



Fire Risk Assessment
for
Southern Housing Group

at

87PANKAVEBLOCK

Pankhurst Block 87
Brighton
East Sussex

BN2 9AF

TABLE OF CONTENTS

SECTION 1	Assessment Summary
SECTION 2	Significant Findings
SECTION 3	Risk Assessment: Summary by Area
SECTION 4	Action Summary
SECTION 5	Action Details

SECTION ONE

ASSESSMENT SUMMARY

INTRODUCTION

1.1 Safety policy

It is the policy of Southern Housing Group to protect all persons including employees, customers, contractors and members of the public from potential injury and damage to their health which might arise from work activities.

The Company will provide and maintain safe working conditions, equipment and systems of work for all employees and to provide such information training and supervision as they need for this purpose.

The company will give a high level of commitment to health and safety and will comply with all statutory requirements.

1.2 Fire Risk Assessment Report Guidance

Testing

This Risk Assessment is only effective once all the Actions have been carried out and provided that no alterations to the layout of the premises or its processes have taken place since the assessment.

1.3 Relevant Fire Safety Legislation

- The following standards are referred to in this document (list not exhaustive).HSE Approved Code of Practice (ACOP) document L137 "Safe maintenance, repair and cleaning procedures".
- Regulatory Reform (Fire Safety) Order 2005
- British Standard BS5839 Part 1 (2002) "Fire Detection and Alarm Systems for Buildings".
- British Standard BS5266 Part 8 (2008) "Code of Practice for the Emergency Lighting of premises".
- British Standard BS5306 Part 8 (2000) "Code of Practice for the Selection and Installation of Portable Fire Extinguishers".
- In this report the term *fire resistant* means walls, screens, partitions, doors and other materials which, when tested in accordance with BS476: Parts 20-23 (1987) achieve a minimum 30 minutes standard of fire-resistance, unless otherwise stated.
- Where reference is made to "Notices and Signs", they should be installed in accordance with the recommendations contained in BS5499: Part 1 (2002), Graphical symbols and signs. Safety signs, including fire safety signs. Specification for geometric shapes, colours and layout, or a similar equivalent standard.

1.4 Fire Risk Assessors

Southern Housing Group employs its own team of fire risk assessors, they are appointed following satisfactory demonstration of the qualifications below:

- A member of the Institution of Fire Engineers or equivalent

- Can evidence continuing professional development
- Able to demonstrate competency as an assessor by belonging to a Body Registration scheme or Certification by a Certification Body that is UKAS accredited

1.5 Review

This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs or if required to following enforcement action from a fire safety enforcing authority.

Assessment Summary

Site Address:	Pankhurst Block 87, Brighton, East Sussex,		
Ownership:	Block		
Date Due:	01/05/2021		
Date Assessed:	22/12/2020		
Risk Score	9		
Risk Description	Action to be taken within 1 month		
Validated By	shgroup\jonathan.simic		
Surveyed By	SHG - Michael Franklin		
Assessment Notes:	It is recommended that this assessment is reviewed in 3 years time as per SHG policy; on alteration of the building or if a fire incident occurs. This is a type 1 assessment. Limited facade inspections have been made.		

SECTION TWO

SIGNIFICANT FINDINGS

The significant findings of a fire risk assessment are the actions that have been or will be taken by the responsible person pursuant to the Regulatory Reform (Fire Safety) Order 2005 (RRO). This will detail the preventative and protective measures that have been or will be taken to secure the safety of relevant persons as defined in article 2 of the RRO.

The preventative and protective measures consist of:

- Measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises;
- Measures in relation to the means of escape from the premises;
- Measures for securing that, at all material times, the means of escape can be safely and effectively used;
- Measures in relation to the means for fighting fires on the premises;
- Measures in relation to the means for detecting fire on the premises and giving warning in case of fire on the premises; and
- Measures in relation to the arrangements for action to be taken in the event of fire on the premises, including;
 - (i) measures relating to the instruction and training of employees; and
 - (ii) measures to mitigate the effects of the fire.

Significant Findings Table

Risk Category	Area	Question	Answer	Risk	Notes
06. Means of Escape	All Areas	05. Are all fire resisting doors in good condition?	No	High (9)	

06. Means of Escape

Question	Answer	Priority	Actions
05. Are all fire resisting doors in good condition?	Fire doors require repair, adjustment or replacement - see action plan.	P1	Self-closing fire doors should never be wedged in the open position. Ensure all are reminded of the dangers of this practice.; The following doors do not close fully into the frame and should be repaired.; The following

doors require maintenance to ensure they fully close onto the door stops.; The following fire doors are damaged and should be replaced with FD30s fire doors.; The following fire doors should be fitted with intumescent strips and cold smoke seals.

