

Fire Risk Assessment for: Despard House (1-18/19-30) SW2 3EW



Prepared for and on behalf of Lambeth Living Ltd

Date: 13.2.2015

Assessor: Mark McGlinchey
BA (Hons); Dip 2 IOSH;
Dip CFPA (Europe); GFireE

Building Ref: STR000644



SCOPE OF ASSESSMENT AND METHODOLOGY

A fire risk assessment is an organised and methodical look at the premises/building, the activities carried on there and the likelihood that a fire could start and cause harm to those in and around the premises.

The aims of this fire risk assessment are:

- To identify the fire hazards.
- To reduce the risk of those hazards causing harm to as low as reasonably practicable.
- To decide what physical fire precautions and management arrangements are necessary to ensure the safety of people in and around the building if a fire does start?

As Lambeth Living employs five or more people, then the significant findings of the fire risk assessment, the actions to be taken as a result of the assessment and details of anyone especially at risk must be recorded.

This assessment has been carried out to satisfy the requirements of the Regulatory Reform (Fire Safety) Order, 2005.

In order to carry out this assessment Lambeth Living have used the professional expertise and judgement of Lambeth Living H&S Executive, and guidance contained in Publicly Available Specification (PAS 79: 2007) and Fire Safety Guidance documents issued by H.M Government. The recommendations made represent an assessment of the minimum standards considered for the safety of all persons frequenting properties solely or partly controlled by Lambeth Living Ltd. It should be borne in mind that an assessment is open to individual interpretation.

Information for the completion of this risk assessment was obtained by a physical inspection of the workplace/premises, associated work areas and examination of records and discussions with members of staff.

Note: Where the premise is put to residential use the assessment will be carried out on common parts of the building only. It is considered that flat entrance doors form part of the protection to the common escape route, as such this assessment will consider the suitability of the door from visual perspective only.

Where actions are indicated in the assessment that concern matters relating to individual dwellings, Lambeth Living has no legal obligation to fulfil the recommendations given as individual dwellings which consist of a single household fall outside the scope of the Regulatory Reform (Fire Safety) Order, 2005.

The category of risk assigned to the workplace/premises is derived using the risk level estimator. However, once the recommended actions highlighted have been implemented, the category of risk can be considered to have been reduced to a tolerable level.

Assessment Review

After taking into consideration the nature and significance of the issues highlighted within this report there is a requirement to establish a suitable period within which this assessment should be reviewed. Accordingly the suggested review date is detailed below

ASSESSMENT INFORMATION SHEET

Date of Assessment: 9.2.2015

Date of Review: February 2016

Date of Previous Assessment: Unknown

Address of workplace/premises: Despard House
London SW2 3EW

Description of building:

Despard House is a purpose built blocks of flats comprising of three and four floors. It is a traditionally built concrete, bricks and mortar building with a flat roof. Floors and staircase are concrete. Flats are single storey in one part of the building up to three floors and are duplex in the other part of the building up to four floors. Both parts of the building are joined by a single staircase that is shared between them. The upper floors of the building are dead-end open-balcony. Ground floor flats are have open alternative escape routes. The block has an entrance at the front and the rear and is entered via a security door with electronic access and fire brigade drop-key over-ride and push-button egress. There is a further security door at entrances to balconies with electronic access and fire brigade drop key over-rides in place at landing levels. Flat entrance doors are accessed directly from dead-end open balconies. The electrical intake is in a fire resisting enclosure at ground floor level has a steel door and is locked shut. Flat entrance door to No 22 is within the staircase enclosure at ground floor level. Bin chutes are provided from upper floors. An underground car park is under the building.

Fire action notices are displayed.

Area housing office responsible for building: CENTRAL

Strategic Housing Manager:

Telephone extension number:

Mobile:

PREMISES DETAILS:

Use of Premises: Residential flats.
Brief Details of Construction: Bricks, concrete and mortar with a flat roof. It has concrete floors and staircases.
Number of floors: 3 and 4
Basements: 0
Approximate Size (m²) per floor: 1000
Number of Staircases: 1
Lifts: 0

Fire-fighting facilities:

	Yes	No
• Dry rising main	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Fire-fighting lift	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Fire-fighting shaft	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Car Park:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Type:		
Enclosed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>

Disabled access/egress facilities:

None

OCCUPANCY DETAILS

Number of flats: 30

Public facilities e.g. Community Halls, etc: Yes no

Details:

Vulnerable persons:

Known	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
Elderly	<input type="checkbox"/>		
Disabled	<input type="checkbox"/>		
Special needs, etc.	<input type="checkbox"/>		

Fire losses: **Yes** **No** **Unknown**

Details:

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

1 Electrical Sources of Ignition

1.1	Reasonable measures taken to prevent fires of electrical origin?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
1.2	More specifically:			
▪	Fixed installation periodically inspected and tested?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
▪	Portable appliance testing carried out?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▪	Suitable policy regarding the use of personal electrical appliances?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▪	Suitable limitation of trailing leads and adapters?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▪	Are electrical intake rooms adequately secured?	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
▪	Are electrical intake rooms free from combustible materials?	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.3 **Comments and hazards observed:**

It is recommended that the fixed wiring installation serving the common areas is checked in accordance with the 17th Edition of the IEE Wiring Regulations.
The electrical intake is in a fire resisting enclosure at ground floor level and is locked shut.

