

# BLACK & WHITE FIRE SAFETY LTD

## FIRE RISK ASSESSMENT

3 Arnhem Place, New Atlas Wharf,  
London. E14 3SS

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Regulatory Reform Fire Safety Order 2005



23<sup>rd</sup> August 2018

The purpose of this report is to provide an assessment of the risk to life from fire in these buildings, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

## CONTENTS

### 1 SUMMARY

### 2 FIRE RISK ASSESSMENT INSPECTION REPORT

Part 1 – General Information about the premises.

Part 2 – Fire hazards, their elimination and control.

Part 3 – Fire protection measures.

Part 4 – Management of fire safety.

Part 5 – Fire risk assessment scoring matrix.

Part 6 – Significant Findings

This risk assessment does not specifically consider aspects of property protection or business continuity where those issues extend beyond the consideration of life safety. However, these form important parts of the overall Risk Management strategy and therefore elements such as suppression systems, fire resisting construction and automatic fire detection, for example, where not needed necessarily for life safety, may enhance the ability to contain the spread of fire and minimize damage with the obvious benefits of reducing the negative impact on the structure of the building and the ability to continue the business carried out within it, following a fire.

This report contains all identified 'Significant Findings' in Part 6, which details the work recommended to resolve all identified defects as well as all other issues noted on our visit in more detail.

## 1 SUMMARY

This report follows a site fire risk assessment and fire safety survey carried out on the 23<sup>rd</sup> August 2018

Generally, the means of escape, fire detection, emergency lighting, fire-fighting equipment, safety signs and layout all appear to be adequate to ensure the escape route is usable in the event of a fire.

### **The main areas of concern are:**

- The Automatic Fire Detection system should be in full working mode at all times other than when it is known to Site safety personnel and additional procedures are in place.
- Combustible materials located within the means of escape.
- Combustible materials close to ignition sources.
- Fire resisting door-sets require remedial work.
- Wedging open of fire doors.
- Maintenance on the ventilation system within Core One.
- Minor compartmentation improvements are needed.
- The coverage of the external emergency lighting should be examined.
- Additional signage required
- Ensure all servicing and maintenance is up to date.

The intention of this Executive Summary is not to paraphrase those comments contained within the main body of the report but to provide brief overview of the underlying problems identified during the assessment process. The scope of the fire risk assessment findings present a 'snap shot in time' and, as such, reflect the risks as evaluated at the time of the survey.

The guidance documents used in the preparation of this report and on which the recommendations in the management action plan are made are:

- 'Fire safety – risk assessment- sleeping accommodation'' published by the Government.

**FIRE RISK ASSESSMENT**

<b>Employer or other Responsible Person:</b>	New Atlas Wharf Management Ltd 3 Arnhem Place, New Atlas Wharf, London, E14 3SS
<b>Address of property:</b>	Flats 1-151, 3 Arnhem Place, New Atlas Wharf, London. E14 3SS
<b>Contact details:</b>	Phone : 0207 536 0660 (Site)
<b>Person(s) consulted:</b>	Martin Prendergast - Porter
	Steve Kendall G. I. Fire E. Black & White Fire Safety Ltd Unit 7, Wedgwood Court Wedgwood Way Stevenage Hertfordshire SG1 4QR  Tel: 01438 735777 Email: <a href="mailto:admin@bawfs.com">admin@bawfs.com</a>
<b>Date of fire risk assessment:</b>	23 <sup>rd</sup> August 2018
<b>Date of previous fire risk assessment:</b>	17 <sup>th</sup> August 2017
<b>Suggested Date for Review<sup>1</sup>:</b>	August 2019

<sup>1</sup> The Fire Risk Assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is a reason to suspect that it is no longer valid or there have been significant changes.

## Section 2 – Part 1: General Information about the premises

1. The Building	
1.1 Number of levels	5 to 12 floors
1.2 Approximate floor area	Approx. 2000 to 3000 square metres per floor
1.3 Brief details of construction	<p>Purpose built high rise residential block consisting of 7 cores, each with an independent single protected staircase and lift lobby, connected at basement level by a car park. Each core is protected by ventilated lobbies and automatic ventilation to the staircase.</p> <p>Steel frame construction with steel, concrete and brick.</p> <p>There is a gym on the first floor level of Core 2.</p> <p>Entrance to the grounds is through a security gate that has 24 hour security.</p> <p>The building has external cladding. We were informed that Tower Hamlets Council have had the cladding tested and that it has passed all fire resisting tests.</p>
1.4 Occupancy	<p>Residential private flats.</p> <p><b>This is a Type 1 Fire Risk Assessment (non-destructive) carried out for common parts only.</b></p>

2. The Occupants	
2.1 Approximate maximum number for the relevant building	Adequate means of escape for current occupancy (Subject to the recommendations in Part 6)
2.2 Approximate number of employees at any one time :	On-site Porter and Management.
2.3 Associated times/hours of occupation	24 Hour occupation
2.4 Number of dwellings within the building?	151

