

Fire Risk Assessment
for
Southern Housing Group

at

BUHOUSE

Burney House
Highbury Drive
Leatherhead
Surrey

KT22 7UJ

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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

Site Address:	Burney House,Highbury Drive,Leatherhead,Surrey		
Ownership:	Block		
Date Due:	18/03/2021		
Date Assessed:	25/02/2021		
Risk Score	9		
Risk Description	Action to be taken within 1 month		
Validated By	shgroup\jonathan.simic		
Surveyed By	SHG - Tolo Mas		
Assessment Notes:	It is recommended that this assessment is reviewed in 2 years ;on alteration of the building or if a fire incident occurs. This is a type 1 assessment.		

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
03. Sources of Ignition	All Areas	02. Are periodic mains electrical inspections carried out?	No	Medium (6)	
04. Sources of Fuel and Oxygen	All Areas	05. Is the gas equipment serviced and maintained by a competent engineer?	No	High (9)	
09. Fire Alarms and Detection	All Areas	03. Are all fire alarm call points unobstructed, clearly visible and signed?	No1	Medium (6)	

03. Sources of Ignition

Question	Answer	Priority	Actions
02. Are periodic mains electrical inspections carried out?	Periodic mains electrical inspections should be carried out in accordance with current regulations. Records are held centrally by SHG.	P2	Confirm the electrical installation is inspected in accordance with current regulations.

Risk Category Paragraph

04. Sources of Fuel and Oxygen

Question	Answer	Priority	Actions
05. Is the gas equipment serviced and maintained by a competent engineer?	The gas equipment should be serviced and maintained by a competent engineer.	P1	Confirm that the gas supply and associated equipment serviced and maintained on a regular basis by a competent GasSafe engineer.

Risk Category Paragraph

09. Fire Alarms and Detection

Question	Answer	Priority	Actions
03. Are all fire alarm call points unobstructed, clearly visible and signed?	Fire alarm call points were obstructed - see action plan.	P2	The fire alarm system should be tested and maintained in accordance with BS5839 with results recorded.

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) general needs block of 38 self-contained flats. The main entrance (to the front) is into a lift/stairway enclosure with fire panel, service riser cupboards and fire door to corridor off it. There is a 2nd stairway with an exit to the side. Both stairwells and the lift serve all floors. Flats are located on corridors or in lobbies. Two rear exits open into an open access/egress under-flat car-parking area. In one car-park area there is a bank of gas meters. There are gas, water and	Non-Scoring		

All Areas	01. Buildings	04. Approximate Age and Construction.	No	electric riser cupboards on all floors. Gas and electric services run through the ceilings. There are externally accessed bin rooms. Constructed in 2006. The external walls are brick with a flat roof. The ground floor internal walls are block/plasterboard and the ceiling is concrete. Internal walls above the ground floor are plasterboard and the floors and stairs are timber - this is a timber frame building above ground floor level. Simultaneous evacuation	Non-Scoring		
All Areas	01. Buildings	05. What is the evacuation strategy for the building?	No		Low (4)	23/02/2022	Policy supported by communal area fire alarm & detection system.
All Areas	01. Buildings	06. Is the building easily accessible to fire appliances?	No	Yes	No Risk (2)	23/02/2024	
All Areas	02. Occupants	01. Are there any vulnerable residents who may be considered at risk?	No	No	No Risk (0)	23/02/2024	
All Areas	02. Occupants	02. Have individual person centred fire risk assessments been completed for appropriate residents?	No	N/A	No Risk (0)	23/02/2024	
All Areas	02. Occupants	03. Are there any known hoarders?	No	No	No Risk (2)	23/02/2024	
All Areas	02. Occupants	04. Is there provision for making the occupant and premises information available to the Fire Service on arrival?	No	Yes	No Risk (0)	23/02/2024	

