

Fire Risk Assessment



Carried out on behalf of

1-100 Colne House - Barking - IG11 8LS - 900000606

On the

07 Nov 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be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use.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
 1-100 Colne House - Barking - IG11 8LS - 900000606
 1-100 Colne House
 Barking
 IG11 8LS

Responsible Person
 London Borough of Barking & Dagenham

Article 5(3) Persons
 Paula Pulley

Telephone
 0208 277 727266

Email
 Paula.Pulley@lbbd.gov.uk



Building Id
 10033108
Assessment Id
 10123016

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

Building Details:	
Assessor:	Chris Daly BEng(Hons) MIFSM
Checked By:	Chris Daly Date: 17/11/2024
Validated By:	Simon Churchill Date: 19/11/2024
Area:	990
Number of floors:	17
Occupied floors:	17
Number of occupants:	200
Is customer LandLord?:	Yes
Type of alarm:	Category L1 System

Live Fire Log Book	Next Due Date
Risk Assessment	07/11/2025
Fire Drill	NA
Fire extinguisher maintenance:	NA
Fire Safety Training	Records held off-site
Fire Marshal Training	NA
Fire Alarm Service	Records held off-site
Emergency Lighting Service	Records held off-site

Description of Property

The premises are a purpose built 17 storey high rise general needs block of flats of reinforced concrete frame construction with brick, concrete floors and stair, brick and block infill and a flat felt/bitumen roof. Remedial works have been identified for the existing spandrel cladding. Additional controls have been put in place for the evacuation of residents.(see below).

The block consists of a ground floor external pump/plant/tank room, and a bin and refuse chute room, internal electrical/utility rooms and cupboards fitted with FD30s doors and kept locked shut on each of the floors.

Access to the building is via the front ground floor electronically operated entrance door into the protected communal entrance foyer. These doors are provided with manual override/exit buttons and fireman's switches. Another electronically secure door leads into the communal ground floor corridor and lift lobby. From here there is access to the single protected staircase serving all floors and through the staircase enclosure to an alternative entrance/exit to the rear of the building. All electronically secure doors are provided with manual release buttons from the residents side of the doors and fireman's override switches from the common areas.

The protected staircase and passenger lifts appears to be enclosed in 120 minutes fire resistance with self-closing 60 minute fire doors separating the flat lobbies from the lift lobby and protected staircase.

There are six apartments on each of the upper floors and four on the ground floor. The private flat/dwelling entrance doors open direct on to the lobbies. There is a short protected corridor in each flat serving all rooms, lounge/kitchen, bedrooms and bathroom, and all doors are FD30 standard. Internal block walls.

The apartments are provided with a self closing FD30s front door with fire-rated door handles, locks, thumb turns and with BS EN 1154 self closers and 3 x BS EN 1935 fire-rated hinges. Letterboxes are installed and appear to be fire proof. 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 detection provided in the hall and kitchen area to BS5839-6 2019 Category LD2 standard.

Travel distances are within acceptable limits.

Emergency lighting is provided throughout the common areas and appears to be a BS 5266-1 compliant system. Fire safety signage provided throughout the means of escape.

There is automatic fire detection (AFD) installed throughout the common areas, chute rooms and lift lobbies on all floors. AFD is also provided throughout the utility cupboards, plant/electrical/tank rooms, bin store and caretakers office. The system appears to be a multi-zoned BS 5839 pt 1 L4 compliant fire alarm system with controls panel in the main entrance foyer. Provided as part of the AOV system and secure door management release system.

There are additional control measures put in place due to remedial works identified to the existing cladding system. 24 hour security and hourly patrols provided by Prime Management on behalf of the London Borough of Barking and Dagenham. A radio linked fire alarm and automatic smoke detection is provided to including all flats, what appears to be BS5839 L1 in addition the the existing system. Both alarms are interlinked.

Smoke control is provided by automatic opening vents located in the stairwell. It appears that interfaces are linked to the access controlled doors (unlock on activation) and Lift (to ground on full alarm). Fireman's switches are provided at all levels for both lifts.

CCTV is installed throughout internally and externally and lightning protection has been provided. The ground floor pump/tank room and refuse/bin store are sprinklered. A dry rising main is installed with outlets on alternate floors. The fire service have access to within 18m of the inlet valve

located at ground floor level at the front of the building. The nearest fire hydrant is located outside the front of the building.

