



# **Fire Risk Assessment** *for* Southern Housing Group

*at*

**89PANKAVEBLOCK**

Pankhurst Block 89  
Brighton  
East Sussex

BN2 9AG

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# 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

<b>Site Address:</b>	Pankhurst Block 89,Brighton,East Sussex,		
<b>Ownership:</b>	Block		
<b>Date Due:</b>	22/09/2023		
<b>Date Assessed:</b>	22/12/2020		
<b>Risk Score</b>	6		
<b>Risk Description</b>	Action required within 3 months.		
<b>Validated By</b>	shgroup\jonathan.simic		
<b>Surveyed By</b>	SHG - Michael Franklin		
<b>Assessment Notes:</b>	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
02. Occupants	All Areas	01. Are there any vulnerable residents who may be considered at risk?	Yes	Medium (6)	
02. Occupants	All Areas	02. Have individual person centred fire risk assessments been completed for appropriate residents?	No	Medium (6)	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

## 02. Occupants

Question	Answer	Priority	Actions
<b>01. Are there any vulnerable residents who may be considered at risk?</b>	Flat's 3 & 7 are noted as having a powered access doors. See action 02.02.	P2	
<b>02. Have individual person centred fire risk assessments been completed for appropriate residents?</b>	It is recommended that a PCFRA (person centred fire risk assessments) be carried out by the HSM for the residents of flats 3 & 7 to ascertain their ability to access a place of relative safety (escape stairway landing) in the event of fire and make any necessary recommendations regarding their safety (This could include an information box for fire service use at the entry to the building).	P2	Suitable person centred fire risk assessments should be provided for appropriate residents.

### 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 visit.	Non-Scoring		
All Areas	01. Buildings	03. Building Description.	No	This is a 4 storey (G-1-2-3) purpose built block of 13 self-contained general needs flats (flat 1 on ground floor is not communally accessed). The main entry opens into the stairwell (with access corridor) with lift (serving G-3); AOV panel; service cupboards, locked fire door to 87 Pankhurst and fire door to cycle store/tank room/bin store off it. All flats are lobbied off the stairwell at upper levels. There are service risers on all floors. On 1-3 floor levels there are also locked connecting doors to 87 Pankhurst	Non-Scoring		

All Areas	01. Buildings	04. Approximate Age and Construction.	No	Avenue. Flats have balconies that appear to be extensions of the concrete floor slabs and there are areas of roof terraces. There are solar panels on the roof. The bin room has an external access door. 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	Yes	Medium (6)	14/03/2021	
All Areas	02. Occupants	02. Have individual person centred fire risk assessments been completed for appropriate residents?	No	No	Medium (6)	14/03/2021	It should be noted that this is a General Needs block with the assumption that residents are generally independent



All Areas	02. Occupants	03. Are there any known hoarders?	No	No	No Risk (2)	14/12/2023	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. 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	Information boxes are not normally required for low and medium rise purpose built blocks of general needs blocks of flats.
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	January 2019.
All Areas	03. Sources of Ignition	03. Is electrical equipment kept well away from combustible materials?	No	Yes	No Risk (2)	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	Yes	No Risk (0)	14/12/2023	
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	
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	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	02. Are fire escape routes adequately protected?	No	Yes	No Risk (2)	14/12/2023	
All Areas	05. Structural Features	03. Is fire stopping between compartments satisfactory?	No	Yes	No Risk (2)	14/12/2023	Fire stopping work noted in service cupboards.
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	Medium (6)	14/03/2021	The fire risk assessor has been told there are already actions in place to adjust/fit threshold protection as necessary to ensure maximum gaps of 2-4mm between doors & frame and between double doors and 8mm

							between door & floor.
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	No	N/A	No Risk (0)	14/12/2023	Refuges are not provided in general needs blocks of flats. However, places of

		impairments?					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	Yes	No Risk (1)	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	The fire risk assessor has been told there is already an action to fit electric warning signs to electric cupboard doors.
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	
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 - 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	03. Are all fire alarm call points unobstructed, clearly visible and signed?	No	N/A	No Risk (0)	14/12/2023	

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

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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.