All Areas	02. Occupants	05. Is there a formal Management procedure to control the activities of Contractors?	No	Yes	No Risk (0)	23/02/2024
All Areas	03. Sources of Ignition	01. Is there evidence of smoking in the communal areas?	No	No	No Risk (1)	23/02/2024
All Areas	03. Sources of Ignition	02. Are periodic mains electrical inspections carried out?	No	No	Medium (6)	23/05/2021
All Areas	03. Sources of Ignition	03. Is electrical equipment kept well away from combustible materials?	No	Yes	No Risk (2)	23/02/2024
All Areas	03. Sources of Ignition	04. Are portable electrical appliances subject to regular PAT testing?	No	N/A	No Risk (0)	23/02/2024
All Areas	03. Sources of Ignition	05. Is there a lightning conductor to earth?	No	N/A	No Risk (0)	23/02/2024
All Areas	04. Sources of Fuel and Oxygen	01. Is general housekeeping satisfactory?	No	Yes	No Risk (2)	23/02/2024
All Areas	04. Sources of Fuel and Oxygen	02. Are there any wall or ceiling hangings present?	No	Yes	No Risk (2)	23/02/2024
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)	23/05/2021
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)	23/02/2022

All Areas	04. Sources of Fuel and Oxygen	05. Is the gas equipment serviced and maintained by a competent engineer?	No	No	High (9)	23/03/2021
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)	23/02/2024
All Areas	05. Structural Features	01. Structural features that will allow the rapid spread of fire and smoke have appropriate controls?	No	Yes	No Risk (2)	23/02/2024
All Areas	05. Structural Features	02. Are fire escape routes adequately protected?	No	Yes	No Risk (2)	23/02/2024
All Areas	05. Structural Features	03. Is fire stopping between compartments satisfactory?	No	No	Medium (6)	23/05/2021
All Areas	05. Structural Features	04. Has there been appropriate Building Control approval for any recent building alterations?	No	Yes	No Risk (2)	23/02/2024
All Areas	06. Means of Escape	01. Are travel distances considered to be acceptable?	No	Yes	No Risk (1)	23/02/2024
All Areas	06. Means of Escape	02. Are all escape routes and fire exits free from obstruction?	No	Yes	No Risk (2)	23/02/2024
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)	23/02/2024
All Areas	06. Means of Escape	04. Are there sufficient fire exits to enable people to evacuate safely?	No	Yes	No Risk (1)	23/02/2024

All Areas	06. Means of Escape	05. Are all fire resisting doors in good condition?	No	No	Medium (6)	23/05/2021
All Areas	06. Means of Escape	06. Are flat entrance doors compliant with BS476-22?	No	No	Medium (6)	23/05/2021
All Areas	06. Means of Escape	07. Are any security grilles fitted to flat front doors?	No	No	No Risk (0)	23/02/2024
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)	23/02/2024
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)	23/02/2024
All Areas	06. Means of Escape	10. Do all final exits lead to a place of safety?	No	Yes	No Risk (1)	23/02/2024
All Areas	06. Means of Escape	11. Are external escape staircases and balconies inspected on a regular basis?	No	N/A	No Risk (0)	23/02/2024
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)	23/02/2024
All Areas	06. Means of Escape	13. Are cables situated in the escape routes in fire resisting cable trays?	No	No	Low (4)	23/02/2022
All Areas	06. Means of Escape	14. Where necessary are refuges provided for persons with mobility impairments?	No	N/A	No Risk (0)	23/02/2024