Risk Category Paragraph

SECTION THREE

RISK ASSESSMENT: SUMMARY BY AREA

Risk Assessment: Summary by Area

Area	Risk Category	Question	N/A	Answer	Risk	Action Due	Notes
All Areas	01. Buildings	01. Who is the Responsible Person?	No	CEO - SHG	Non-Scoring		
All Areas	01. Buildings	02. Person Consulted on Site?	No	Unaccompanied assessment.	Non-Scoring		
All Areas	01. Buildings	03. Building Description.	No	This is a 5 storey (G-1-2-3-4) purpose built block of 20 self-contained general needs flats. The main entry opens into an atrium over two floor levels (G-1) with stairway (serving G-4); lift (serving G-4); AOV panel; service risers, fire door to flat lobby and fire door to cycle store/boiler & tank room off it. All flats are lobbied off the stairway at upper levels. There are service risers on all floors. On G-3 floor levels are locked connecting doors to 89 Pankhurst Avenue. Flats have balconies that appear to be	Non-Scoring		

All Areas	01. Buildings	04. Approximate Age and Construction.	No	extensions of the concrete floor slabs and there are areas of roof terraces. There are solar panels on the roof. Flat 20 may potentially sit over 89 Pankhurst. Constructed in 2013/2014 of apparent concrete frame. External walls are mostly brick with a ceramic tile facade; there are also limited areas of apparent HPL cladding around stairwells and the top floor apartments (these may be of 'modern methods of construction'). Internal walls are block and plasterboard. Floors are concrete with floating timber in areas (balconies appear to be extensions of the concrete floor slab with timber treads). There are fixed false ceilings. The roofs are flat.	Non-Scoring			Some limited investigations have been made by competent persons to establish the external wall system make up, but further investigations are planned.
All Areas	01. Buildings	05. What is the evacuation strategy for the building?	No	Stay Put	Low (4)	14/12/2021	This policy is in line with the purpose built flats guide.	
All Areas	01. Buildings	06. Is the building easily accessible to fire appliances?	No	Yes	No Risk (2)	14/12/2023		
All Areas	02. Occupants	01. Are there any vulnerable residents who may be considered at risk?	No	No	No Risk (2)	14/12/2023	It should be noted that this is a General Needs block with the assumption that residents are generally independent and able to at least reach the relative safety of a protected stairwell. There is a requirement for residents to co-operate & co-ordinate with SHG	

							under the RR(FS)O 2005.
All Areas	02. Occupants	02. Have individual person centred fire risk assessments been completed for appropriate residents?	No	N/A	No Risk (0)	14/12/2023	No persons have been identified as requiring a PCFRA. It should be noted that this is a General Needs block with the assumption that residents are generally independent and able to at least reach the relative safety of a protected stairwell. There is a requirement for residents to co-operate & co-ordinate with SHG under the RR(FS)O 2005.
All Areas	02. Occupants	03. Are there any known hoarders?	No	No	No Risk (2)	14/12/2023	In a general needs block, particularly for leaseholders, it is difficult to ascertain such issues unless reported to SHG by family, fire service, social services etc.
All Areas	02. Occupants	04. Is there provision for making the occupant and premises information available to the Fire Service on arrival?	No	No	Low (4)	14/12/2021	It may become necessary to provide information should issues with residents become available.
All Areas	02. Occupants	05. Is there a formal Management procedure to control the activities of Contractors?	No	Yes	No Risk (2)	14/12/2023	
All Areas	03. Sources of Ignition	01. Is there evidence of smoking in the communal areas?	No	No	No Risk (1)	14/12/2023	

