

Fire Risk Assessment



Carried out on behalf of

4-82 Stour Road - Dagenham - 900043028

On the

07 Aug 2024

By

Chris Daly BEng(Hons) MIFSM

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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be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use.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
4-82 Stour Road - Dagenham - 900043028
4-82 Stour Road
Dagenham
RM10 7LB

Responsible Person
London Borough of Barking & Dagenham

Article 5(3) Persons
Delroy Sylvester

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Building Id
10036736
Assessment Id
10119734

This Risk Assessment was carried out on 07 Aug 2024 and the assessor has stated that this building cannot be below High risk.

Building Details:	
Assessor:	Chris Daly BEng(Hons) MIFSM
Checked By:	Chris Daly Date: 14/08/2024
Validated By:	Mark Loach Date: 22/08/2024
Area:	2500
Number of floors:	6
Occupied floors:	4
Number of occupants:	80
Is customer LandLord?:	Yes
Type of alarm:	Category L2 System

Live Fire Log Book	Next Due Date
Risk Assessment	07/08/2025
Fire Drill	NA
Fire extinguisher maintenance:	NA
Fire Safety Training	NA
Fire Marshal Training	NA
Fire Alarm Service	Records held off-site
Emergency Lighting Service	Records held off-site

Description of Property

The premises is a purpose built 6 storey general needs block of flats.

It is connected to a neighbouring covered car park by a fire resisting compartment wall. The car park is not included as part of this fire risk assessment.

The building is of traditional brick and blockwork construction and a flat roof. Internal blockwork walls, concrete slab floors and stairs. UPVC spandrel panels and windows. These re considered as low risk.

Residential accommodation starts from the second floor. There are 10 flats on each floor. All flats are accessed directly from a communal corridor. There are self closing cross corridor doors within the communal corridor on each floor.

There are two lobby protected concrete staircases from the ground floor serving flats on all floors. The stairs and lobby have self closing FD30s doors installed. A chute room is provided in the lift lobby on each floor. These are fitted with self closing FD30s doors.

A single passenger lift within one stair serves all floors. An automatic opening vent (AOV) is located at the head of the stairs.

Automatic smoke detection has been installed within the stairways, lobbies, chute rooms and corridors to BS5839-1 L5 as part of a smoke control system to activate the AOV's.

Flats are provided with notional FD30s front doors with fire-rated door handles, locks, thumb turns and rising butt hinges. No letterbox installed. The ventilation from kitchens and bathrooms appear to vent externally to the building. There does not appear to be internal ventilation ductwork. Each apartment has a short protected corridor serving all rooms, lounge, kitchen, bedrooms and bathroom, and all doors are FD20 standard.

Each apartment has detection provided in the hall, bedrooms and kitchen area to Grade D Category LD3 BS5839-6 standard.

Electrical cupboards are installed on each landing. These are fitted with metal doors and kept locked shut. Residents meter cupboards are outside each flat. These are fitted with notonal FD30s doors and kept locked shut.

Dry riser outlets located on each landing within the stair. The inlet is located at the front of the building at street level.

There is a sprinklered refuse store at the front of the building and kept secure by an FB type padlock

Emergency lighting to BS5266-1 and fire exit signs are provided throughout the premises.

Lightning protection is provided.

Travel distances are within acceptable limits.

Secure entrance door fob entry system to the stairwells at ground floor level. CCTV installed on all floors. Low risk of arson with adequate security measures.

A Type 3 (non-destructive) fire risk assessment was conducted out on the common parts and flats 56, 50, 42, 38, 12 and 6 only. No response from any other residents. No access to lift motor room on flat roof.



This Risk Assessment was carried out on 07 Aug 2024 and this property was considered a High risk property.

1	2	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 premises is occupied 24/7 as it is a residential property of 40 general needs flats. Built circa 1980's.

Persons at risk; the building is occupied by residents that will be familiar with the premises. Contractors and visitors who may be unfamiliar with the layout. It was not known whether vulnerable residents are within the building.

Sources of ignition; the common areas are generally free from electrical installations. Electrical intakes. Fixed wiring. The distribution boards are located within a fire resisting cupboard located in the lift lobby. Lightning protection measures. Non smoking premises.

Sources of fuel; the common areas of the building are generally kept free of combustible materials. Mains gas supply to flats.

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

The evacuation procedure for the premises is stay put. In the event of a fire residents are expected to remain in their flat where it is safe to do so. Occupants in the common areas will evacuate to a place of ultimate safety.

Premises information box installed within front entrance lobby. This is considered satisfactory for the size of the building.

The fire risk assessment has been conducted using a suite of documents, where appropriate, including HM Government Fire Safety in Purpose Built Block of Flats guide 2021, British Standards, Approved Document B of the Building Regulations, British Standards Institute PAS 9980 2022.

