

# Fire Risk Assessment



Carried out on behalf of

1-93 Hawkwell House - Dagenham - RM8 1DN - 900042828

On the

17 Sep 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be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use.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 Hawkwell House - Dagenham - RM8 1DN -  
900042828  
1-93 Hawkwell House  
Dagenham  
RM8 1DN

**Responsible Person**

London Borough of Barking & Dagenham

**Article 5(3) Persons**

Paula Pulley - Head of Property Management and  
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**Building Id**

10036735

**Assessment Id**

10121173

This Risk Assessment was carried out on 17 Sep 2024 and the assessor has stated that this building cannot be below High risk.

Building Details:	
Assessor:	Kyran McDonald
Checked By:	Kyran McDonald Date: 25/09/2024
Validated By:	Mark Loach Date: 26/09/2024
Area:	8000
Number of floors:	17
Occupied floors:	17
Number of occupants:	93 flats
Is customer LandLord?:	Yes
Type of alarm:	Category L5/M System

Live Fire Log Book	Next Due Date
<a href="#">Risk Assessment</a>	17/09/2025
<a href="#">Fire Drill</a>	NA
<a href="#">Fire extinguisher maintenance:</a>	NA
<a href="#">Fire Safety Training</a>	Records held off-site
<a href="#">Fire Marshal Training</a>	NA
<a href="#">Fire Alarm Service</a>	Records held off-site
<a href="#">Emergency Lighting Service</a>	Records held off-site

**Description of Property****Building Description**

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

The premises to which this fire risk assessment refers is a 17 storey purpose built general needs block of flats. 6 flats per floor. Construction date not known.

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 with concrete slab floors and UPVC windows.

The building has 93 flats. There is a concrete single stairway providing access to all floors.

Internal wall construction appeared to be of solid brick/block construction

The building is accessed at the front and rear by doors on a electric key fob entry system with override buttons on the egress side of the doors. The lobby leads directly to a single protected stair providing access to all habitable floors.

The stairway and lift lobby have automatic opening vents (AOV's). Lobby's and stairway are protected with self-closing doors. Doors display blue door plugs indicating FD60S doors and signage compliant with BS 5499-5.

Lobby partitions are of substantial timber frame construction with wire reinforced glass panels.

Automatic smoke detection has been installed on the stairway, lobby, landing and chute room and riser cupboards on each floor for the purpose of the AOV system. An addressable fire alarm panel is located in the ground floor entrance. Smoke control switches located adjacent to the fire panel and on stair landings 5-10 & 16.

The Premises is provided with two passenger lifts providing access to all upper floors.

Flat entrance doors where accessible appear to be generic in design and display labels indicating enhanced security timber construction with wired glass panel transom panel, 4 x hinge, intumescent strips and cold smoke seals with a overhead self-closing device.

The internal door handle is provided with a thumb-turn device.

Yellow door plugs indicate FD30S fire doors.

The apartments appear to be provided with a grade D fire alarm system installed to LD2 standard in accordance with BS 5839-6, which consists of a system of mains powered automatic fire detectors (AFD) located in the hallway and a heat detector in the kitchen, each with an integral standby supply consisting of a battery or batteries. The AFD is connected to the local lighting circuit.

Flat internal walls appear to be a combination of stud wall and plasterboard and solid brick/block construction.

The flat entrance doors leads directly to a short corridor giving access to all habitable rooms.

The ventilation from kitchens and bathrooms appear to vent externally to the building. There does not appear to be internal ventilation ductwork.

Electrical riser and dry riser cupboards are installed within the stairwells. These are fitted with what appears to be FD30s doors and kept locked shut. No key provided.

There was no access to the flat roof from the communal areas.

Travel distances are within acceptable limits.

Waste Chute room located on the ground floor encapsulated in concrete walls and ceiling. Asbestos Identification Plaque (AIQ) indicates asbestos present.

Electrical intake cupboards within lift lobby on each floor.

Dry rising main outlets on alternate floors.

