



Fire Risk Assessment



Carried out on behalf of

101/808 Jute Court - Barking - 990017175

On the

21 Mar 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be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use.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

101/808 Jute Court - Barking - 990017175
101/808 Jute Court
Barking
IG11 7FT

Responsible Person

London Borough of Barking & Dagenham

Article 5(3) Persons

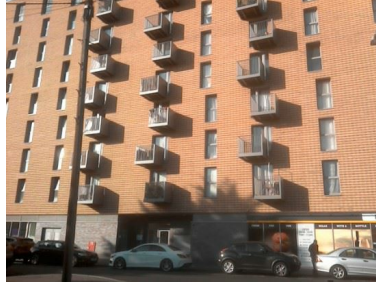
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Building Id

10033078

Assessment Id

10113176

This Risk Assessment was carried out on 21 Mar 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: 26/03/2024
Validated By:	Mark Loach Date: 10/04/2024
Area:	6000
Number of floors:	9
Occupied floors:	8
Number of occupants:	128
Is customer LandLord?:	Yes
Type of alarm:	Grade D Category LD2 System

Live Fire Log Book

Next Due Date

Risk Assessment	21/03/2025
Fire Drill	NA
Fire extinguisher maintenance:	NA
Fire Safety Training	No Records
Fire Marshal Training	NA
Fire Alarm Service	NA
Emergency Lighting Service	No Records

Description of Property

The premises is a purpose built general needs apartment block of 9 floors housing 64 flats.

The self contained flats occupy the floors between the first and eighth floor. The ground floor is used by commercial enterprises and falls outside the scope of this fire risk assessment.

Its a reinforced steel and concrete framed building with a cavity wall and solid brick facing. FRAEW report by Bailey Partnership 04/08/2023 considered the cavity insulation as medium risk. The floors are constructed from solid concrete slabs and the protected staircase is also constructed from precast concrete. FD60s doors are provided to all the stair doors.

From a non intrusive observation only, the standard of compartmentation appeared satisfactory. Where observed service pipes penetrating compartment walls appear to have have been fire stopped by an external contractor. The FRAEW report by Bailey Partnership reported that potentially combustible materials have been identified within the wall cavities during an intrusive inspection and deemed this a medium risk. Remedial works were recommended. Unable to confirm whether works have been completed.

There are a number of balconies, These appear to be constructed from steel frame with composite floors. FRAEW report by Bailey Partnership 04/08/2023 considered them as medium risk.

The main entrance is accessed from Abbey Road into the ground floor lift lobby, access to the single protected stair is via a self-closing FD60S inward opening door, access to the upper floors is via a self-closing inward opening FD60S door. The lobby contains two lifts, one of which is a fire-fighting lift. There is also a residents post room and caretakers room on the ground floor. A premises information box is located inside the entrance.

The bicycle, refuge stores and plant are accessed externally. They are assumed to be provisioned with automatics fire detection, manual call points and emergency lighting. No access as no key provided.

On the left hand side at the buildings entrance door is the dry riser inlet outlet valves are located on each upper floor stair landing.

The protected staircase leads directly onto a communal corridor with a smoke vent shaft located at each end. There is an automatic opening vent (AOV) at the head of the stairs. Service cupboards are located on each floor, and are encapsulated in concrete construction and provided with FD60s doors, which are kept locked shut, and the electric cupboards have automatic fire detection provision.

The protected stair and lifts are located approximately centrally with single travel distances from the flats at the furthest point from the protected stair 12m and 20m respectively. It is acknowledged that there is an extended travel distance of approximately 20m from the furthest flat entrance door to the protected stair on floors 1-8 and that there is little scope to reduce the existing travel distance or provide alternative means of escape. With consideration to the AOV's located at either end of the corridor and (where accessed) the existing provision of notional self-closing FD30S flat entrance doors, it would be unreasonable not to find the single travel distance acceptable under these circumstances.

Fire detection in the common areas appear to achieve L5 standard with what appears to be a minimum of Grade D LD2 within the flats. The client is reminded that Grade D systems should be tested monthly and the internal batteries replaced in accordance with the manufacturers recommendations or when a low battery warning has been generated, whichever is the soonest.

The emergency lighting provision in the escape routes appears to meet BS5266-8 standard. Fire safety signage is provided within the escape route.

Each floor contains eight flats. 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. No letterbox installed. Residents letterboxes are located in the ground floor lobby post room at the front of the premises. The ventilation from kitchens and bathrooms appear to vent internally within the building via ductwork in riser

cupboards. The ductwork appears to be fitted with dampers at each floor. The internal doors appear to be FD30 standard. Internal walls appear to be of stud wall and plasterboard construction.

The stair core has been provided with a automatic opening vent (AOV) on the top floor. Each communal corridor has been provided with a smoke vent shaft at each end. Smoke control switches are located on each floor within the communal corridor and in the ground floor lobby along with the smoke vent status board and fire alarm panel.

Electrical service cupboards have automatic fire detection.

Dry riser inlet valve located adjacent to the front entrance. Outlets are located in each protected stair landing.