All Areas	07. Lighting	01. Are all escape routes provided with adequate artificial lighting?	No	Yes	No Risk (1)	23/02/2024
All Areas	07. Lighting	02. Is emergency lighting provided in the premises?	No	Yes	No Risk (1)	23/02/2024
All Areas	07. Lighting	03. Is emergency lighting provided at all changes of direction and level?	No	Yes	No Risk (1)	23/02/2024
All Areas	07. Lighting	04. Is emergency lighting provided to illuminate firefighting equipment and fire alarm call points?	No	Yes	No Risk (1)	23/02/2024
All Areas	07. Lighting	05. Is emergency lighting provided on external escape routes?	No	Yes	No Risk (1)	23/02/2024
All Areas	07. Lighting	06. Is the emergency lighting system tested and maintained in accordance with BS5266?	No	Yes	No Risk (2)	23/02/2024
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)	23/02/2024
All Areas	08. Signs and Notices	02. Are fire doors provided with appropriate signs?	No	Yes	No Risk (1)	23/02/2024
All Areas	08. Signs and Notices	03. Are instructions for opening final exit doors clear and adequate?	No	Yes	No Risk (1)	23/02/2024
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)	23/02/2024

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)	23/02/2024
All Areas	08. Signs and Notices	06. Is there "No Smoking" signage provided?	No	Yes	No Risk (1)	23/02/2024
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)	23/02/2024
All Areas	09. Fire Alarms and Detection	02. Is a fire alarm and detection system installed in communal areas of the building?	No	Yes	No Risk (2)	23/02/2024
All Areas	09. Fire Alarms and Detection	03. Are all fire alarm call points unobstructed, clearly visible and signed?	No	No1	Medium (6)	23/05/2021
All Areas	09. Fire Alarms and Detection	04. Are sufficient sounders provided to give adequate warning?	No	Yes	No Risk (1)	23/02/2024
All Areas	09. Fire Alarms and Detection	05. Is there only one sound for the fire alarm system?	No	Yes	No Risk (1)	23/02/2024
All Areas	09. Fire Alarms and Detection	06. Is the the fire alarm panel conveniently located for Fire Service access?	No	Yes	No Risk (0)	23/02/2024
All Areas	09. Fire Alarms and Detection	07. Is the fire alarm system tested and maintained in accordance with BS5839?	No	Yes	No Risk (2)	23/02/2024
All Areas	10. Fire Fighting Equipment	01. Are fire extinguishers provided in the communal areas of the building?	No	No	No Risk (2)	23/02/2024

All Areas	10. Fire Fighting Equipment	02. Are the provisions for smoke ventilation adequate for the building?	No	Yes	No Risk (2)	23/02/2024	
All Areas	10. Fire Fighting Equipment	03. Are sprinklers or other fire suppression systems installed in the building?	No	N/A	No Risk (0)	23/02/2024	
All Areas	10. Fire Fighting Equipment	04. When a dry rising main is installed are outlet valves strapped and secured?	No	N/A	No Risk (0)	23/02/2024	
All Areas	10. Fire Fighting Equipment	05. Are fire hydrants clearly marked and accessible by the Fire Service?	No	Yes	No Risk (2)	23/02/2024	
All Areas	10. Fire Fighting Equipment	06. All fire fighting equipment and installations are regularly tested and maintained?	No	Yes	No Risk (2)	23/02/2024	
All Areas	11. Management of Fire Safety	01. Is a suitable emergency fire plan in place for the premises?	No	Yes	No Risk (1)	23/02/2024	
All Areas	11. Management of Fire Safety	02. Are residents aware of the fire procedure for the premises?	No	Yes	No Risk (1)	23/02/2024	Posted notices.
All Areas	11. Management of Fire Safety	03. Are regular in house fire safety inspections carried out by staff and recorded?	No	No	Medium (6)	23/05/2021	
All Areas	11. Management of Fire Safety	04. Are fire evacuation assembly areas in safe locations?	No	Yes	No Risk (2)	23/02/2024	