Zone plans not displayed by fire alarm panel.

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 the flats (where accessible) Flats 4, 6, 7, 10, 11, 14, 18, 22, 26, 29, 39, 43, 45, 57, 58, 69, 71, 79, 84 & 85.



This Risk Assessment was carried out on 17 Sep 2024 and this property was considered a High risk property.

8	7	0
Actions required next service visit	Actions required within 30 days	Immediate actions required

To view actions outstanding [click here](#)

### History of Incidents

There was no evidence of fire related incidents or attendance by the fire service in response to a fire call.

### 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. Purpose built residential blocks 6 or more storeys above ground is regarded as high risk and as such a full fire risk assessment should be completed at least every year. 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> 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. Information Source Observation and PIB contents. 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. Information in the PIB indicated that there were no persons who required a PEEP. There is evidence in the communal notice board and every lift lobby that The London Borough of Barking and Dagenham have provided information of the fire escape plan. 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 generally free from electrical installations. Individual distribution boards are located within each flat. Lightning protection is in evidence however no PPM records available. (18m+) Lifts: Lifts and other key firefighting equipment: undertake monthly checks on the operation of lifts intended for use by firefighters, and evacuation lifts in their building and check the functionality of other key pieces of firefighting equipment. They will also be required to report any defective lifts or equipment to their local Fire and Rescue Service as soon as possible after detection if the fault cannot be fixed within 24 hours, and to record the outcome of checks and make them available to residents. Reasonable measures are taken to prevent fires as a result of smoking including a no smoking policy. Smoking is prohibited in all buildings under the client's control in accordance with The Smoke-free (Premises and Enforcement) Regulations 2006. Generally there was no evidence that the smoking policy was being abused. Evidence of smoking found on 12th floor stairwell. Sources of fuel: the common areas of the building are kept free of combustible materials. Sources of oxygen; there are no additional sources of oxygen. Fire separation: From visual observation only the level of compartmentation appeared satisfactory. Compartmentation: From non intrusive observation only the standard of compartmentation appeared satisfactory. Service pipes penetrating compartment walls have been fire stopped. 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 Detection: Fire panel located in the ground floor entrance lobby. No faults indicated. AOV: Log book indicated that the system is subject to periodic PPM. Last two dates recorded 27/03/2024 & 15/07/2024. Emergency lighting: Log book indicated that the system is subject to monthly test. Last test recorded 08/2024. No evidence of annual PPM available Wayfinding signage appears satisfactory. Premises Information Box is located in the entrance lobby adjacent to the fire panel. The PIB contains log book, floorplans, PEEP information. No access was available to a significant number if flat/dwelling at the time of this assessment as residents were not answering or reluctant to allow access due to a lack of notification. Fire-Fighting Provisions: Dry-Riser: Log book indicates a last test date of 21/08/2024. Local authority fire

hydrant located on the pedestrian path immediately outside the building. Arson control: Waste bins located approximately 15m from building. Internal and external CCTV Surveillance.

## 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
<b>01 - Young Persons</b>	Are young persons in the premises?	There are no young persons present at the time of this fire risk assessment.		<b>N/A</b>
<b>02 - Persons with Special Needs</b>	Are persons with special needs in the premises?	There are no persons with special needs present at the time of this fire risk assessment.		<b>N/A</b>
<b>03 - Members of the Public</b>	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.		<b>N/A</b>
<b>04 - Occupancy Numbers</b>	Is the occupancy level for the premises acceptable?	The occupancy capacity, width of escape routes and exits appear to be sufficient.		<b>Compliant</b>
<b>05 - Lone Working</b>	Are there areas where relevant persons are isolated?	At the time of this fire risk assessment Company policy prohibits the practice of lone working.		<b>N/A</b>