2 Smoking

2.1	The Smoke-Free (Premises and Enforcement) Regulations 2006 applies to this premises	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
2.2	Reasonable measures taken to prevent fires as a result of smoking?	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

2.3 More specifically:

▪	Smoking prohibited in the building?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
▪	Suitable arrangements for those who wish to smoke?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▪	Did this policy appear to be observed at the time of the inspection?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

2.4 **Comments and hazards observed:**
Smoking prohibited in common parts of the building only.
There were no "No Smoking" signs displayed.

3. Arson

3.1 Does basic security against arson by outsiders appear reasonable¹? Yes No

3.2 Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders? Yes No

3.3 **Comments and hazards observed:**
None.

4. Portable Heaters and Heating Installations

4.1 Is the use of portable heaters avoided as far as practicable? N/A Yes No

4.2 If portable heaters are used,

▪	Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▪	Are suitable measures taken to minimize the hazard of ignition of combustible materials?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

4.3 Are fixed heating installations subject to regular maintenance? N/A Yes No

4.4 **Comments and hazards observed:**
Although residential dwellings are not required to be considered as part of this fire risk assessment, Lambeth Living provides a suitable testing and maintenance programme for all gas/heating appliance supplied within tenanted dwellings and further consideration will be given to encourage tenants to fit gas detection units for early warning of a gas leak.

5. Cooking

5.1 Are reasonable measures taken to prevent fires as a result of cooking? N/A Yes No

5.2 More specifically:

▪	Filters changed and ductwork cleaned regularly?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▪	Suitable extinguishing appliances available?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

¹ Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

5.3 **Comments and hazards observed:**
 No cooking is carried out in the common areas. Residents should be encouraged to use the home fire safety risk assessment process provided by London Fire Brigade to identify any high fire risk cooking taking place in the home and provide alternative solutions.

6. Lightning

6.1 Does the building have a lightning protection system? N/A Yes No

6.2 **Comments and deficiencies observed:**
 A lightning protection system was not observed.

7. Housekeeping

7.1 Is the standard of housekeeping adequate? Yes No

7.2 More specifically:

- Do combustible materials appear to be separated from ignition sources? Yes No
- Are common escape routes free the accumulation of combustible materials or waste? Yes No
- Are stores provided within common escape routes? N/A Yes No
- Are stores appropriately secured N/A Yes No
- Are common escape routes free from obstruction likely to impede means of escape or fire service access? Yes No

7.3 **Comments and hazards observed:**
 The common areas were clear.

8. Hazards Introduced By Outside Contractors and Building Works

8.1 Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)? N/A Yes No

8.2 Are fire safety conditions imposed on outside contractors? N/A Yes No

8.3 If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits? N/A Yes No

8.4 **Comments:**

Contractors carrying out work at Lambeth Living premises are pre-selected from an approved list. They will have undergone a selection and training process prior to being allowed to carry out work at Lambeth Living premises. All contractors should receive a permit to work. There should be no reliance on Lambeth Living staff to perform safety checks on hot works carried out by contractors. The permit to work system employed should clearly place the onus on contractors to restore all fire stopping when invasive work is carried out.

9. Dangerous Substances

9.1 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002? N/A Yes No

9.2 **Comments and hazards observed:**
No dangerous or explosive substances found in common areas.

10. Other Significant Fire Hazards That Warrant Consideration

10.1 Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?
No.

10.2 Detail Hazards:

10.3 **Comments and deficiencies observed:**
None.

FIRE PROTECTION MEASURES

11. Means of Escape from Fire

11.1 It is considered that the building is provided with reasonable means of escape in case of fire. Yes No

11.2 More specifically:

- Adequate design of escape routes? Yes No
- Adequate provision of exits? Yes No
- Exits easily and immediately openable where necessary? Yes No
- Fire exits open in direction of escape where necessary? Yes No
- Avoidance of sliding or revolving doors on final exits? Yes No
- Reasonable distances of travel appropriate to the guidance given at the time of construction – if known:
⇒ Where there is a single direction of travel? Yes No
- ⇒ Where there are alternative means of escape? N/A Yes No
- Suitable protection of escape routes? Yes No
- Suitable fire precautions for all inner rooms? N/A Yes No
- Escape routes unobstructed? Yes No
- Are escape routes free from slip & trip hazards? Yes No

11.3 It is considered that the building is provided with reasonable arrangements for means of escape for disabled occupants. Yes No
Set against internal housing policies for people with disabilities.