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	Confirm the electrical installation is inspected in accordance with current regulations.	Medium (6)	25/05/2021	
All Areas	04. Sources of Fuel and Oxygen	All combustible materials should be removed from the communal areas of the building.	Medium (6)	25/05/2021	
All Areas	04. Sources of Fuel and Oxygen	Confirm that the gas supply and associated equipment serviced and maintained on a regular basis by a competent GasSafe engineer.	High (9)	25/03/2021	
All Areas	05. Structural Features	All identified breaches in fire compartmentation should be adequately fire stopped and any damage repaired.	Medium (6)	25/05/2021	
All Areas	06. Means of Escape	The following doors do not close fully into the frame and should be repaired.	Medium (6)	25/05/2021	
All Areas	06. Means of Escape	The following doors require maintenance to ensure they fully close onto the door stops.	Medium (6)	25/05/2021	
All Areas	06. Means of Escape	The following fire doors are damaged and should be replaced with FD30s fire doors.	Medium (6)	25/05/2021	
All Areas	06. Means of Escape	Consider replacing plastic cable conduit in escape routes with fire resisting cable trays.	Low (4)	25/02/2022	
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)	25/05/2021	
All Areas	11. Management of Fire Safety	Ensure that regular "in house" fire safety inspections are carried out and recorded.	Medium (6)	25/05/2021	

SECTION FIVE

ACTION DETAILS

Action Details

Area	All Areas
Risk Category	03. Sources of Ignition
Action	Confirm the electrical installation is inspected in accordance with current regulations.
Priority Number	2
Risk	Medium (6)
Originally Due	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	0.00