<b>3. Occupants Especially at Risk From Fire</b>		
<b>3.1 Sleeping occupants</b>	Yes	
<b>3.2 Disabled occupants</b>	May be present as residents or guests	
<b>3.3 Children/Young person's?</b>	May be present as residents or guests	
<b>3.4 Temporary workers/others</b>	May be present as contractors.	
<b>3.5 Occupants in remote areas and lone workers</b>	May be present as contractors.	
<b>4. Fire Loss Experience:</b>		
No recent fire loss experience		
<b>5. Other Relevant Information:</b>		
24hr on-site porter		
External works to first floor (Podium level) external garden platform to be carried out.		
<b>6. Relevant Fire Safety Legislation</b>		
<b>6.1 The following fire safety legislation applies to these premises:</b>		
<ul style="list-style-type: none"> <li>The Regulatory Reform (Fire Safety) Order 2005</li> </ul>		
<b>6.2 The above legislation is enforced by:</b>		
<ul style="list-style-type: none"> <li>London Fire Brigade</li> </ul>		
<b>6.3 Has an Enforcement Notice been issued by the Fire Authority?</b>		No
<b>If yes</b>	<b>Date of Notice:</b>	<b>What action has been taken since issue?</b>
<b>6.4 Has a Prohibition Notice been issued by the Fire Authority?</b>		No
<b>If yes</b>	<b>Date of Notice:</b>	<b>What action has been taken since issue?</b>
<b>6.5 Has an Alterations Notice been issued by the Fire Authority?</b>		No
<b>If yes</b>	<b>Date of Notice:</b>	<b>What action has been taken since issue?</b>

## Section 2 – Part 2: Fire hazards, their elimination and control

7. Electrical sources of ignition	Yes	No
7.1 Measures taken to prevent fires of electrical origin?		No
<b>7.2 More specifically:</b>		
Fixed installation periodically inspected and tested	Yes <sup>1</sup>	
Portable appliance testing carried out	Yes <sup>2</sup>	
Suitable policy regarding the use of personal electrical appliances	Yes <sup>3</sup>	
Suitable limitation of trailing sockets and adaptors	Yes	
<b>7.3 Comments and hazards observed:</b>		
<p><sup>1</sup>From the paperwork that we were shown the last Fixed installation test was completed on 04/05/15 and the result was deemed Unsatisfactory.</p> <p><sup>2</sup>According to the labels on the portable appliances the last Portable appliance testing was completed on 04/11/16.</p> <p>We understand that Estate Management hold all of the up to date paperwork for servicing/maintenance but they were not available at the time of our inspection.</p> <p><sup>3</sup>It should be ensured that any personal electrical equipment is PAT tested before use.</p> <p>See Part 6 – Significant Findings</p>		

8. Smoking	Yes	No
8.1 Reasonable measures taken to prevent fires caused by smoking materials?	Yes	
<b>8.2 More specifically:</b>		
Smoking prohibited on the premises?	Yes*	
Smoking prohibited in appropriate areas?	Yes	
Suitable arrangements for those who wish to smoke?	Yes	
This policy appeared to be observed at time of inspection?	Yes	
<b>8.3 Comments and hazards observed:</b>		
<p>*Within the common parts</p> <p>There are 'No Smoking' signs located at the entrance to the building.</p>		

<b>9. Arson</b>	<b>Yes</b>	<b>No</b>
<b>9.1 Does basic security against arson by outsiders appear reasonable?<sup>2</sup></b>	Yes	
<b>9.2 Is there an absence of unnecessary fire load in close proximity to the premises, or available for ignition by outsiders?</b>	Yes	
<b>9.3 Comments and hazards observed</b>		
The building is secure, with staff permanently on site. There are a small number of external ancillary buildings within close proximity to the building. At the time of our visit, these were all secure.		

<b>10. Portable Heaters and Heating Installations</b>	<b>Yes</b>	<b>No</b>
<b>10.1 Is the use of portable heaters avoided as far as practical?</b>	Yes	
<b>10.2 If portable heaters are used,</b>		
<b>Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided?</b>	N/A	
<b>Are suitable measures taken to minimise the hazard of ignition of combustible materials?</b>	Yes	
<b>10.3 Are fixed heating installations regularly maintained?</b>	Yes	
<b>10.4 Comments and hazards observed</b>		
A service of the fixed heating installation and Gas is carried out annually. Last completed in August 2018.		

<b>11. Cooking</b>	<b>Yes</b>	<b>No</b>
<b>11.1 Are reasonable measures taken to prevent fires as a result of cooking?</b>	N/A	
<b>11.2 More specifically:</b>		
<b>Filters changed and ductwork cleaned regularly?</b>	N/A	
<b>Suitable extinguisher appliances available?</b>	N/A	
<b>11.3 Comments and hazards observed</b>		
No cooking facilities within the common areas.		