All Areas	03. Sources of Ignition	02. Are periodic mains electrical inspections carried out?	No	Yes	No Risk (2)	14/12/2023	Inspection January 2019.
All Areas	03. Sources of Ignition	03. Is electrical equipment kept well away from combustible materials?	No	N/A	No Risk (0)	14/12/2023	
All Areas	03. Sources of Ignition	04. Are portable electrical appliances subject to regular PAT testing?	No	N/A	No Risk (0)	14/12/2023	
All Areas	03. Sources of Ignition	05. Is there a lightning conductor to earth?	No	Yes	Low (4)	14/12/2021	
All Areas	04. Sources of Fuel and Oxygen	01. Is general housekeeping satisfactory?	No	Yes	No Risk (2)	14/12/2023	
All Areas	04. Sources of Fuel and Oxygen	02. Are there any wall or ceiling hangings present?	No	No	No Risk (0)	14/12/2023	Linings within the building appeared to be of a low rate of surface spread and would not add to the fire risk.
All Areas	04. Sources of Fuel and Oxygen	03. If combustible materials are in evidence are they stored appropriately and away from escape routes?	No	No	Medium (6)	14/03/2021	
All Areas	04. Sources of Fuel and Oxygen	04. Are waste materials placed in designated containers outside and away from the building?	No	Yes	Low (4)	14/12/2021	Bin store is located in 89 Pankhurst Avenue Block.
All Areas	04. Sources of Fuel and Oxygen	05. Is the gas equipment serviced and maintained by a competent engineer?	No	Yes	No Risk (2)	14/12/2023	
All Areas	04. Sources of Fuel and Oxygen	06. Are there procedures in place to inform the Fire Service of oxygen cylinders on site?	No	N/A	No Risk (0)	14/12/2023	No oxygen cylinders reported to the fire risk assessor as being on-site.

All Areas	05. Structural Features	01. Structural features that will allow the rapid spread of fire and smoke have appropriate controls?	No	No	Medium (6)	14/03/2021	
All Areas	05. Structural Features	02. Are fire escape routes adequately protected?	No	No	Medium (6)	14/03/2021	
All Areas	05. Structural Features	03. Is fire stopping between compartments satisfactory?	No	No	Medium (6)	14/03/2021	The fire risk assessor is aware that a further in-depth assessment of the external wall systems by competent persons is planned for January 2021. Action must be taken on the findings and recommendations to ensure, at least, compliance with Building Regulations.
All Areas	05. Structural Features	04. Has there been appropriate Building Control approval for any recent building alterations?	No	N/A	No Risk (0)	14/12/2023	
All Areas	06. Means of Escape	01. Are travel distances considered to be acceptable?	No	Yes	No Risk (1)	14/12/2023	
All Areas	06. Means of Escape	02. Are all escape routes and fire exits free from obstruction?	No	Yes	No Risk (2)	14/12/2023	
All Areas	06. Means of Escape	03. Are floor and stair surfaces in good condition and free from trip and slip hazards?	No	Yes	No Risk (2)	14/12/2023	

All Areas	06. Means of Escape	04. Are there sufficient fire exits to enable people to evacuate safely?	No	Yes	No Risk (1)	14/12/2023	Exit provision complies with Building Regulations and the purpose built flats guide.
All Areas	06. Means of Escape	05. Are all fire resisting doors in good condition?	No	No	High (9)	14/01/2021	
All Areas	06. Means of Escape	06. Are flat entrance doors compliant with BS476-22?	No	Yes	No Risk (2)	14/12/2023	
All Areas	06. Means of Escape	07. Are any security grilles fitted to flat front doors?	No	No	No Risk (0)	14/12/2023	
All Areas	06. Means of Escape	08. Do the electrical intake cupboards in the common areas provide the necessary levels of fire resistance?	No	Yes	No Risk (1)	14/12/2023	Fire stopping work noted in service cupboards.
All Areas	06. Means of Escape	09. Are all final exits and intermediate doors easily openable from the inside without the use of a key or code?	No	Yes	No Risk (2)	14/12/2023	
All Areas	06. Means of Escape	10. Do all final exits lead to a place of safety?	No	Yes	No Risk (1)	14/12/2023	
All Areas	06. Means of Escape	11. Are external escape staircases and balconies inspected on a regular basis?	No	N/A	No Risk (0)	14/12/2023	No external escape stairways or escape balconies (the flat balconies are not escape routes).
All Areas	06. Means of Escape	12. Are all cupboards and storerooms locked shut at all times when not in use?	No	Yes	No Risk (1)	14/12/2023	