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## Risk Assessment: Action Summary

Area	Risk Category	Action	Risk	Due Date	Complete Date
All Areas	07. Lighting	The emergency escape lighting should be tested and maintained in accordance with BS5266 with results recorded.	Medium (6)	22/12/2020	29/09/2020
All Areas	09. Fire Alarms and Detection	The fire alarm system should be tested and maintained in accordance with BS5839 with results recorded.	Medium (6)	22/12/2020	14/10/2020
All Areas	06. Means of Escape	The following doors require maintenance to ensure they fully close onto the door stops.	Medium (6)	22/12/2020	
All Areas	08. Signs and Notices	Fire doors to cupboards and storerooms should be signed "fire door keep locked".	Low (4)	22/09/2021	
All Areas	02. Occupants	Suitable person centred fire risk assessments should be provided for appropriate residents.	Medium (6)	22/03/2021	
All Areas	03. Sources of Ignition	The lightning conductor should be tested in accordance with BS6651 (1999).	Low (4)	22/12/2021	
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	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	07. Lighting
Action	The emergency escape lighting should be tested and maintained in accordance with BS5266 with results recorded.
Priority Number	2
Risk	Medium (6)
Originally Due	22/12/2020
Risk Now Due	22/12/2020
Risk Acknowledged Date	29/09/2020
Work Start Date	29/09/2020
Completion Due Date	22/12/2020
Completed date	29/09/2020
Relationship	Carried Over (Complete)
Quantity	1.00

### Actions Notes

#### Action

No records available at time of inspection.

Reassigned

cert uploaded job closed

### Documents

#### Action Details

Area	All Areas
Risk Category	09. Fire Alarms and Detection
Action	The fire alarm system should be tested and maintained in accordance with BS5839 with results recorded.
Priority Number	2
Risk	Medium (6)
Originally Due	22/12/2020
Risk Now Due	22/12/2020
Risk Acknowledged Date	14/10/2020
Work Start Date	14/10/2020
Completion Due Date	22/12/2020
Completed date	14/10/2020

Relationship	Carried Over (Complete)
Quantity	1.00

## Actions Notes

### Action

No records available.

Reassigned

no panel on site nly AOv aov Cert uploaded

## Documents

### 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	2
Risk	Medium (6)
Originally Due	22/12/2020
Risk Now Due	22/12/2020
Risk Acknowledged Date	17/11/2020
Work Start Date	
Completion Due Date	22/12/2020
Completed date	
Relationship	Carried Over (In Progress)
Quantity	1.00