<sup>2</sup> Reasonable only in the context of this risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.



12. Lightning	Yes	No
12.1 Does the building have a lightning protection system	Yes	
<b>12.2 Comments and deficiencies observed:</b>  This system is routinely serviced. Last service was completed in June 2018.		

13. Housekeeping	Yes	No
13.1 Is the standard of housekeeping adequate?		No
<b>13.2 More specifically:</b>		
Combustible materials appear to be separated from ignition sources?		No
Avoidance of unnecessary accumulation of combustible material and waste?		No
Appropriate storage of hazardous materials?	Yes	
Avoidance of inappropriate storage of combustible materials?		No
<b>13.3 Comments and hazards observed:</b>  The combustible materials within parking bay 3 should be removed and this practice should cease.  Riser cupboards should not be used for storage.  Storage in the Core 2 electrical intake room should be limited to a minimum, and be stored at least 1m from any electrical equipment.  <b>It should be ensured that where bike storage has been permitted in the electrical intake rooms. No bikes should be stored within 1m of any electrical installation. If this cannot be maintained the use for storage in these areas should cease.</b>  The car parking bay between Cores 6 & 7 has been blocked off and is currently being used as a storage area whilst the works are continuing on the podium level. This storage should be kept at least two metres away from the separating grill of the adjoining car park.  There should be regular checks to ensure that there is no unnecessary accumulation of combustible material near ignition sources or along escape routes. All exit routes should be maintained clear with a minimum of 1 metre clear gangway through to exit doors  See Part 6 – Significant Findings		

<b>14. Hazards introduced by outside contractors and building works</b>	<b>Yes</b>	<b>No</b>
<b>14.1 Are fire safety conditions imposed on outside contractors?</b>	Yes	
<b>14.2 Is there satisfactory control over works carried out in the building by outside contractors (including 'Hot Work' permits)?</b>	Yes	
<b>14.3 If there are 'in-house' maintenance personnel, are suitable precautions taken during 'Hot Work', including the use of hot works permits?</b>	Yes	
<b>14.4 Comments and hazards observed</b>		
External works to first floor external garden platform are being carried out. We note that adequate fire safety precautions and emergency plans are in operation.		

<b>15. Dangerous Substances</b>	<b>Yes</b>	<b>No</b>
<b>15.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?</b>	N/A	
<b>15.2 If 15.1 applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?</b>	N/A	
<b>15.3 Comments:</b>		
No 'Dangerous Substances' noted at the time of our visit.		

<b>16. Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions</b>
<b>16.1 Hazards</b>
6 x 20 Litres are stored within the chemical store on the upper floor of the Gym. We were informed that all COSHH regulations are in place.

## Section 2 – Part 3: Fire protection measures

17. Means of escape from fire	Yes	No
17.1 It is considered that the premises are provided with reasonable means of escape from fire.		No
<b>17.2 More specifically:</b>		
Adequate design of escape routes?	Yes	
Adequate provision of exits?	Yes	
Exits easily and immediately openable where necessary?	Yes	
Fire exits in direction of escape where necessary?	Yes	
Avoidance of sliding and revolving doors as fire exits?	Yes	
Satisfactory means for securing exits?	Yes	
<b>Reasonable distance of travel:</b>		
Where there is single direction of travel?	Yes	
Where there are alternative means of escape?	Yes	
Suitable protection of escape routes?		No
Suitable fire precautions for all inner rooms?	Yes	
Escape routes unobstructed?	Yes	
<b>17.3 Reasonable arrangements for means of escape for disabled people?</b>	Yes	
<p><b>17.3 Comments and deficiencies observed:</b></p> <p>All Cores have a single stair leading to the Podium level on the first floor, from there exit is made onto the open area of the Podium deck and then down an external stair to ground floor level. During the works on the Podium level the external stairs to the ground floor are not in use and as an alternative residents are directed to re-enter the building and exit to the ground floor via an internal stair leading to the protected lobby of each Core and then exit at ground floor level. Adequate signage has been supplied for this and all residents have been informed in writing.</p> <p>Some fire doors require maintenance to ensure that they close effectively onto the door stops.</p> <p>Some riser cupboard doors require maintenance in order to be kept locked shut.</p> <p>We were unable to determine if the entrance door to flat 62 was a minimum FD30(S) door. It should be ensured that the door meets this minimum standard.</p> <p>Fire doors should not be wedged open.</p> <p>The strapping on window ventilation Core 1 level 9 should be removed, and the lock repaired if required.</p> <p>It is assumed all doors and gates secured by electronic locking devices fail safe (unsecure) in the event of a mains failure or operation of the fire alarm system.</p>		

The Emergency Plan is based on a Stay-put strategy for occupied flats, and an Immediate Evacuation Strategy for Common Parts and the Flat of Origin.