All Areas	06. Means of Escape	13. Are cables situated in the escape routes in fire resisting cable trays?	No	N/A	No Risk (0)	14/12/2023	
All Areas	06. Means of Escape	14. Where necessary are refuges provided for persons with mobility impairments?	No	N/A	No Risk (0)	14/12/2023	Refuges are not provided in general needs blocks of flats. However, places of relative safety are available in lobbies and protected stairwell.
All Areas	07. Lighting	01. Are all escape routes provided with adequate artificial lighting?	No	Yes	No Risk (1)	14/12/2023	
All Areas	07. Lighting	02. Is emergency lighting provided in the premises?	No	Yes	No Risk (1)	14/12/2023	
All Areas	07. Lighting	03. Is emergency lighting provided at all changes of direction and level?	No	Yes	No Risk (1)	14/12/2023	
All Areas	07. Lighting	04. Is emergency lighting provided to illuminate firefighting equipment and fire alarm call points?	No	N/A	No Risk (0)	14/12/2023	
All Areas	07. Lighting	05. Is emergency lighting provided on external escape routes?	No	Yes	No Risk (1)	14/12/2023	
All Areas	07. Lighting	06. Is the emergency lighting system tested and maintained in accordance with BS5266?	No	Yes	No Risk (2)	14/12/2023	
All Areas	08. Signs and Notices	01. Are there sufficient fire exit signs identifying the escape routes and exits from the building?	No	Yes	No Risk (1)	14/12/2023	
All Areas	08. Signs and Notices	02. Are fire doors provided with appropriate signs?	No	No	Medium (6)	14/03/2021	

All Areas	08. Signs and Notices	03. Are instructions for opening final exit doors clear and adequate?	No	No	Medium (6)	14/03/2021	
All Areas	08. Signs and Notices	04. Are general fire action notices displayed and reflect the evacuation strategy for the building?	No	Yes	No Risk (1)	14/12/2023	
All Areas	08. Signs and Notices	05. Are "do not use lift in case of fire" signs displayed adjacent to all lift doors?	No	Yes	No Risk (1)	14/12/2023	
All Areas	08. Signs and Notices	06. Is there "No Smoking" signage provided?	No	Yes	No Risk (1)	14/12/2023	
All Areas	09. Fire Alarms and Detection	01. Is a fire alarm and detection system required in the communal areas of the premises?	No	No	No Risk (1)	14/12/2023	A fire alarm and detection system is not installed in the communal areas and is not a requirement of Building Regulations or the purpose built flats guide. However, smoke detection is provided in communal areas to operate smoke vents. There appears to be LD2 detection within flats.
All Areas	09. Fire Alarms and Detection	02. Is a fire alarm and detection system installed in communal areas of the building?	No	No	Low (4)	14/12/2021	A fire alarm and detection system is not installed in the communal areas and is not a requirement of Building Regulations or the purpose built flats guide. However, smoke detection is provided in communal areas to operate smoke vents. There appears to be LD2 detection within flats -

All Areas	09. Fire Alarms and Detection	03. Are all fire alarm call points unobstructed, clearly visible and signed?	No	N/A	No Risk (0)	14/12/2023	consideration may need to be given to extending this to LD1 depending on the findings of the wall survey.
All Areas	09. Fire Alarms and Detection	04. Are sufficient sounders provided to give adequate warning?	No	N/A	No Risk (0)	14/12/2023	
All Areas	09. Fire Alarms and Detection	05. Is there only one sound for the fire alarm system?	No	N/A	No Risk (0)	14/12/2023	
All Areas	09. Fire Alarms and Detection	06. Is the the fire alarm panel conveniently located for Fire Service access?	No	N/A	No Risk (0)	14/12/2023	
All Areas	09. Fire Alarms and Detection	07. Is the fire alarm system tested and maintained in accordance with BS5839?	No	N/A	No Risk (0)	14/12/2023	
All Areas	10. Fire Fighting Equipment	01. Are fire extinguishers provided in the communal areas of the building?	No	No	No Risk (2)	14/12/2023	
All Areas	10. Fire Fighting Equipment	02. Are the provisions for smoke ventilation adequate for the building?	No	Yes	No Risk (2)	14/12/2023	
All Areas	10. Fire Fighting Equipment	03. Are sprinklers or other fire suppression systems installed in the building?	No	No	No Risk (0)	14/12/2023	
All Areas	10. Fire Fighting Equipment	04. When a dry rising main is installed are outlet valves strapped and secured?	No	Yes	No Risk (2)	14/12/2023	