### 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
<b>01 - Heating - Gas and Electric - including Portables</b>	Are all heating appliances correctly installed, adequately protected and maintained?	All appliances are correctly installed and adequately maintained.		<b>Compliant</b>
<b>02 - Electrical Services</b>	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the lift installations.	<a href="#">C</a>	<b>Non-Compliant</b>
<b>02 - Electrical Services</b>	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of current periodic inspections of the electrical installations having been carried out within the last 5 years.	<a href="#">2.0.A</a>	<b>Non-Compliant</b>
<b>03 - Lightning Protection</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.	<a href="#">B</a>	<b>Non-Compliant</b>
<b>04 - Miscellaneous</b>	Are potential sources of ignition adequately controlled?	Evidence of smoking found on 12th floor stairwell.	<a href="#">NR-46-179-3</a>	<b>Non-Compliant</b>

### 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
<b>01 - Housekeeping</b>	Are house keeping arrangements satisfactory?	Housekeeping arrangements appear to be satisfactory.		<b>Compliant</b>

### 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
<b>01 - Structural Elements</b>	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.		<b>Compliant</b>
<b>02 - Lift Shafts</b>	Are the lifts contained within protected shafts?	The lifts are contained within a protected shaft.		<b>Compliant</b>
<b>03 - Protected Shafts</b>	Are the escalators, chutes, ducts and pipes contained within protected shafts?	The services are contained within protected shafts.		<b>Compliant</b>
<b>04 - Concealed Spaces - Cavities</b>	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.		<b>N/A</b>
<b>05 - Protected Stairways</b>	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.		<b>Compliant</b>

<b>06 - Higher Risk Areas</b>	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.	<b>Compliant</b>
<b>07 - Surface Spread of Flame</b>	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.	<b>Compliant</b>

### 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
<b>01 - Means of Escape for the Disabled</b>	Are there adequate arrangements for the evacuation of disabled people?	No disabled persons present at the time of this fire risk assessment.		<b>N/A</b>
<b>02 - Premises that are multi-occupied</b>	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.		<b>Compliant</b>
<b>03 - Escape routes and travel distances from within a storey</b>	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.		<b>Compliant</b>
<b>04 - Occupancy Numbers</b>	Is the occupancy level for the premises acceptable?	The occupancy capacity and width of escape routes and exits appear to be sufficient.		<b>Compliant</b>
<b>05 - Protected Corridors</b>	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.		<b>Compliant</b>
<b>06 - Escape from Inner Rooms</b>	Is the escape from inner rooms acceptable?	No risk from inner room situations present.		<b>N/A</b>
<b>07 - Accommodation Lifts and Stairways</b>	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.		<b>Compliant</b>
<b>08 - Protected Stairways</b>	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.		<b>Compliant</b>
<b>09 - External Stairways</b>	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.		<b>N/A</b>
<b>10 - Escape Route across a flat roof</b>	Is the escape route across a flat roof acceptable?	Flat roofs do not form part of the escape route.		<b>N/A</b>
<b>11 - Fire-resisting doors</b>	Do the fire resisting door sets meet the appropriate standard?	A section of the intumescent cold smoke seals installed to prevent the spread of smoke and fire between compartments are missing.	<a href="#">U</a>	<b>Non-Compliant</b>
<b>12 - Fire-resisting partitions</b>	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.		<b>Compliant</b>
<b>13 - General Doors</b>	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 detection system and/or mains failure.	<a href="#">D</a>	<b>Non-Compliant</b>
<b>14 - Housekeeping</b>	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	<a href="#">A</a>	<b>Non-Compliant</b>

### 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
<b>01 - Portable Equipment</b>	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.		<b>N/A</b>
<b>02 - Fixed Fire-Fighting Installations</b>	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There was indications that a sprinkler system is or was installed. There is no evidence available to confirm that the system is tested in accordance with manufacturers' instructions and design criteria.	<a href="#">E</a>	<b>Non-Compliant</b>

### 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
<b>01 - Fire Detection and Warning System Provision</b>	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.	<a href="#">M</a>	<b>Non_Compliant</b>
<b>02 - Fire Alarm Maintenance</b>	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.	<a href="#">NR-51-205-1</a>	<b>Non_Compliant</b>