See Part 6 – Significant Findings

18. Measures to limit fire-spread and development	Yes	No
<b>18.1 It is considered that there is:</b>		
<b>Compartmentation of a reasonable standard?<sup>3</sup></b>		No
<b>Reasonable limitation of linings that may promote fire spread?</b>	Yes	
<b>18.2 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?<sup>4</sup></b>	Yes	
<b>18.3 Comments and deficiencies observed:</b>		
<p>There is a hole within the ceiling of the chemical room. This should be repaired in order to achieve a minimum of 30 minutes fire resistance.</p> <p>The building has external cladding. We were informed that Tower Hamlets Council have had the cladding tested and that it has passed all fire resisting tests.</p> <p>All linings were considered to be satisfactory</p> <p>See Part 6 – Significant Findings</p>		

19. Emergency Escape lighting	Yes	No
<b>19.1 Reasonable standard of escape lighting system provided?<sup>5</sup></b>	Yes*	
<b>19.2 Comments and hazards observed</b>		
<p>Emergency lights provided in corridors, staircases and common areas.</p> <p>*It should be confirmed that there is enough external emergency lighting in place throughout the first floor podium area.</p> <p>See Part 6 – Significant Findings</p>		

<sup>3</sup> Based on a visual inspection of readily accessible areas, with a degree of sampling where appropriate.

<sup>4</sup> A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

<sup>5</sup> Based on visual inspection, but no test of luminance levels or verification of full compliance with relevant British Standards carried out.

20. Fire safety signs and notices	Yes	No
<b>20.1 Reasonable standard of Fire safety signs and notices provided?</b>	Yes*	
<p><b>20.2 Comments and hazards observed</b></p> <p>Generally adequate sign provision but see part 6.</p> <p>Regular checks should be carried out to ensure all necessary signage is in place.</p> <p>See Part 6 – Significant Findings</p>		

21. Means of giving warning in case of fire	Yes	No
<b>21.1 Manually operated electrical fire alarm system provided?<sup>6</sup></b>	Yes	
<b>21.2 Automatic fire detection provided?</b>	Yes*	
<b>21.3 Whole building?</b>	Yes	
<b>Part building?</b>	N/A	
<b>21.4 Remote transmission of fire alarm signals?</b>		No
<p><b>21.6 Comments and deficiencies observed</b></p> <p>Grade A Fire Alarm system in common parts linked to security office (sounders not provided).</p> <p>The system also operates the AOV system within the respective lobbies and stairwells.</p> <p>At our time of inspection the automatic fire detection panels within Cores 2, 3 &amp; 4 were in delayed mode. This may have been due to the work being carried out within these areas. It should be ensured that the alarm system is returned to full working mode daily at the completion of these works.</p> <p>We could not gain entry to all flats, however, we were informed that each Flat has independent Grade D Fire Alarm System.</p> <p>See Part 6 – Significant Findings</p>		

<sup>6</sup> Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

<b>22. Manual fire extinguishing appliances</b>	<b>Yes</b>	<b>No</b>
<b>22.1 Reasonable provision of portable fire extinguishers?</b>	Yes	
<b>22.2 Hose reels provided?</b>		No
<b>22.3 Fire Blankets provided?</b>		No
<b>22.4 Are all fire extinguishing appliances readily accessible?</b>	Yes	
<b>22.5 Comments and deficiencies observed</b>		
Fire extinguishers provided within the Porters office, Gym and the Plant rooms.		
These were last serviced in July 2018		

<b>23. Relevant automatic fire extinguishing systems<sup>7</sup></b>	<b>Yes</b>	<b>No</b>
<b>23.1 Has an automatic extinguishing system been installed?</b>		No
<b>23.2 Type of system/ Comments:</b>		
None		

<b>24. Other relevant<sup>8</sup> fixed systems and equipment</b>	<b>Yes</b>	<b>No</b>
<b>24.1 Has a fixed system been provided</b>	Yes	
<b>24.2 Comments:</b>		
Smoke Ventilation Systems to staircase and lobbies		
Fire lifts and dry riser to each core.		
Emergency telephones		

<sup>7</sup> Relevant to life safety and this risk assessment (as opposed purely for property protection).

<sup>8</sup> Relevant to life safety and this risk assessment (as opposed purely for property protection).