All Areas	10. Fire Fighting Equipment	05. Are fire hydrants clearly marked and accessible by the Fire Service?	No	No	No Risk (0)	14/12/2023	Covered in 83 FRA.
All Areas	10. Fire Fighting Equipment	06. All fire fighting equipment and installations are regularly tested and maintained?	No	Yes	No Risk (2)	14/12/2023	
All Areas	11. Management of Fire Safety	01. Is a suitable emergency fire plan in place for the premises?	No	Yes	No Risk (1)	14/12/2023	Posted notices.
All Areas	11. Management of Fire Safety	02. Are residents aware of the fire procedure for the premises?	No	Yes	No Risk (1)	14/12/2023	Posted notices.
All Areas	11. Management of Fire Safety	03. Are regular in house fire safety inspections carried out by staff and recorded?	No	Yes	No Risk (2)	14/12/2023	
All Areas	11. Management of Fire Safety	04. Are fire evacuation assembly areas in safe locations?	No	Yes	No Risk (1)	14/12/2023	

SECTION FOUR

ACTION SUMMARY

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

No risk

Low risk

The following simple risk level estimator is based on a more general health and safety risk level Estimator of the type contained in BS 8800.

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

Unlikely (1) Likely (2) Very Likely (3)

- (1) **Unlikely:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
 - Only likely to occur once in a lifetime.
- (2) **Likely:** 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).
 - Could occur within a year.
- (3) **Very Likely:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.
 - Could occur within a month.

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

No risk Low Medium Significant Extreme

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

- (1) **Low:** 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).
 - Negligible or light smoke inhalation only.
- (2) **Medium:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
 - Light/Heavy smoke inhalation
- (3) **Significant:** Significant potential for serious injury of one or more occupants.
 - Heavy smoke inhalation risk of burns
- (4) **Extreme:** High potential for serious injuries or death of one or more occupants

Severity	1 Low	2 Moderate	3 Significant	4 Extreme
Likelihood				
1 Unlikely	No risk	No risk	Low risk, action within 12 months	Low risk, action within 12 months
2 Likely	No risk	Low risk, action within 12 months	Medium risk action within 2 months	Medium Risk action within 2 months
3 Very likely	Low risk, action within 12 months	Medium risk action within 2 months	High risk action within 7 days	Critical action immediately

Accordingly, it is considered that the risk to life from fire at these premises is:

No Risk Low Risk Medium Risk High Risk Critical

Risk level (hazard X harm)	Action and Timescale
No risk	No action is required and no detailed records need be kept.
Low Risk	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Medium Risk	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
High Risk	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Critical	Building (or relevant area) should not be occupied until the risk is reduced.

Risk Assessment: Action Summary

Area	Risk Category	Action	Risk	Due Date	Complete Date
All Areas	03. Sources of Ignition	The lightning conductor should be tested in accordance with BS6651 (1999).	Low (4)	22/12/2021	
All Areas	04. Sources of Fuel and Oxygen	All combustible materials should be removed from the communal areas of the building.	Medium (6)	22/03/2021	
All Areas	05. Structural Features	All identified breaches in fire compartmentation should be adequately fire stopped and any damage repaired.	Medium (6)	22/03/2021	
All Areas	06. Means of Escape	Self-closing fire doors should never be wedged in the open position. Ensure all are reminded of the dangers of this practice.	High (9)	22/01/2021	
All Areas	06. Means of Escape	The following doors do not close fully into the frame and should be repaired.	High (9)	22/01/2021	
All Areas	06. Means of Escape	The following doors require maintenance to ensure they fully close onto the door stops.	High (9)	22/01/2021	
All Areas	06. Means of Escape	The following fire doors are damaged and should be replaced with FD30s fire doors.	High (9)	22/01/2021	
All Areas	06. Means of Escape	The following fire doors should be fitted with intumescent strips and cold smoke seals.	High (9)	22/01/2021	
All Areas	08. Signs and Notices	Fire doors fitted with automatic hold open devices should be signed "automatic fire door keep clear".	Medium (6)	22/03/2021	
All Areas	08. Signs and Notices	Self-closing fire doors should be signed "fire door keep shut".	Medium (6)	22/03/2021	

All Areas	08. Signs and Notices	A sign detailing the method of opening should be displayed on all doors with panic or similar emergency release devices.	Medium (6)	22/03/2021
-----------	-----------------------	---	------------	------------

SECTION FIVE

ACTION DETAILS

Action Details

Area	All Areas
Risk Category	03. Sources of Ignition
Action	The lightning conductor should be tested in accordance with BS6651 (1999).
Priority Number	3
Risk	Low (4)
Originally Due	22/12/2021
Risk Now Due	22/12/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/12/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Some lightning protection appears to be installed (strips noted on the terrace area). However, the adequacy of provision could not be confirmed. Given that the building sits on a hill and is high in the landscape it is recommended that a competent contractor be appointed to assess the lightning protection in place; its requirement, and to make any necessary recommendations.