### 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
<b>01 - The Emergency Lighting System</b>	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).		<b>Compliant</b>
<b>02 - Maintenance of Emergency Lighting Systems</b>	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	In the absence of relevant information it could not be determined if the system is inspected and maintained in accordance with BS 5266-8.	<a href="#">A</a>	<b>Non_Compliant</b>

### 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
<b>01 - Access for Fire Fighting</b>	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.		<b>Compliant</b>
<b>02 - Firefighter Safety</b>	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.		<b>Compliant</b>
<b>03 - Water Supplies</b>	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.		<b>Compliant</b>
<b>04 - Rising Mains</b>	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	In the absence of documentary evidence it could not be determined if the dry risers are subject to periodic testing, inspection and maintenance.	<a href="#">D</a>	<b>Non_Compliant</b>

### 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
<b>01 - Management</b>	Are management and employees fully aware of the fire safety features provided and their purpose?	Although riskhub stickers affixed to the fire doors indicate that they are subject to periodic checks there are no records available to confirm the frequency of the checks.	<a href="#">NR-54-212-2</a>	<b>Non_Compliant</b>
<b>01 - Management</b>	Are management and employees fully aware of the fire safety features provided and their purpose?	In the absence of relevant information it could not be determined if internal fire prevention audits are not being completed.	<a href="#">10.0.K</a>	<b>Non_Compliant</b>
<b>02 - Staff Training</b>	Have employees received appropriate fire safety awareness training?	No evidence available to confirm that appropriate fire safety awareness refresher training is being provided for LBBD staff visiting the block in relation to their work practices.	<a href="#">B</a>	<b>Non_Compliant</b>
<b>03 - Housekeeping</b>	Are house keeping arrangements satisfactory?	The housekeeping arrangements appear to be of an acceptable standard.		<b>Compliant</b>
<b>04 - Arson</b>	Are adequate measures in place to control risk of fire due to arson?	Adequate arson control measures are in place.		<b>Compliant</b>
<b>05 - Smoking Policy</b>	Is a suitable 'no smoking' policy in place?	An adequate "no smoking" policy is in place in accordance with current legislation and company policy.		<b>Compliant</b>
<b>06 - Legislation</b>	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.		<b>N/A</b>

## 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
<b>01 - Provision of Fire safety Signs and Notices</b>	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.		<b>Compliant</b>

## 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
<b>01 - Adjacent Properties</b>	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.		<b>Compliant</b>
<b>02 - Immediate Surroundings</b>	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.		<b>N/A</b>

**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
13269418	2.0.A	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of current 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.	Caretakers store.	Statutory requirement of the Client	28/10/2024

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

**Action Status Notes:**  
 No notes have been entered

202491792527.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
13269419	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 EN 62305. Records are to be maintained.		Statutory requirement of the Client	28/10/2024

**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
13269417	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.		Statutory requirement of the Client	28/10/2024

**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
13269453	D	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	In the abence of documentary evidence it could not be determined if the dry risers are 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	28/10/2024

**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
13269444	F	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There was indications that a sprinkler system is or was installed. There is no evidence available to confirm that the system is tested in accordance with manufacturers' instructions and design criteria.	Ensure the system is tested and maintained in accordance with manufacturers' instructions and/or current British Standard.		Statutory requirement of the Client	28/10/2024

**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
13269446	NR-51-205-1	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	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 or in line with the manufacturers recommendations.		Statutory requirement of the Client	28/10/2024

**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
13269439	U	Do the fire resisting door sets meet the appropriate standard?	A section of the intumescent cold smoke seals installed to prevent the spread of smoke and fire between compartments are missing.	The missing intumescent cold smoke seals must be replaced to ensure that the spread of smoke and fire is restricted.	16th floor stairwell door	Statutory requirement of the Client	28/10/2024