As this building contains two or more domestic premises and contains common parts through which residents would need to evacuate in the case of an emergency, the Fire Safety (England) Regulations 2022 apply. Regulation 9 Information to residents and Regulation 10 Fire doors apply to this premises. Unable to confirm whether client fully complies with these regulations.

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

The responsible person should also 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>.

Unaccompanied visit.

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 are no persons with special needs present at the time of this fire risk assessment.		N/A
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?	At the time of this fire risk assessment Company policy prohibits the practice of lone working.		N/A

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?	All appliances are correctly installed and adequately maintained.		Compliant
02 - Electrical Services	Are all electrical installations and appliances correctly installed and maintained?	All electrical installations and appliances are correctly installed and adequately maintained.		Compliant
03 - Lightning Protection	Is lightning protection provided for the building?	A lightning protection system has been installed, the system is being periodically inspected and maintained.		Compliant
04 - Miscellaneous	Are potential sources of ignition adequately controlled?	Potential sources of ignition present are adequately controlled.		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 Shafts	Are the lifts contained within protected shafts?	The lifts are contained within a protected shaft.		Compliant
03 - Protected Shafts	Are the escalators, chutes, ducts and pipes contained within protected shafts?	There are no vertical services and shafts within this building.		N/A
04 - Concealed Spaces - Cavities	Are the concealed spaces or cavities protected with suitable cavity barriers?	The cavity barriers appear to be acceptable.		Compliant
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. Chute rooms, lobby doors, cross corridor doors and Front doors to those flats accessed are fitted with 2 x rising butt hinges. It can be assumed that all the notional fire doors to all flats are the same.	J	Non_Compliant
12 - Fire-resisting partitions	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting partitions are in a poor state of repair. Fire resisting glass is damaged on lobby.	C	Non_Compliant
13 - General Doors	Are the doors required to form part of the escape route in an emergency?	All the doors required to form part of the escape route are in good working order and are capable of being used effectively.		Compliant
14 - Housekeeping	Are house keeping arrangements satisfactory?	The housekeeping arrangements appear to be of an acceptable standard.		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?	Due to the type of premise the provision of portable fire-fighting equipment is not required.		N/A
02 - Fixed Fire-Fighting Installations	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There is no requirement for a fixed fire-fighting installation at this premises.		N/A

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	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	There is an appropriate method of raising the alarm and detection in the event of a fire.		Compliant

Provision				
02 - Fire Alarm Maintenance	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	The fire alarm system is routinely tested, inspected and maintained in accordance with current guidance.		Compliant

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?	The emergency lighting system is routinely tested, inspected and maintained in accordance with current guidance.		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?	There is adequate provision of rising mains in the premise.		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
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	Unable to confirm whether client is fully compliant with the Fire Safety (England) Regulations 2022 Regulation 9 Information to residents and Regulation 10 Fire doors apply to this premises. Evidence of written instructions within ground floor notice board. However, when questioned residents were unaware of the information.	GH-10.1.SP	Non_Compliant
02 - Staff Training	Have employees received appropriate fire safety awareness training?	This premises does not require employees to be trained.		N/A
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?	Fire safety signs and notices are provided to the appropriate standards.		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?	The Responsible Person has made arrangements to mitigate any damage to the environment from a fire on the site.		Compliant

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
13233635	C	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting partitions are in a poor state of repair. Fire resisting glass is damaged on lobby.	Replace or repair the existing partition with approved materials which will provide the required level of fire resistance.	2nd floor lobby stair.	Statutory requirement for the Client	22/09/2024

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

Action Status Notes:
 No notes have been entered

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IMG_6612(1).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
13233634	J	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices. Chute rooms, lobby doors, cross corridor doors and Front doors to those flats accessed are fitted with 2 x rising butt hinges. It can be assumed that all the notional fire doors to all flats are the same.	The existing fire doors and flat front doors are to be visually examined and where necessary replace the existing rising butt hinges to include the provision of 3 x fire resistant hinges (BS EN 1935) and suitable positive action self-closing devices (BS EN 1154).	All flats and fire doors within the communal areas. (Flats 56, 50, 38, 12 and 6 accessed)	Statutory requirement for the Client	22/09/2024

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

Action Status Notes:

No notes have been entered

IMG_6613(1).jpg



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
13233645	GH-10.1.SP	Are management and employees fully aware of the fire safety features provided and their purpose?	Unable to confirm whether client is fully compliant with the Fire Safety (England) Regulations 2022 Regulation 9 Information to residents and Regulation 10 Fire doors apply to this premises. Evidence of written instructions within ground floor notice board. However, when questioned residents were unaware of the information.	Residents to be provided information regarding Fire Safety (England) Regulations 2022, in particular Regulations 9 and 10. Fire doors should be inspected six monthly.		Statutory requirement for the Client	21/11/2024

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

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