A premises information box is provided within the ground floor entrance lobby.

Secure entrance door entry system to the main stairwell at ground floor level. Fire fighters override button provided adjacent to the front door. 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 99, 98, 89, 85, 77, 76, 60, 57, 55, 47, 45, 40, 30 and 25 only. No response from other residents.



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

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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 to be occupied 24/7 as it is a residential property of 100 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, lightning. The distribution boards are located within a fire resisting cupboard located in on each floor. Non smoking premises. Sources of fuel; the common areas of the building are generally kept free of combustible materials. Mains gas supply to flats. Additional refuse bins kept away from the building and kept secure. Sources of oxygen; there are no additional sources of oxygen present. There are additional control measures put in place due to remedial works identified to the existing cladding system. 24 hour security and hourly patrols provided by Prime Management on behalf of the London Borough of Barking and Dagenham. A radio linked fire alarm and automatic smoke detection is provided to what appears to be BS5839 L1 in addition the the existing system. Both alarms are interlinked. The evacuation procedure for the premises is simultaneous. In the event of a fire residents and occupants in the common areas will evacuate to a place of ultimate safety. Premises information box installed within the ground floor 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. Residents confirm client fully complies with these regulations. Fire doors are inspected 6 monthly. 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 necessary. Residents spoken to confirm compliance by the client. 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?	The services are contained within protected shafts.		Compliant
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?	The fire doors have a large gap between the doors and the frame which may prevent the intumescent seals being effective.	X	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	5.0.J	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire doors require a self-closing device.	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 partitions within the building are constructed and maintained to an appropriate standard.		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 a suitable fixed fire-fighting installation present that has been installed and maintained in accordance with the appropriate standard.		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 an appropriate method of raising the alarm and detection in the event of a fire.		Compliant
02 - Fire Alarm Maintenance	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	There appears to be a current fault on the fire alarm system.	NR-51-205-1	Non_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?	It is understood that due to findings of a previous external wall survey (EWS) by LBBD. Additional controls have been put into place. Simultaneous evacuation of the flats and 24hr security with hourly patrols. EWS document findings not made available at time of the fire risk assessment. Unable to confirm whether client has considered the contents of the National Fire Chiefs Council (NFCC) Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats.	GH-10.1.SP	Non_Compliant
02 - Staff Training	Have employees received appropriate fire safety awareness training?	All employees have received the appropriate fire safety awareness training.		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	The premises have not been subject to an inspection by the Enforcing Authority.		N/A

an inspection by
the Enforcing
Authority?

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
13327581	5.0.J	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	Repair or replace the self-closing devices to ensure fire doors close fully into their frames against the door stops.	Flat 55, Lobby door son 1st floor and stair door on Ground Floor.	Statutory requirement for the Client	20/12/2024

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
13327582	5.0.K	Do the fire resisting door sets meet the appropriate standard?	The fire doors require a self-closing device.	The fire doors indicated must be fitted with a suitable positive action self-closing device (BS EN 1154).	Flats 45 and 40.	Statutory requirement for the Client	20/12/2024

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
13329875	GH-10.1.SP	Are management and employees fully aware of the fire safety features provided and their purpose?	It is understood that due to findings of a previous external wall survey (EWS) by LBBB. Additional controls have been put into place. Simultaneous evacuation of the flats and 24hr security with hourly patrols. EWS document findings not made available at time of the fire risk assessment. Unable to confirm whether client has considered the contents of the National Fire Chiefs Council (NFCC) Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats.	Client to advise what remedial works are required and make available the EWS document. Confirm compliance with NFCC Guidance to support a temporary change to a simultaneous evacuation strategy.		Statutory requirement for the Client	20/12/2024

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
13327583	NR-51-205-1	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	There appears to be a current fault on the fire alarm system.	System to be inspected and remedial works completed to ensure that the fire alarm system is fully functional.		Statutory requirement for the Client	20/12/2024