## Actions Notes

### Action

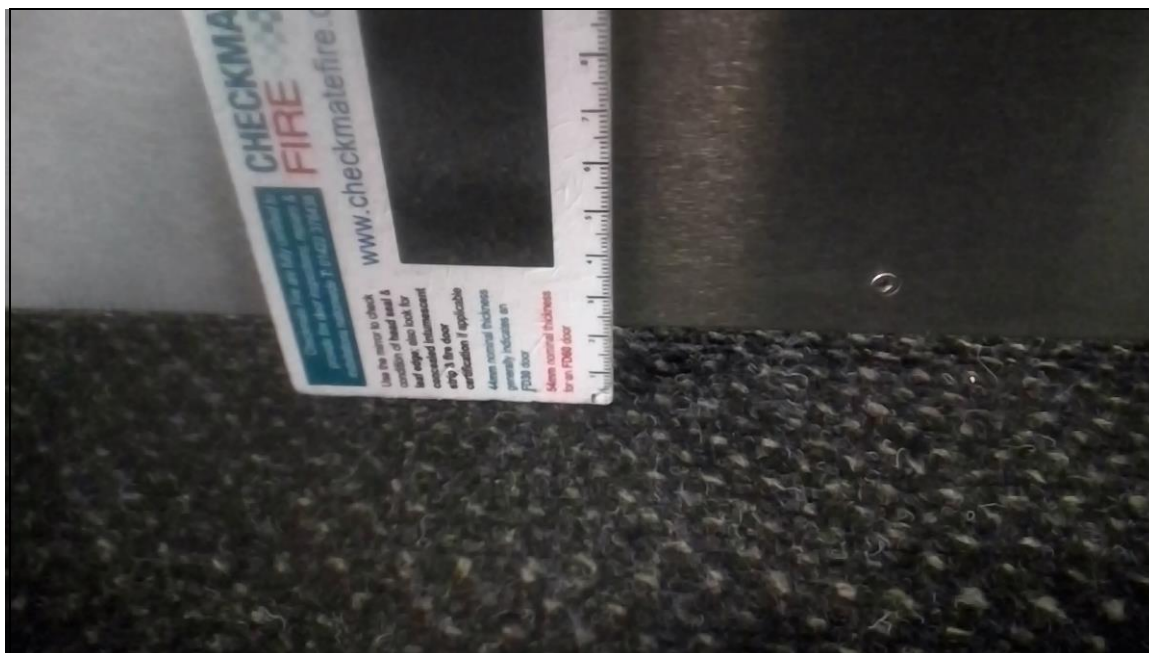
Stairway & lobby fire doors - inspect all and adjust/fit threshold protection as required to ensure maximum gaps of 2-4mm between door & frame and 8mm between door & floor.

Reassigned

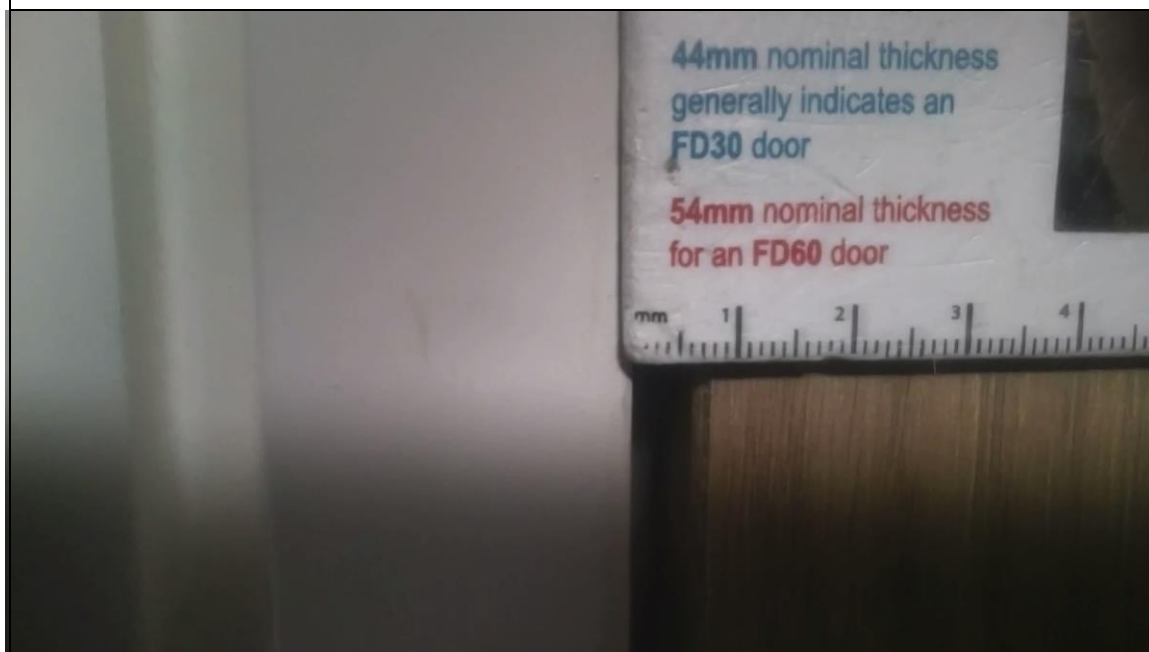
Bulk update of status

## Documents

23013\_Action\_The following doors require mainte\_03



23013\_Action\_The following doors require mainte\_04



### Action Details

Area	All Areas
Risk Category	08. Signs and Notices
Action	Fire doors to cupboards and storerooms should be signed "fire door keep locked".
Priority Number	3
Risk	Low (4)
Originally Due	22/09/2021
Risk Now Due	22/09/2021
Risk Acknowledged Date	17/11/2020
Work Start Date	
Completion Due Date	22/09/2021
Completed date	