A Type 3 (non-destructive) fire risk assessment was conducted out on the common parts and flats 080, 803, 802, 601, 506, 502, 408, 404, 403, 306, 206, 108 and 106 only. No response from other residents. Flat roof. No access to main plant room, refuse store and bicycle store. No keys provided.



This Risk Assessment was carried out on 21 Mar 2024 and this property was considered a Medium risk property.

2	12	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 to be occupied 24/7 as it is a residential property. Built circa 2014.

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 would be within the building. Where there is clear evidence of vulnerable person(s) with assisted needs who may be unable to self-evacuate, a Person Centred Fire Risk Assessment (PCFRA) should be completed and the location of the occupant recorded in and kept in a PIB (premises information box) to be positioned at the block main entrance to aid the fire service with information of applicable residents. There is evidence that a caretaker visits site, but no evidence was available to indicate that they have regular fire safety training.

Sources of ignition; the common areas are generally free from electrical installations. Electrical riser cupboards are located within the communal corridor area. (Unable to access majority as no keys provided). The flats contain white goods including a ovens and hobs, dishwashers, fridge freezers, tumble dryers, washing machines, TV's, computer equipment, portable electrical items, including chargers etc. Lightning protection installed on building, Main intake within ground floor plant room. No smoking in communal area. CCTV Surveillance to ground floor lobby, bicycle and refuse storerooms. Secure entrance door entry system. The risk of arson is considered as low.

Sources of fuel; the common areas of the building are kept free of combustible materials. Mains gas supplying the combi-boilers boilers within the 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. Following a review of the recommendations within the FRAEW and the risk rating of medium. It is considered that with the fire protection systems provided and remedial works 'Stay Put' is still 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. Fire Risk Appraisal of the External Wall (FRAEW) Bailey Partnership dated 03/08/2023.

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.

- As the building is 18m or more, or 7 storeys or more;
 - Regulation 4 Secure Information box;
 - Regulation 5 Design and materials of external walls;
 - Regulation 6 Floor Plans and building plan;
 - Regulation 7 Lifts and essential fire-fighting equipment;
 - Regulation 8 Wayfinding signage;
 - Regulation 9 Information to residents and;
 - Regulation 10 Fire Doors,
- apply to this premises.

The client complies with the Fire Safety (England) Regulations 2022, applicable to this premises, with evidence available for inspection by an authorised person. Verbal confirmation from a number of residents to show compliance of Regulation 9 Information to residents and Regulation 10 Fire Doors. Unable to confirm weekly test of smoke control and vent system. Evidence to suggest checks of communal fire doors every 3 months and checks on flat entrance doors does not to exceed period of 12 months. Labels affixed to fire doors. Premises information box located within the ground floor entrance lobby. However, unable to confirm whether containing plans of the building etc as no 'Gerda' key available.

Unaccompanied visit. No-one was on site to provide information.

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, there is no evidence of periodic inspection and maintenance being completed.	B	Non_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 holes/gaps in the ceiling negate the fire integrity of the separating floor.	C	Non_Compliant
01 - Structural Elements	Are the fire resisting and separating walls and floors in good condition?	Visual inspection of external wall system only. Unable to confirm whether remedial works following the FRAEW report by Bailey Partnership 04/08/2023 has been implemented/completed.	GH-4.1.SP	Non_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 -	Are areas of higher risk and places of special fire	The high risk areas and places of special fire hazard are		Compliant

Higher Risk Areas	hazard sufficiently separated from the remainder of the building by fire resisting construction?	adequately separated with fire resisting construction.	
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?	The evacuation arrangements for disabled people are considered adequate.		Compliant
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.	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
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The existing fire doors are damaged compromising the fire resistance provided by the door sets.	5.0.V	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	Fire door is dragging on the floor surface and are not closing completely against the door stops.	5.0.H	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire door has not been provided with a means to prevent the spread of smoke between compartments.	5.0.B	Non_Compliant
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.	5.0.X	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 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 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?	No evidence available for the maintenance, testing and servicing of the automatic opening vent system (AOV).	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?	Not inspected and maintained in accordance with BS 5266-8.	A	Non_Compliant

09 - Firefighters Provisions

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

Sub Section	Question	Answer	Action Plan	Status
01 - Access for Fire Fighting	Have reasonable facilities and access for firefighters and fire appliances been provided to aid the protection of life?	Facilities and access for firefighters and fire appliances are available and adequate.		Compliant
02 - Firefighter Safety	Have all reasonable measures and arrangements been made to safeguard firefighting personnel in a fire situation?	All reasonable measures and arrangements for the safety of firefighting personnel in a fire situation are in place.		Compliant
03 - Water Supplies	Are water supplies adequately provided to assist firefighting personnel in their firefighting tasks?	There is adequate hydrant provision of adequate diameter in close proximity to the premises.		Compliant
04 - Rising Mains	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry riser is present but are not subject to periodic testing, inspection and maintenance.	D	Non_Compliant