## Section 2 – Part 4: Management Action Plan

25. Procedures and Arrangements	Yes	No
<b>25.1 Fire Safety is managed by:</b> <sup>9</sup> Zsolt Czappan		
<b>25.2 Competent person(s) appointed to assist in undertaking the preventative and protective measures (i.e.: relevant general fire precautions)?</b>	Yes	
<b>25.3 Is there a suitable record of the fire safety arrangements?</b>	Yes	
<b>25.4 Appropriate fire procedures in place?</b>	Yes	
<b>More specifically:</b>		
<b>Are procedures in the event of fire appropriate and properly documented?</b>	Yes	
<b>Are there suitable arrangements for summoning the fire and rescue service?</b>	Yes	
<b>Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?</b>	Yes	
<b>Are there suitable arrangements for ensuring that the premises have been evacuated?</b>	Yes	
<b>Is there a suitable fire assembly point(s)?</b>	Yes	
<b>Comments:</b>		
<p>The Emergency Plan is based on a Stay-put strategy for occupied flats, and an Immediate Evacuation Strategy for Common Parts and the Flat of Origin.</p> <p>All contractors are shown the emergency procedures before being allowed on site.</p>		

<sup>9</sup> This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

26. Training & drills	Yes	No
<b>26.1 Are all staff given adequate fire safety instruction and training on induction?</b>	Yes	
<b>26.2 Are staff given adequate periodic “refresher training” at suitable intervals?</b>	Yes	
<b>26.3 Does all staff training provide information, instruction or training on the following:</b>		
<b>Fire risks in the premises?</b>	Yes	
<b>The fire safety measures in the premises?</b>	Yes	
<b>Action in the event of fire?</b>	Yes	
<b>Action on hearing the fire alarm signal?</b>	Yes	
<b>Method of operation of manual call points?</b>	Yes	
<b>Location and use of extinguishers?</b>	Yes	
<b>Means of summoning the fire and rescue service?</b>	Yes	
<b>Identity of persons nominated to assist with evacuation?</b>	Yes	
<b>Identity of persons nominated to use fire extinguishing appliances?</b>	Yes	
<b>26.4 Are staff with special responsibilities (e.g. fire wardens) given additional training?</b>	Yes	
<b>26.5 Are fire drills carried out at appropriate intervals?</b>	N/A	
<b>26.6 When the employees of another employer work, or leaders of groups use the premises:</b>	Yes	
<b>Is their employer/group leader given appropriate information (e.g. on fire risks and general fire precautions)?</b>	Yes	
<b>Is it ensured that the employees/group leader are provided with adequate instructions and information?</b>	Yes	
<b>26.7 Comments</b>  Fire Safety training is part of the building management process and we were informed that staff training is an on-going process which is updated on a 2 yearly basis. Fire training was carried out in November 2016.		



27. Testing & Maintenance	Yes	No
27.1 Adequate maintenance of the premises?	Yes	
27.2 Weekly testing and periodic servicing of fire detection and alarm system?	Yes	
27.3 Monthly and annual testing routines for emergency escape lighting?	Yes	
27.4 Annual maintenance of fire extinguishing appliances?	Yes	
27.5 Periodic inspection of escape staircases and gangways?	Yes	
27.6 Six-monthly testing and annual testing of rising mains?	Yes	
27.7 Weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts?	Yes	
27.8 Weekly testing and periodic inspection of the Fixed Suppression System?	N/A	
27.9 Routine checks of fire resisting doors, shutters, final exit doors and escape routes?	Yes	
27.10 Annual inspection and test of lightning protection system?	Yes	
27.11 Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?	Yes	
27.12 Other relevant inspection and tests, e.g., Fixed heating system?	Yes	
<p data-bbox="235 989 820 1020"><b>27.13 Comments and deficiencies observed:</b></p> <p data-bbox="235 1066 1365 1178">We note that additional checks are carried out during the refurbishment of the first floor external platform. These are integrated within the general checks and are carried out hourly between midnight and 06:00 on week days and 3 times daily on week-ends.</p> <p data-bbox="235 1224 647 1255">See Part 6 – Significant Findings</p>		

28. Records	Yes	No
<b>28.1 Appropriate records of:</b>		
<b>Fire drills?</b>	N/A	
<b>Fire training?</b>	Yes	
<b>Fire alarm tests?</b>	Yes	
<b>Emergency Escape lighting tests?</b>	Yes	
<b>Maintenance and testing of other fire protection systems?</b>	Yes	
<p><b>28.2 Comments:</b></p> <p>We did not see all of the records, we were informed that the Estates manager has all of the up to date records but he was not available.</p> <p>It should be ensured that all records are made available to the enforcing authorities upon request.</p> <p>Records that we saw show that:</p> <p>Fire safety training was last completed in November 2016.  Fire Alarm and AOV last serviced in July 2018 and tested weekly  Emergency Lighting last serviced in August 2018 and tested monthly.  Fire Extinguishers last serviced in July 2018.  Fire-fighting lifts last serviced in July 2018.  Dry Riser last serviced in May 2017 (Now out of date)  Lightning protection last serviced in June 2018.  Gas last serviced in August 2018.  Heating last serviced in February 2018.</p> <p>See Part 6 – Significant Findings</p>		

## Section 2 – Part 5: Fire risk assessment scoring matrix

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.