Relationship	Carried Over (In Progress)
Quantity	1.00

## Actions Notes

### Action

Electrical hazard warning signage to comply with BS5499 should be introduced to the electrical cupboards

Reassigned

Bulk update of status

## Documents

### Action Details

Area	All Areas
Risk Category	02. Occupants
Action	Suitable person centred fire risk assessments should be provided for appropriate residents.
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

It is recommended that a PCFRA (person centred fire risk assessments) be carried out by the HSM for the residents of flats [REDACTED] to ascertain their ability to access a place of relative safety (escape stairway landing) in the event of fire and make any necessary recommendations regarding their safety (This could include an information box for fire service use at the entry to the building).

## Documents

### 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	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

24996\_Action\_All identified breaches in fire co\_06



## 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

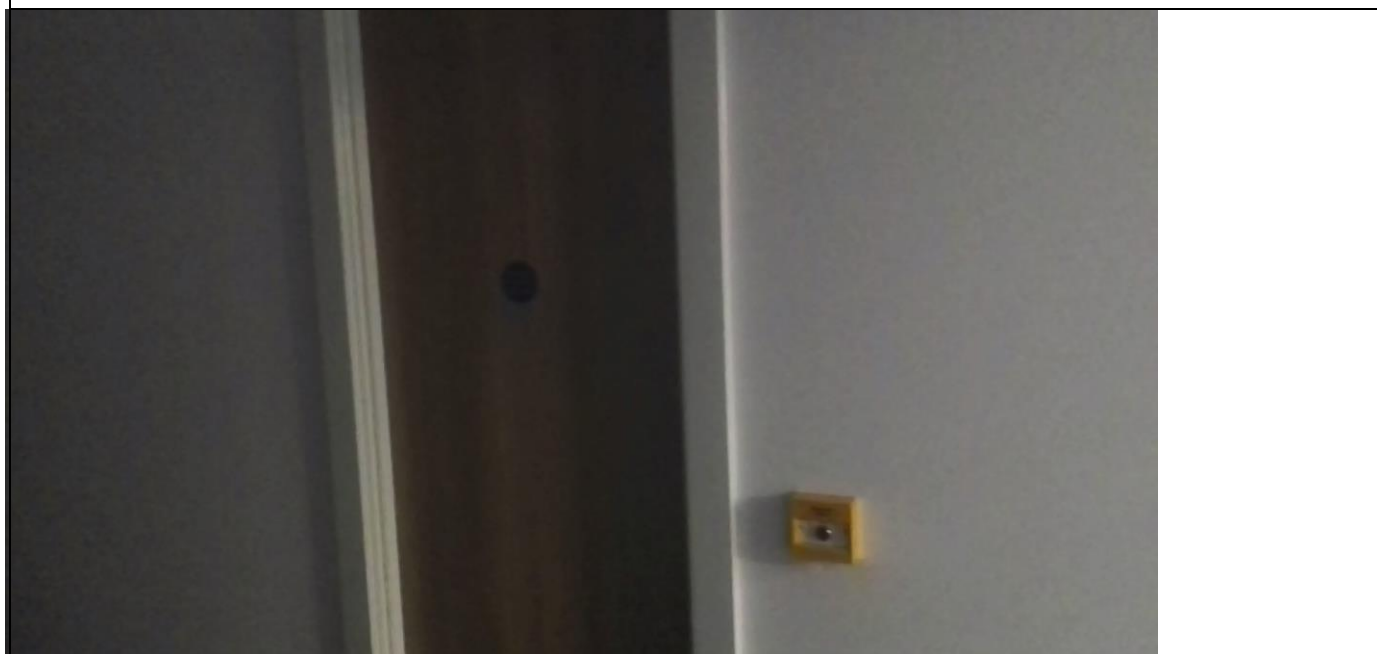
## Actions Notes

### Action

Fit red/white 'smoke vent shaft' signs to the doors of the smoke vent shaft.