Documents

Action Details

Area	All Areas
Risk Category	04. Sources of Fuel and Oxygen
Action	All combustible materials should be removed from the communal areas of the building.
Priority Number	2
Risk	Medium (6)
Originally Due	22/03/2021
Risk Now Due	22/03/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/03/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

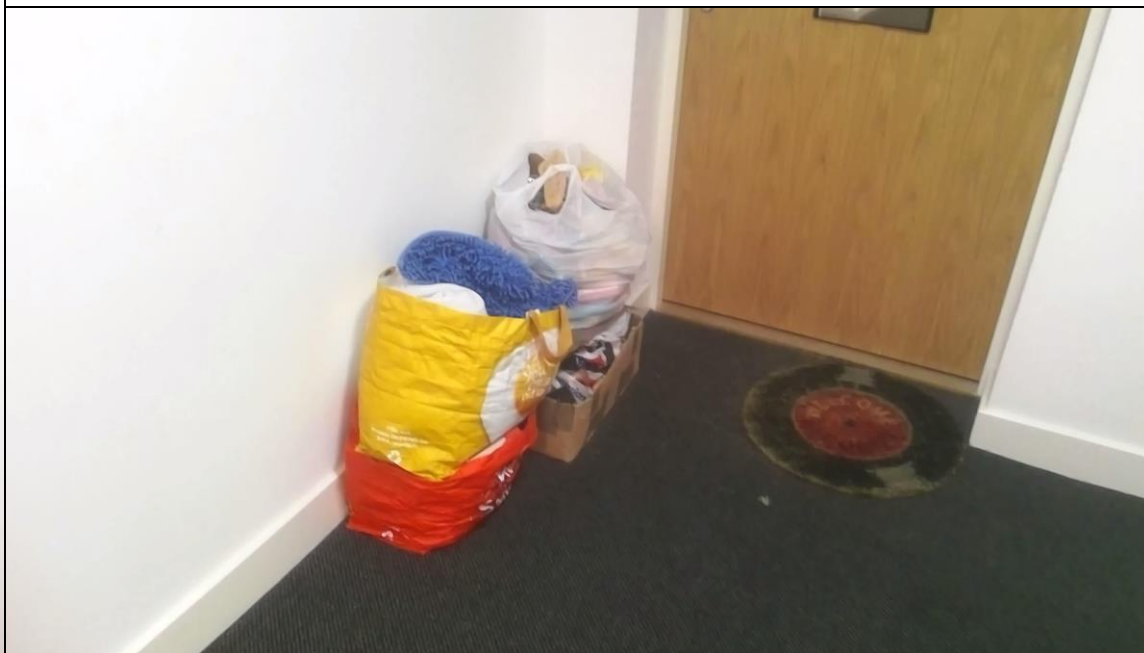
Actions Notes

Action

Flat lobbies - remove combustibile material and keep area clear.

Documents

24995_Action_All combustibile materials should b_08



24995_Action_All combustibile materials should b_14



24995_Action_All combustible materials should b_16



Action Details

Area	All Areas
Risk Category	05. Structural Features
Action	All identified breaches in fire compartmentation should be adequately fire stopped and any damage repaired.
Priority Number	2
Risk	Medium (6)
Originally Due	22/03/2021
Risk Now Due	22/03/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/03/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Ensure that the further in-depth assessment of the external wall systems by competent persons planned for January 2021 is undertaken. Action must be taken on the findings and recommendations to ensure, at least, compliance with Building Regulations.

Documents

24995_Action_All identified breaches in fire co_03



Action Details

Area	All Areas
Risk Category	06. Means of Escape
Action	Self-closing fire doors should never be wedged in the open position. Ensure all are reminded of the dangers of this practice.
Priority Number	1
Risk	High (9)
Originally Due	22/01/2021
Risk Now Due	22/01/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/01/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

High Action - Fire door to lobby serving cycle store & boiler/tank room was found wedged open. This clearly defeats the purpose of the fire door in preventing the spread of fire, heat and smoke and protecting the escape route. This contravenes fire regulations and must not be tolerated.

