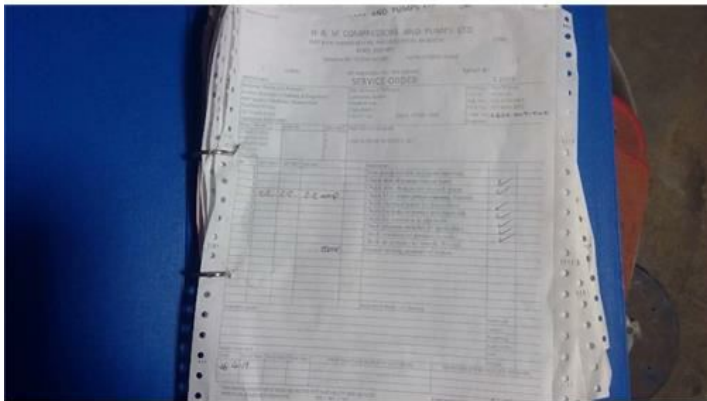
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108029	F	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There was no evidence of current servicing of the sprinkler system. The last service order is dated 26/04/2019.	Ensure the system is tested and maintained in accordance with manufacturers' instructions and/or current British Standard.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108023	J	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices. The through draught from the open windows either side of the stair core FD60S door is preventing complete closure.	Repair or replace the self-closing device/s to ensure fire door/s close fully into their frame/s against the door stops.	All stair core doors.	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13107996	NR-45-172-2	Are persons with special needs in the premises?	There is no evidence in the communal notice board that The London Borough of Barking and Dagenham have contacted tenants requesting information regarding any specific vulnerabilities which may require and form part of a PEEP which would be held centrally by the council and be made available to the Fire & Rescue Service.	Where there is clear evidence of vulnerable person(s) with assisted needs who may be unable to self-evacuate, a PEEP should be completed and the location of the occupant recorded and kept in a PIB (premises information box) to be positioned at the block main entrance to aid the fire service with information of applicable residents.		Recommendation to the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108004	NR-46-179-4	Are potential sources of ignition adequately controlled?	Evidence of smoking was found on stair core 11 & 13.	The client should remind tenants of the no smoking policy.	Stair core 11.	Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108030	NR-51-204-1	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.	The client is reminded that testing of the system must be in accordance with BS9999 and a minimum annual maintenance schedule in accordance with BS 12101.		Statutory requirement of the Client	18/05/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108036	8.0.B	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No monthly emergency lighting tests records are available.	The emergency lighting system should be tested monthly and records maintained, in accordance with BS 5266-8.		Recommendation to the Client	17/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13107999	A	Are there areas where relevant persons are isolated?	There was no evidence of a lone working policy.	A suitable and sufficient lone worker policy is to be constructed and implemented.		Statutory requirement of the Client	17/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

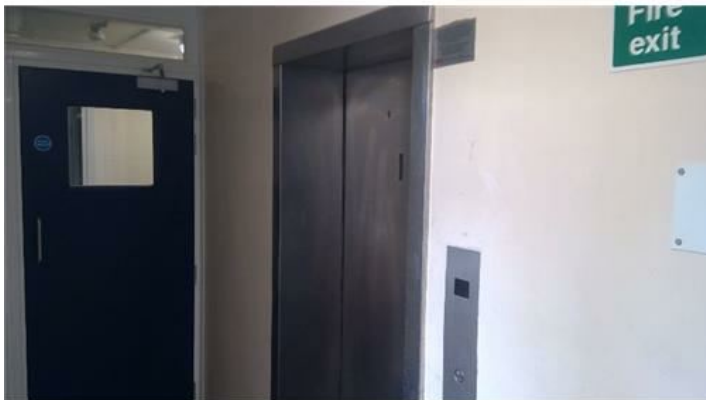
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108049	A	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	There are no signs provided to discourage people from using the lifts in an emergency.	Install "Do not use lift in the event of Fire" signs that comply with BS 5499-5.	Floors 1, 2, 4, 5, 6, 8, 10,	Statutory requirement of the Client	17/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108041	K	Are management and employees fully aware of the fire safety features provided and their purpose?	No evidence available to confirm that internal fire prevention audits are not being completed.	Internal periodic (monthly or quarterly dependant on risk) audits should be completed by a competent person/s and the findings recorded and actioned.		Recommendation to the Client	17/07/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