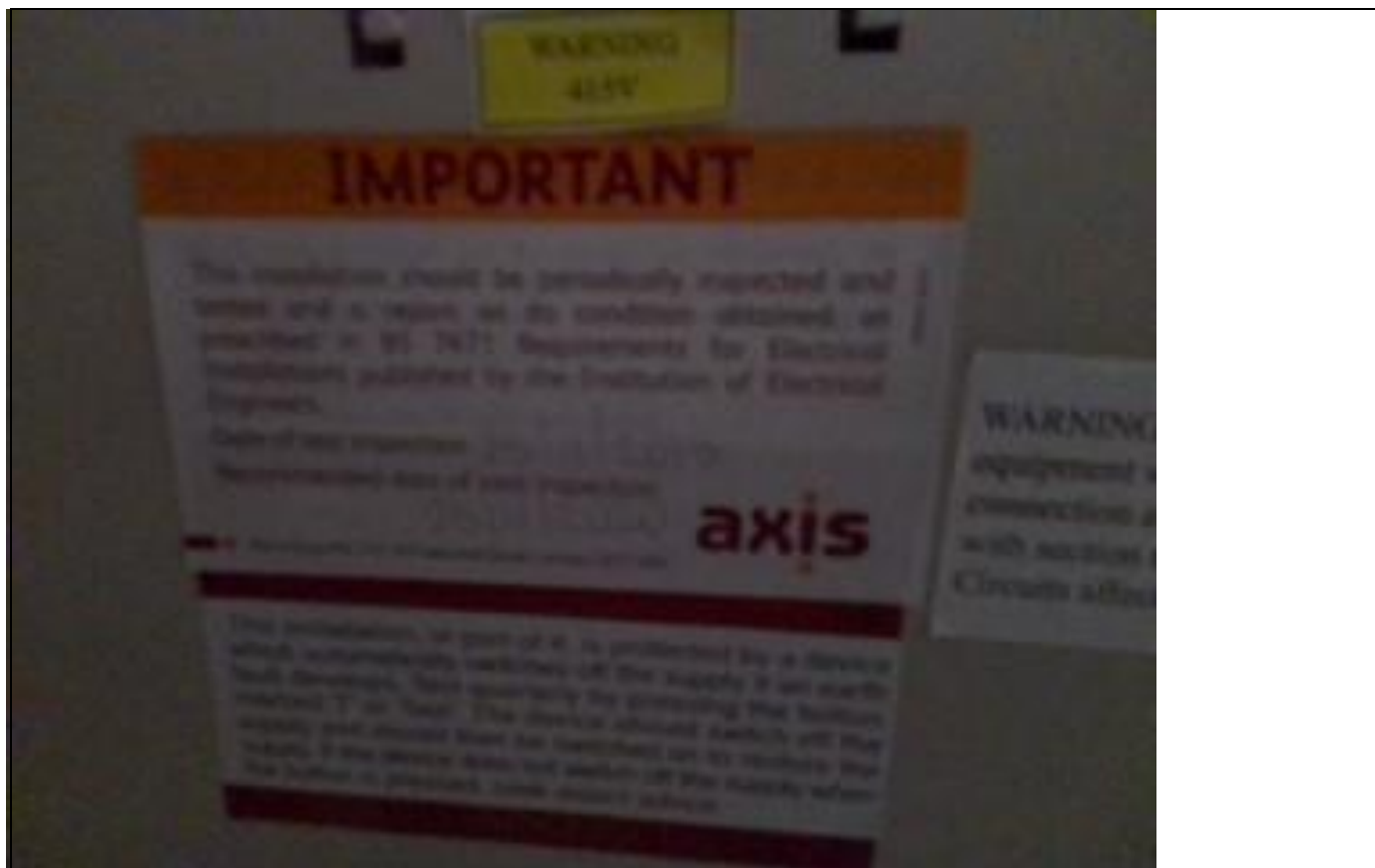
Actions Notes

Action

Confirm that the fixed wire electrical installation has been inspected in the last 5 years

Documents

25812_Action_Confirm the electrical installatio_03



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	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Remove Treadmill from 3rd floor outside



Documents

25812_Action_All combustible materials should b_06



Action Details

Area	All Areas
Risk Category	04. Sources of Fuel and Oxygen
Action	Confirm that the gas supply and associated equipment serviced and maintained on a regular basis by a competent GasSafe engineer.
Priority Number	1
Risk	High (9)
Originally Due	25/03/2021
Risk Now Due	25/03/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/03/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Protection for the gas meter bank from vehicle strikes have been put in place, however a 60 min fire resisting construction is needed to protect them from a vehicle fire.

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	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

There are uncollared plastic waste pipes into the ceilings of the bin rooms and incorrect fire stopping (expanding foam) These deficiencies must be made good utilising fire board, fire batt, fire rated collars (not expanding foam) applied by a competent person. Compartmentation/passive protection needs to be of the highest standard in timber frame buildings.

Documents

25812_Action_All identified breaches in fire co_01



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	2
Risk	Medium (6)
Originally Due	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

2nd floor stairway door is damaged at the bottom and requires repair or replacement.

Documents

25812_Action_The following doors do not close f_10



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	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