Likelihood of fire	Potential Consequences of Fire		
	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

Taking into account the fire prevention measures observed at the time of this fire risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

**LOW**



**MEDIUM**



**HIGH**



In this context, a definition of the above terms is as follows:

**Low:** Usually low likelihood of fire as a result of negligible potential sources of ignition.

**Medium:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

**High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in a significant increase in the likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of the fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

**SLIGHT HARM**



**MODERATE HARM**



**EXTREME HARM**



In this context, a definition of the above terms is as follows:

**Slight Harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (Other than an occupant sleeping in a room in which a fire occurs).

**Moderate Harm:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to involve multiple fatalities.

**Extreme Harm:** Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at this building is:

Trivial  Tolerable  Moderate  Substantial  Intolerable

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk based control plan is based on one advocated for general health and safety risks:

RISK LEVEL	ACTIONS AND TIMESCALE
<b>Trivial</b>	No action required and no detailed records need to be kept.
<b>Tolerable</b>	No major additional controls required. However, there may be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	<p>It is essential that efforts be made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.</p> <p>Where moderate risk is associated with consequences that constitute extreme harm, further assessments may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.</p>
<b>Substantial</b>	Considerable resources may have to be allocated to reduce the risk. If the premises is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
<b>Intolerable</b>	Premises (or relevant area) should not be occupied until the risk is reduced.

**PLEASE NOTE THAT, ALTHOUGH THE PURPOSE OF THIS SECTION IS TO PLACE THE FIRE RISK IN CONTEXT, THE ABOVE APPROACH TO FIRE RISK ASSESSMENT IS SUBJECTIVE AND FOR GUIDANCE ONLY. ALL HAZARDS AND DEFICIENCIES IDENTIFIED IN THIS REPORT SHOULD BE ADDRESSED BY IMPLEMENTING ALL RECOMMENDATIONS CONTAINED IN THE FOLLOWING ACTION PLAN. THE FIRE RISK ASSESSMENT SHOULD BE REVIEWED REGULARLY.**

## **Section 2 – Part 6: Significant Findings**

**Recommendations in the Management Action Plan have been classified with a Priority Risk Level of 1 to 4**

1. Serious risks or failures noted with the potential for serious injury to occupants or relevant persons.
2. A risk or failure that presents a threat to the safety of the occupants or relevant persons but not considered to be a significant risk.
3. A matter that is considered to be bad practice but may not present a risk of harm to occupants or relevant persons.
4. An issue that requires correction or repair but of less importance than 1-3, as detailed above.

**The suggested timescale attempts to take into account the complexity or budget considerations relating to the implementation of a particular item and a short time scale does not necessarily equate to a high risk priority.**

Black & White Fire Safety base all guidance and recommendations based on experience, knowledge and due cognizance of all relevant codes of practice, such as:

### **Fire safety – risk assessment- sleeping accommodation”.**

Issued by HM Government, which details fire safety provisions for these types of building. It is to be noted, alternative measures can be adopted instead of those contained in the various codes and guides if it can be shown that these deviations are at least equal to these ‘best practice’ measure.

#### **‘Fire Resisting’ is defined as:**

A door, shutter, glazing, board or other material which is intended to resist the passage of fire and/or gaseous products of combustion and is capable of meeting performance criteria to these ends. Fire resisting separating walls and ceilings should be fully imperforate.

Fire resisting door sets should satisfy BS 8214:2008

Fire resisting doors should be fitted with a suitable positive action self-closing device conforming to EN1154 or EN1155. Fire resisting doors to store rooms and cupboards should be kept locked shut.

Fire resisting sealants should be used strictly in accordance within the limits as detailed by the manufacturers.

Fire resisting glass should be installed to satisfy the Building Regulations in terms of integrity and insulation, or in terms of integrity only in locations where this is permitted. Fire resisting glass should be inherently non-openable or fixed shut.

It is considered that the following recommendations should be implemented in order to reduce the fire risk to, or maintain it at, the following level:

**Trivial**

**Tolerable**

How relevant sections relate to the Articles in the Regulatory Reform (Fire Safety) Order (FSO) are shown below

Action Required.	By Whom	Suggested Time scale	Risk Level	Action Taken / Complete
<p><b>FSO Article 9 – Risk assessment</b></p> <p>1. This risk assessment is produced so as to satisfy Article 9 (1) and Article 9 (3) of the Regulatory Reform (Fire Safety) Order 2005 in that it is suitable and sufficient.</p>		On-going	1	
<p><b>FSO Article 11 – Fire Safety Arrangements</b></p> <p>2. The risk assessment and the control measures identified in this report should be regularly reviewed to ensure an effective level of fire safety protection is in place at all times. This should include staff training, the Emergency Plan and all active and passive fire safety systems.</p>		On-going	1	
<p><b>FSO Article 13 - Firefighting and Fire Detection</b></p> <p>3. We were unable to access each flat unit. The level of automatic fire detection currently recommended for the internal flats would be at least Grade D Category LD3 (BS 5839: Part 6:2004).</p> <p><b>Grade D:</b> a system of one or more mains-powered smoke (or heat) alarms each with integral battery Stand-by supply. These are designed to operate in the event of mains failure and therefore could be connected to the local lighting circuit rather than an independent circuit at the dwelling’s main distribution board. There is no control panel.</p>		For Information	1	