**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
13269455	10.0.K	Are management and employees fully aware of the fire safety features provided and their purpose?	In the absence of relevant information it could not be determined if 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	27/12/2024

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

**Action Status Notes:**  
 No notes have been entered

**Locations of Non-conformity (one floorplan per page)**

**SECTION 3. ACTION PLAN: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
13269449	A	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	In the absence of relevant information it could not be determined if 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	27/12/2024

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

**Action Status Notes:**  
 No notes have been entered

**Locations of Non-conformity (one floorplan per page)**

**SECTION 3. ACTION PLAN: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
13269442	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 flat 64	Statutory requirement of the Client	27/12/2024

**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: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
13269456	B	Have employees received appropriate fire safety awareness training?	No evidence available to confirm that appropriate fire safety awareness refresher training is being provided for LBBD staff visiting the block in relation to their work practices.	Staff working in or visiting the blocks of flats need to be provided with instruction and training relating to the fire safety measures in the building and the procedures they should follow in the event of a fire. It is, however important that the extent of such training and instruction, and the scope of the information provided, should reflect the relatively simple nature of the buildings for most employees, all that is required is basic fire awareness training.		Statutory requirement of the Client	27/12/2024

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

**Action Status Notes:**

No notes have been entered

**Locations of Non-conformity (one floorplan per page)**

**SECTION 3. ACTION PLAN: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
13269441	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 detection system and/or mains failure.	It must be ensured that all electronically powered locks return to the unlocked position upon activation of the fire detection system, on loss of power or system error and upon activation of a manual release unit (Type A).		Statutory requirement of the Client	27/12/2024

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

**Action Status Notes:**

No notes have been entered

**Locations of Non-conformity (one floorplan per page)**

**SECTION 3. ACTION PLAN: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
13269445	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.		Statutory requirement of the Client	27/12/2024

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

**Action Status Notes:** \_\_\_\_\_  
 No notes have been entered

**Locations of Non-conformity (one floorplan per page)**

**SECTION 3. ACTION PLAN: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
13269420	NR-46-179-3	Are potential sources of ignition adequately controlled?	Evidence of smoking found on 12th floor stairwell.	The occupants should be reminded of the no smoking policy and the situation monitored.		Statutory requirement of the Client	27/12/2024

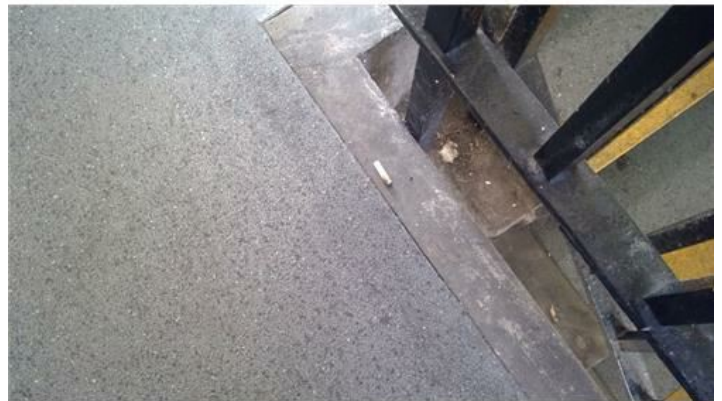
**Completed By..... Date.....**

**Action Status Notes:**

No notes have been entered

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**Locations of Non-conformity (one floorplan per page)**



**SECTION 3. ACTION PLAN: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
13269454	NR-54-212-2	Are management and employees fully aware of the fire safety features provided and their purpose?	Although riskhub stickers affixed to the fire doors indicate that they are subject to periodic checks there are no records available to confirm the frequency of the checks.	Fire doors should be checked periodically in accordance with the Fire Safety (England) Regulations 2022. In residential buildings with storeys over 11 metres in height, responsible persons are required to undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts. (Regulation 10)		Statutory requirement of the Client	27/12/2024

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

**Action Status Notes:**

No notes have been entered

**Locations of Non-conformity (one floorplan per page)**