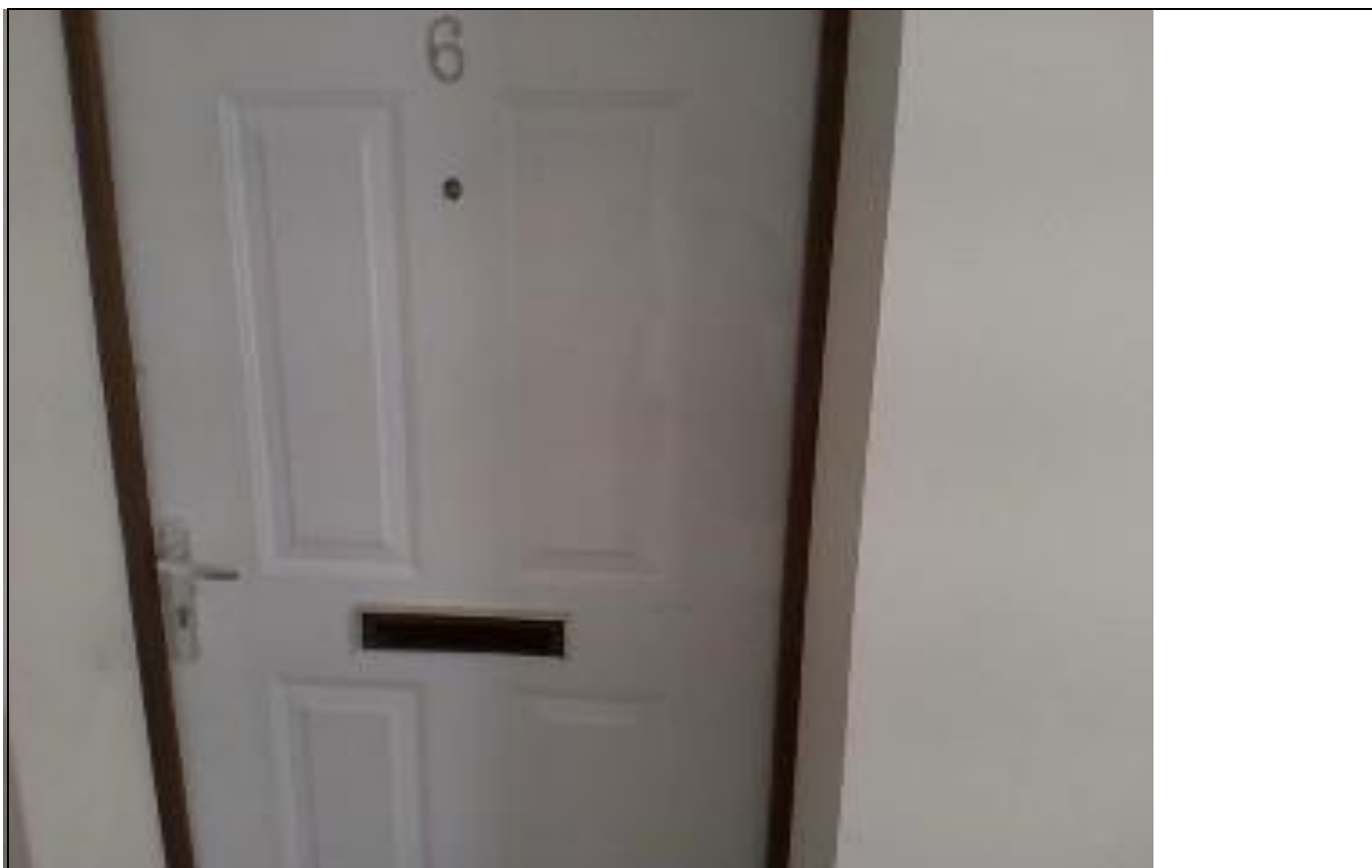
The following door requires adjustment to ensure maximum gaps of 2-4mm between door and frame
Flat 6 requires a new letter box

Documents

25812_Action_The following doors require mainte_09



25812_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	2
Risk	Medium (6)
Originally Due	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Flat 32 door is damaged and needs replacing

Documents

25812_Action_The following fire doors are damag_12



25812_Action_The following fire doors are damag_13



25812_Action_The following fire doors are damag_14



Action Details

Area	All Areas
Risk Category	06. Means of Escape
Action	Consider replacing plastic cable conduit in escape routes with fire resisting cable trays.
Priority Number	3
Risk	Low (4)
Originally Due	25/02/2022
Risk Now Due	25/02/2022
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/02/2022
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

There is plastic cable conduit in the communal areas that should be checked to ensure the cables are secured to the substrate by fire resisting or metal clips.