Documents

24995_Action_Self-closing fire doors should nev_13



Action Details

Area	All Areas
Risk Category	06. Means of Escape
Action	The following doors do not close fully into the frame and should be repaired.
Priority Number	1
Risk	High (9)
Originally Due	22/01/2021
Risk Now Due	22/01/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/01/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

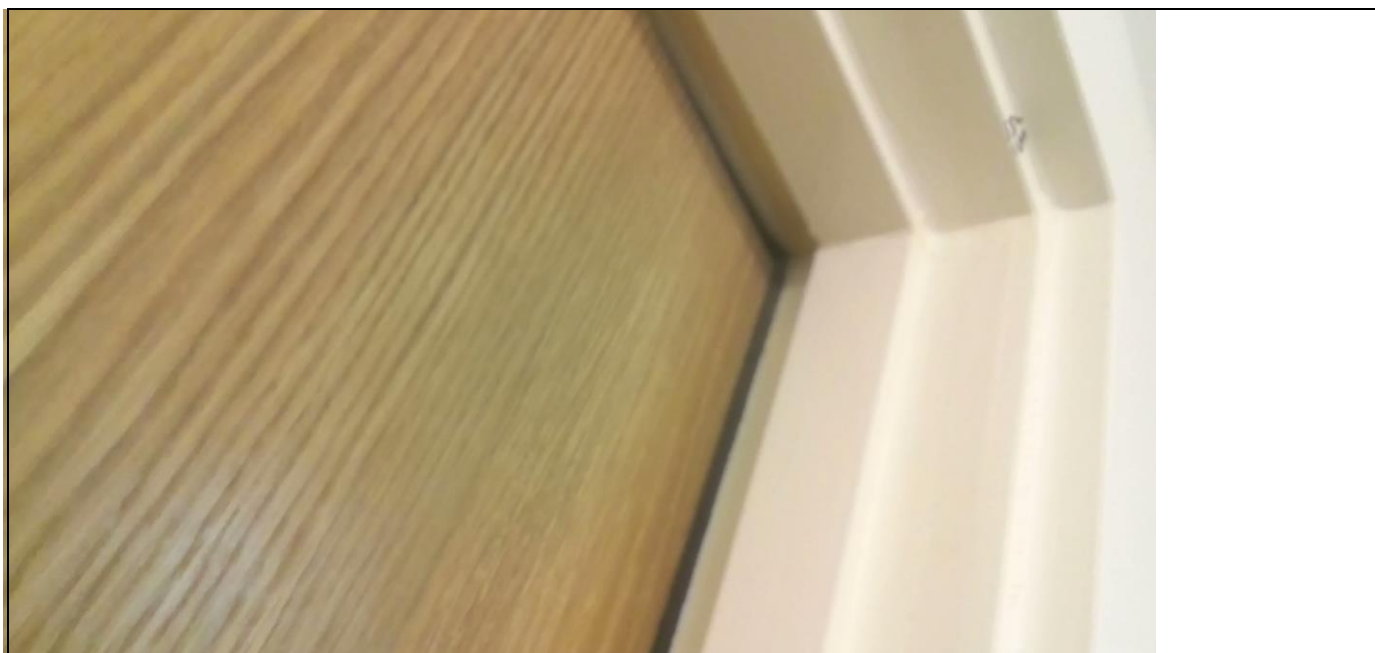
Actions Notes

Action

Medium action - Smoke vent shaft fire door in 1-3 lobby is not shutting fully into its frame and requires adjustment.

Documents

24995_Action_The following doors do not close f_07



Action Details

Area	All Areas
Risk Category	06. Means of Escape
Action	The following doors require maintenance to ensure they fully close onto the door stops.
Priority Number	1
Risk	High (9)
Originally Due	22/01/2021
Risk Now Due	22/01/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/01/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