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

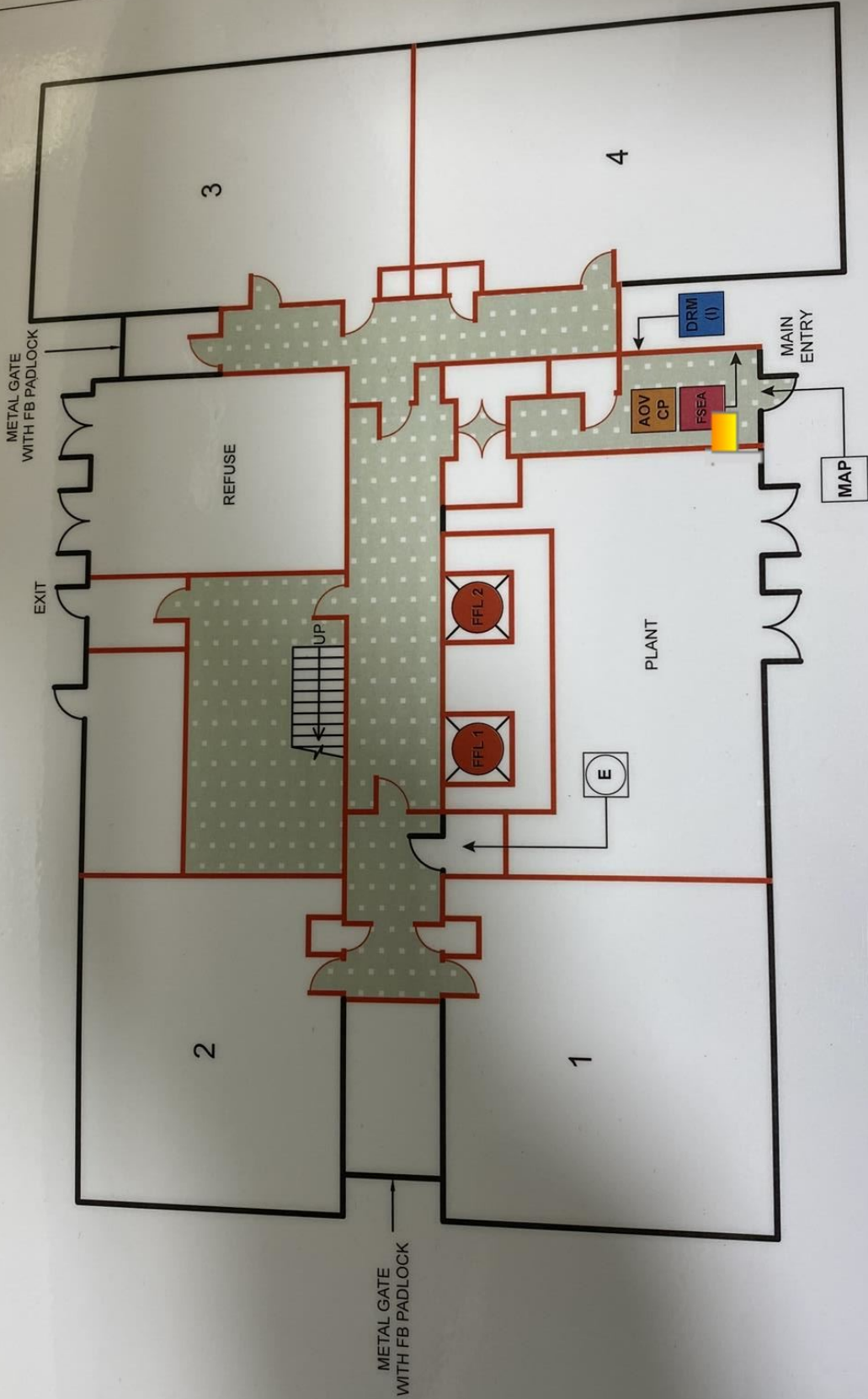
Action Status Notes:
 No notes have been entered

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Locations of Non-conformity (one floorplan per page)

Ground Floor Layout



GROUND FLOOR

Survey Date:
January 2023

Address: Colne House,
Colne Lane

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
13327580	X	Do the fire resisting door sets meet the appropriate standard?	The fire doors have a large gap between the doors and the frame which may prevent the intumescent seals being effective.	The doors should be adjusted to ensure that there is no more than a 4mm gap (min 2mm) between the hinge edge, leading edge and the top of the door frame.	Gap on lobby door 16th, 15th, 14th, 7th, 5th and 4th. Stair door on 15th, 14th, 12th, 11th, 9th, 8th an 7th. Residents cupboard flat 25.	Statutory requirement for the Client	20/12/2024

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

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