Documents

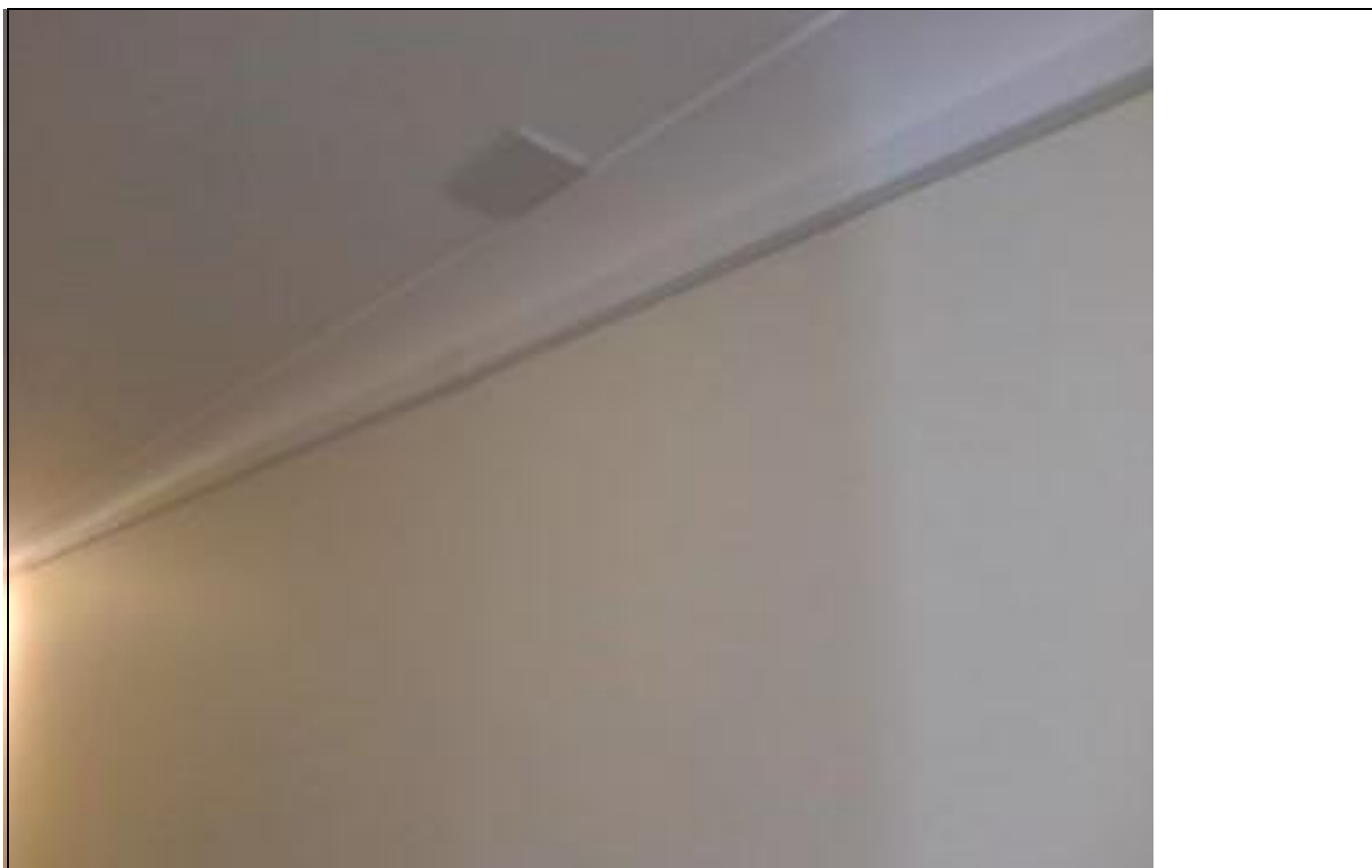
25812_Action_Consider replacing plastic cable c_07



25812_Action_Consider replacing plastic cable c_08



25812_Action_Consider replacing plastic cable c_15



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	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

Ground floor Manual call point requires to be refitted to the wall.

Documents

25812_Action_The fire alarm system should be te_02



Action Details

Area	All Areas
Risk Category	11. Management of Fire Safety
Action	Ensure that regular "in house" fire safety inspections are carried out and recorded.
Priority Number	2
Risk	Medium (6)
Originally Due	25/05/2021
Risk Now Due	25/05/2021
Risk Acknowledged Date	
Work Start Date	
Completion Due Date	25/05/2021
Completed date	
Relationship	Owning (New)
Quantity	1.00

Actions Notes

Action

No records available

Documents