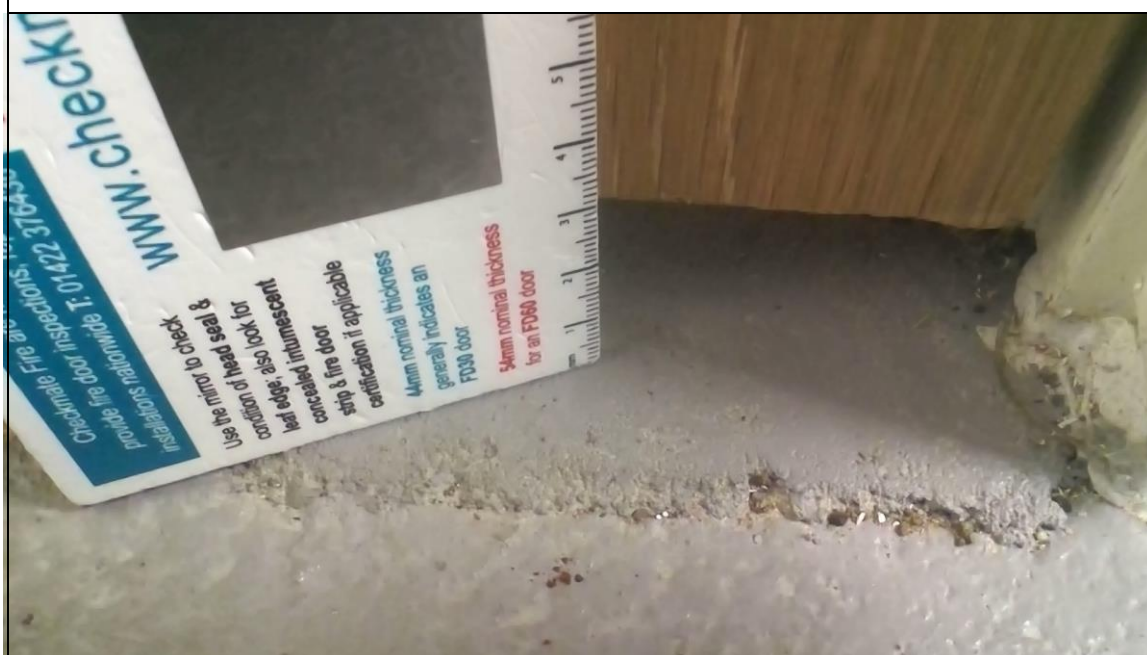
Medium action - All communal area fire doors - adjust/fit threshold protection as required to ensure maximum gaps of 2-4mm between door & frame and 8mm between door & floor.

Documents

24995_Action_The following doors require mainte_05



24995_Action_The following doors require mainte_11



Action Details

Area	All Areas
Risk Category	06. Means of Escape
Action	The following fire doors are damaged and should be replaced with FD30s fire doors.
Priority Number	1
Risk	High (9)
Originally Due	22/01/2021
Risk Now Due	22/01/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/01/2021
Completed date	

Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Medium action - 1. Boiler room fire door - repair/replace door due to gap created by missing/replaced lock; 2. 16-19 lobby fire door - door is either warped or doorset frame has been dislodged. This should be investigated and repairs/replacements carried out as necessary.

Documents

24995_Action_The following fire doors are damag_12



24995_Action_The following fire doors are damag_15



Action Details

Area	All Areas
Risk Category	06. Means of Escape
Action	The following fire doors should be fitted with intumescent strips and cold smoke seals.
Priority Number	1
Risk	High (9)
Originally Due	22/01/2021
Risk Now Due	22/01/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/01/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Medium action - Service cupboard double fire doors - install smoke seals between double doors.

Documents

24995_Action_The following fire doors should be_09



Action Details

Area	All Areas
Risk Category	08. Signs and Notices
Action	Fire doors fitted with automatic hold open devices should be signed "automatic fire door keep clear".
Priority Number	2
Risk	Medium (6)
Originally Due	22/03/2021
Risk Now Due	22/03/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/03/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Smoke vent shaft doors - fit red/white 'smoke vent shaft' signs

Documents

24995_Action_Fire doors fitted with automatic h_06



Action Details

Area	All Areas
Risk Category	08. Signs and Notices
Action	Self-closing fire doors should be signed "fire door keep shut".
Priority Number	2
Risk	Medium (6)
Originally Due	22/03/2021
Risk Now Due	22/03/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/03/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Bike store fire door - fit blue/white 'fire door keep shut' to both faces of the door

Documents

24995_Action_Self-closing fire doors should be _10



Action Details

Area	All Areas
Risk Category	08. Signs and Notices
Action	A sign detailing the method of opening should be displayed on all doors with panic or similar emergency release devices.
Priority Number	2
Risk	Medium (6)
Originally Due	22/03/2021
Risk Now Due	22/03/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	22/03/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Fit green/white pictogram 'push button to open' signs to indicate method of operation of these devices

Documents

24995_Action_A sign detailing the method of ope_04