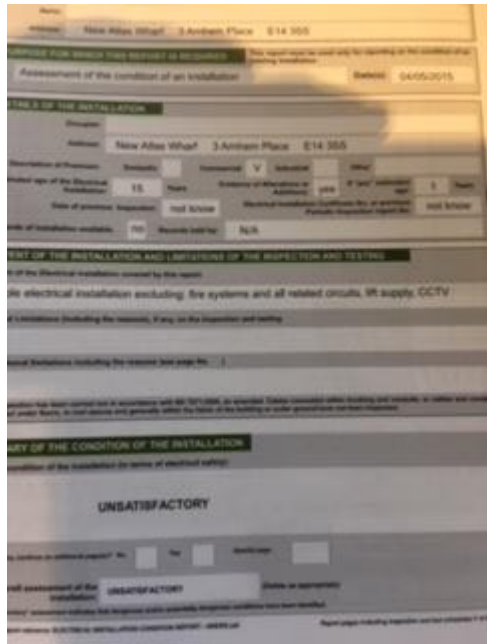
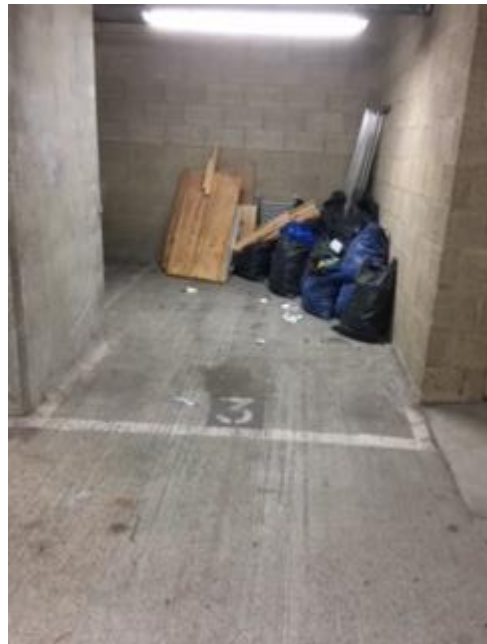

<p><b>LD3</b> coverage: a system incorporating detectors in circulation spaces that form part of the escape routes from the dwelling only.</p> <p>4. At our time of inspection the automatic fire detection panels within Cores 2, 3 &amp; 4 were in delayed mode. This may have been due to the work being carried out within these areas. It should be ensured that the alarm system is returned to full working mode daily at the completion of these works.</p>		On-going	1	
<p><b>FSO Article 14 - Means of Escape</b></p> <p>5. The combustible materials within parking bay 3 should be removed and this practice should cease.</p> <p>6. Riser cupboards should not be used for storage. At our time of visit the riser cupboard outside flat 141 (Core 6, floor 6) had paints stored within it.</p> <p>7. Storage in the core 2 electrical intake room should be limited to a minimum, and be stored at least 1m from any electrical equipment.</p> <p>8. It should be ensured that where bike storage has been permitted in the electrical intake rooms. No bikes should be stored within 1m of any electrical installation. If this cannot be maintained the use for storage in these areas should cease.</p> <p>9. The self-closing devices on the following doors need adjusting to ensure the doors close fully and effectively onto the door stops:</p> <ul style="list-style-type: none"> <li>• Core 1, Ground floor, car park door (adj. space 22)</li> <li>• Core 1, Ground floor lift lobby</li> <li>• Core 2, Level 2 gym lobby door</li> <li>• Core 5, Ground floor, car park door</li> </ul> <p>10. The lift lobby door at ground floor level of Core 5 requires maintenance in order to enable it to close effectively against the stops.</p>		At all times	1	
		At all times	1	
		At all times	1	
		At all times	1	
		At all times	1	
		Three Months	1	
		Three Months	1	
		Three Months	1	

<p>11. The following riser cupboard doors require attention:-</p> <ul style="list-style-type: none"> <li>• Core 2 – adj. Flat 37. Will not lock.</li> <li>• Core 4 – adj. Flat 91. Could not lock</li> </ul>		Three Months	1	
<p>12. The Lobby doors at first floor level within Core one were wedged open at the time of our visit. Residents should be reminded of the importance of not wedging doors.</p>		On-going	1	
<p>13. We were unable to determine if the entrance door to flat 62 was a minimum FD30(S) door. It should be ensured that the door meets this minimum standard.</p>		Check Required	1	
<p>14. We were unable to access each flat unit during our visit although a number of flat doors were checked and found to be effectively self-closing. For confirmation, all flat entrance doors should be fitted with a self-closer and remain positively self-closing at all times.</p>		On-going	1	
<p>15. The strapping on window ventilation Core 1 level 9 should be removed, and the lock repaired if required.</p>		One Month	1	
<p>16. The hole in the chemical store (adjacent to the weight area) ceiling should be in-filled with fire resisting materials.</p>		Three Months	1	
<p>17. It should be confirmed that there is enough external emergency lighting in place throughout the first floor podium area. If this is not the case then the emergency lighting should be extended throughout this area. All emergency lighting should conform to BS5266</p>		Three Months	1	
<p>18. The fire action notices above yellow ventilation break glass boxes are incorrect and misleading and should be removed. (Mainly within Core one only)</p>		One Month	2	
<p>19. A 'Fire Door – Keep Locked Shut' sign should be provided and sited on the ground floor store room within Core 7.</p>		One Month	2	
<p>All signs should conform to BS 5499-10:2006.</p>				