**Documents**

24996\_Action\_Fire doors fitted with automatic h\_05



**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

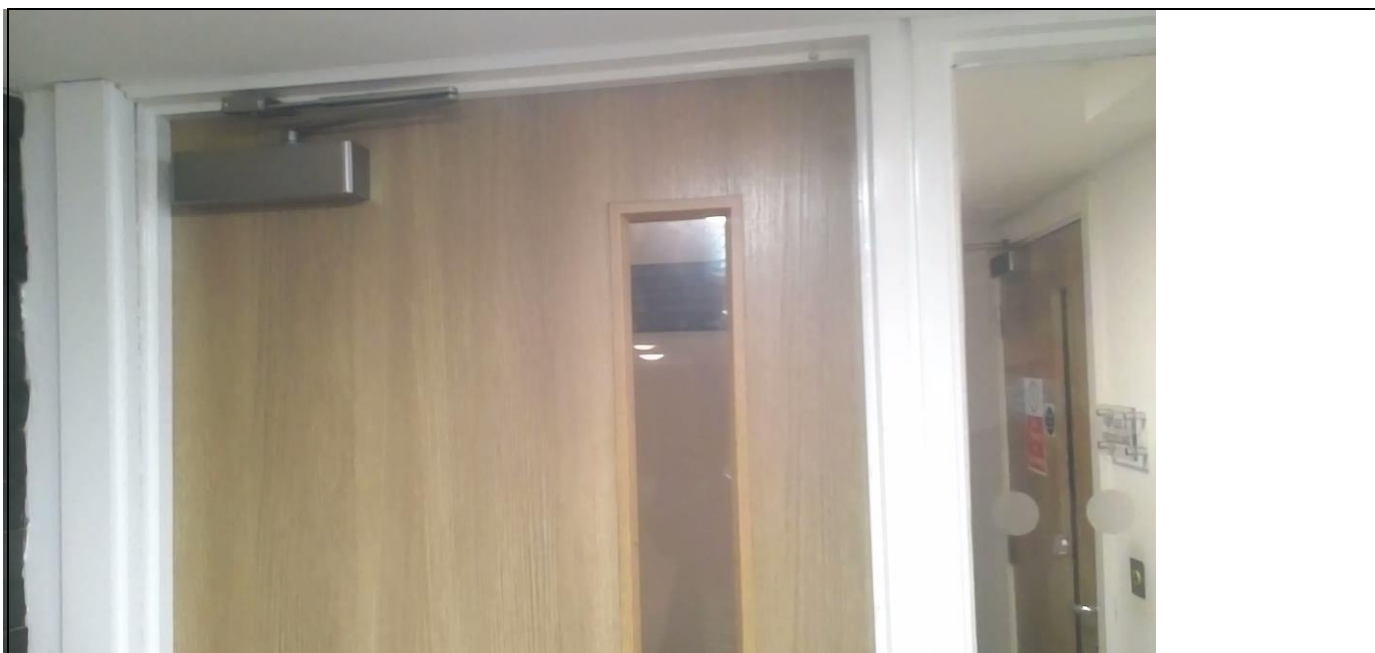
**Actions Notes**

**Action**

Refuse/electric cupboard area fire door and cycle store fire doors - fit blue/white 'fire door keep shut' signs to both faces of the fire doors.

**Documents**

24996\_Action\_Self-closing fire doors should be \_04



**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 where these devices are fitted.

**Documents**

24996\_Action\_A sign detailing the method of ope\_03