10 - Management

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

Sub Section	Question	Answer	Action Plan	Status
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 applicable to these premises.	NR-54-212-2	Non_Compliant
02 - Staff Training	Have employees received appropriate fire safety awareness training?	No appropriate fire safety awareness refresher training is being provided. Caretaker on-site.	B	Non_Compliant
03 - Housekeeping	Are house keeping arrangements satisfactory?	The housekeeping arrangements appear to be of an acceptable standard.		Compliant

04 - Arson	Are adequate measures in place to control risk of fire due to arson?	Adequate arson control measures are in place.	Compliant
05 - Smoking Policy	Is a suitable 'no smoking' policy in place?	An adequate "no smoking" policy is in place in accordance with current legislation and company policy.	Compliant
06 - Legislation	Has the premises been subject to an inspection by the Enforcing Authority?	The premises have not been subject to an inspection by the Enforcing Authority.	N/A

11 - Signs and Signals

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

Sub Section	Question	Answer	Action Plan	Status
01 - Provision of Fire safety Signs and Notices	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	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
13105269	5.0.B	Do the fire resisting door sets meet the appropriate standard?	The fire door has not been provided with a means to prevent the spread of smoke between compartments.	Cold smoke seals are to be installed by a competent person in accordance with the manufacturer's instructions.	Flats 502, 408, 306, 108 and 106.	Statutory requirement for the Client	14/05/2024

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

Action Status Notes:
 No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13105268	5.0.H	Do the fire resisting door sets meet the appropriate standard?	Fire door is dragging on the floor surface and are not closing completely against the door stops.	All fire doors and associated self-closing devices should be maintained to ensure they close fully into their frames.	Flat 108	Statutory requirement for the Client	14/05/2024

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

<p>Action Status Notes:</p> <p>No notes have been entered</p>
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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
13105265	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 frame/s against the door stops.	Front doors to flats 601, 408 and 108	Statutory requirement for the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

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IMG_6027(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
13105266	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).	Flat 404 and 403	Statutory requirement for the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

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IMG_6030(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
13105267	5.0.V	Do the fire resisting door sets meet the appropriate standard?	The existing fire doors are damaged compromising the fire resistance provided by the door sets.	The damaged fire doors must be repaired or replaced to ensure that the required level of fire resistance is maintained.	Front door to flats 404 and 306	Statutory requirement for the Client	14/05/2024

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

Action Status Notes:
 No notes have been entered

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IMG_6031(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
13105270	5.0.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 between 2-4mm gap between the hinge edge, leading edge and the top of the door frame.	Riser cupboard doors on all floors.	Statutory requirement for the Client	14/05/2024

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

Action Status Notes: _____
 No notes have been entered

IMG_6022(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
13105272	A	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	Not 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 for the Client	14/05/2024

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

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13105263	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 for the Client	14/05/2024

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

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13105264	C	Are the fire resisting and separating walls and floors in good condition?	The holes/gaps in the ceiling negate the fire integrity of the separating floor.	These breaches are to be infilled with appropriate fire resisting materials by a competent person to provide the compartment with the required level of fire resistance.	Corridor on 7th floor by the lifts.	Statutory requirement for the Client	14/05/2024

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

Action Status Notes: _____
 No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13105273	D	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry riser is present but are not subject to periodic testing, inspection and maintenance.	The dry riser should be tested, inspected and maintained in accordance with BS 9990.		Statutory requirement for the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13119674	GH-4.1.SP	Are the fire resisting and separating walls and floors in good condition?	Visual inspection of external wall system only. Unable to confirm whether remedial works following the FRAEW report by Bailey Partnership 04/08/2023 has been implemented/completed.	Confirmation required as to status of works to address findings.		Statutory requirement for the Client	14/05/2024

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

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13105271	NR-51-205-1	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	No evidence available for the maintenance, testing and servicing of the automatic opening vent system (AOV).	The AOV system must be tested, then inspected and maintained by a competent certificated organisation in accordance with BS12101. Compliance certificate to be provided.		Statutory requirement for the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13105275	B	Have employees received appropriate fire safety awareness training?	No appropriate fire safety awareness refresher training is being provided. Caretaker on-site.	Refresher training should be given to employees being exposed to new or increased risks because of their being transferred or given a change of responsibilities, the introduction of new work equipment into or a change respecting work equipment already in use within the premises, the introduction of new technology into the area, the introduction of a new system of work into or a change respecting a system of work already in use, or at regular periodic intervals.		Statutory requirement for the Client	13/07/2024

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

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

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

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13105274	NR-54-212-2	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 Regulations (England) 2022 Regulation 9 Information to residents and Regulation 10 Fire doors applicable to these premises.	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. As the building is 18m or more, or 7 storeys or more; Regulation 4 Secure Information box; Regulation 5 Design and materials of external walls; Regulation 6 Floor Plans and building plan; Regulation 7 Lifts and essential fire-fighting equipment; Regulation 8 Wayfinding signage; Regulation 9 Information to residents and; Regulation 10 Fire Doors, apply to this premises. Client to ensure full compliance with all regulations, in particular, residents are to be updated with Regulation 9 and 10. Residents should receive written information.		Statutory requirement of the Client	13/07/2024

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

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