<b>FSO Article 17 - Maintenance</b>				
<p>20. The buildings electrical installation should be inspected at least every 5 years in the case of the common parts by a competent electrical engineer. The inspection and test, and any necessary remedial work, should be undertaken in accordance with the current Institution of Engineering and Technology (IET) Wiring Regulations (BS7671) and the recommendations in IET 'Guidance Note 3'.</p> <p>An inspection certificate for each inspection should be held on file for inspection by the fire authority.</p>		On-going	1	
<p>21. PAT testing should be carried out in accordance with the Institution of Engineering and Technology (The IET) published "Code of Practice for In-service Inspection and Testing of Electrical Equipment" (ISBN: 978-1849196260).</p>		On-going	1	
<p>22. Arrangements should be made to include staff electrical appliances in the PAT testing policy and Staff should be reminded that any electrical equipment including mobile phone chargers brought into or used in the workplace should be authorised and PAT tested before use</p>		On-going	1	
<p>23. Confirm that the Dry Riser is annually inspected by a competent person or arrange for such an inspection.</p>		On-going	1	

### Pictures of Significant Findings

Record showing that the buildings electrical installation is unsatisfactory	Combustible items within the car park	Vent within Core one
 <p>The image is a screenshot of an electrical inspection report. At the top, it identifies the location as 'New Alton Wharf, 3 Arnhem Place, E14 3SS'. The report title is 'ASSESSMENT FOR WHICH THIS REPORT IS ISSUED'. The date of the assessment is '04/05/2015'. The section 'TYPE OF THE INSTALLATION' lists 'Domestic' and 'Commercial' with 'Commercial' checked. The 'Description of the Electrical Installation' is 'SS. Home'. The 'Date of previous inspection' is 'Not known'. The 'Date of installation available' is 'Not known'. The 'TYPE OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING' section states 'Type of the electrical installation covered by this report: All electrical installation excluding fire systems and all related circuits, lift supply, CCTV'. The 'QUALITY OF THE CONDITION OF THE INSTALLATION' section shows a result of 'UNSATISFACTORY'. At the bottom, there is a signature line for the inspector and a date of '04/05/2015'.</p>	 <p>The photograph shows a narrow, dimly lit car park area. The floor is concrete with a white '3' painted on it. In the background, there is a pile of combustible materials, including several large blue bags, wooden planks, and other debris. The walls are made of light-colored concrete blocks.</p>	 <p>The photograph shows a window vent with a black metal frame. A piece of light-colored fabric or debris is hanging from the top of the vent. The window looks out onto a street with buildings and trees.</p>

Misleading signage to be removed.



Doors being wedged open



Combustible items within the electrical intake room



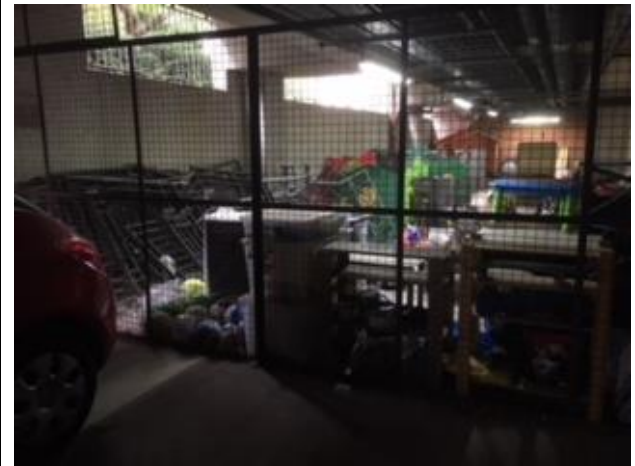
Confirmation of fire door required





Fire panel in delayed mode



Storage within car parking bays to be at least 2 meters away from fencing



<p>Paints within the riser cupboard</p>	<p>Hole within the ceiling of the chemical store</p>	
 A photograph showing the interior of a riser cupboard. Several paint cans are visible on a shelf. The background wall is perforated, and there are some cables or pipes running vertically.	 A photograph of a room with white walls and a wooden door. A dark, irregular hole is visible in the ceiling, located near the center of the room.	