11.4 **Comments and deficiencies observed:**
A stay put strategy has been adopted for the building. Where this type of strategy is adopted current guidance makes the following assumptions:

- A high degree of compartmentation that would ensure a reduced probability of fire spread beyond the residence of fire origin;
- The enclosure of communal staircases to form protected staircases;
- The enclosure of common access corridors to form protected routes;
- Provision of smoke ventilation systems to maintain the escape routes clear of smoke.

12. Measures to Limit Fire Spread and Development

12.1 It is considered that there is:

- Compartmentation of a reasonable standard² ? Yes No
- Reasonable limitation of linings that may promote fire spread. Yes No
- As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire³ ? N/A Yes No

12.2 Comments and deficiencies observed:

Flat entrance doors are all notionally fire resisting.
Glazing and adjacent partitioning below 1.1m is not fire resisting on dead end open balconies.

² Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

³ A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.



13. Emergency Escape Lighting

13.1 Reasonable standard of emergency escape lighting system provided⁴ ?

See below Yes No

⁴ Based on visual inspection, but no test of luminance levels or verification of full compliance with relevant British Standards carried out.

If no, was sufficient borrowed lighting provided to meet the minimum light levels (0.2 lux) for permanently unobstructed escape routes as recommended by BS5266: Pt 1: 2005.

U/D Yes No

Was the emergency escape lighting system maintained in good working order

U/D Yes No

13.2 Comments and deficiencies observed:

Emergency lighting is not provided.

14. Fire Safety Signs and Notices

14.1 Reasonable standard of fire safety signs and notices? N/A Yes No

14.2 Comments and deficiencies observed:

All tenants have been given a LFB information leaflet which details what action to take in event of fire in their residence and elsewhere in the block and how to keep themselves safe, including information on maintaining their personal smoke alarms. Additional information should be provided in the common areas of the block to remind occupants of the evacuation strategy.

15. Means of Giving Warning In Case Of Fire

15.1 Reasonable manually operated electrical fire alarm system provided⁵? N/A Yes No

15.2 Automatic fire detection provided? N/A Yes No

▪ Throughout building communal areas? N/A Yes No

▪ All areas being assessed? N/A Yes No

15.3 Extent of automatic fire detection generally appropriate for the occupancy and fire risk? N/A Yes No

15.4 Remote transmission of alarm signals N/A Yes No

15.5 Comments and deficiencies observed?

In Line with normal practice for purpose built residential blocks designed to facilitate a 'stay put' evacuation strategy there is no need for communal automatic fire detection and alarm system to be fitted in the building as highlighted in BS 5839 Part 6 and table 1 fire safety risk assessment/sleeping premises. Such a system is not normally required for purpose built residential blocks and is not required under the Building Regulations 2010, other than to activate any automatic opening vents which has not been deemed necessary for this building. It is on this basis and the high likelihood of the generation of false alarms that a means of giving warning and detection for the common areas forms part of the assessment but is not required for this building.

16. Manual Fire Extinguishing Appliances

16.1 Reasonable provision of portable fire extinguishers? N/A Yes No

16.2 Are hose reels provided? Yes No

⁵ Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

16.3 Are all the fire extinguishing appliances readily accessible? N/A Yes No

16.3 **Comments and deficiencies observed:**

In line with common practice for purpose built residential blocks, fire extinguishers are not provided in the communal areas of the building, due to theft and vandalism of equipment and the lack of trained staff.

17. **Relevant⁶ Automatic Fire Extinguishing Systems**

17.1 Type of fixed system:

Approved Document B recommends that domestic sprinkler systems are fitted in all residences of new blocks of residential housing over 30 metres in height.

The primary purpose of the sprinklers is to reduce the protection to the structural elements of the building. It also enhances the safety in the residence of fire origin and It is also envisaged there would be a reduction of fire spread between residencies. Such guidance is not intended to be applied retrospectively and as such there is no requirement to provide an automatic fire extinguishing system in this building.

17.2 **Comments:**

None

18. **Other Relevant Fixed Systems and Equipment**

18.1 Type of fixed system:

None required

18.2 **Comments:**

None

18.3 Suitable provision of fire-fighters switch(s) for high voltage luminous tube signs, etc.

N/A Yes No

18.4 **Comments:**

None identified

MANAGEMENT OF FIRE SAFETY

19. **Procedures and Arrangements**

19.1 Fire safety is primarily managed by:⁷ Lambeth Living

In common with many large housing organisations, the functions involved with the everyday management of fire is divided between different departments. Housing Officers and Building Managers with the support of the Health & Safety Managers/Advisors undertake regular inspections of their properties and have reporting mechanisms in place to ensure effective action is taken.

19.2 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

Yes No

Comments:

Lambeth Living have fire safety policies and procedures which are located centrally. Competent person have been appointed within the Lambeth Living Safety & Health team to assist in the undertaking of the preventative and protective measures highlighted in this risk assessment.

⁶ Relevant to life safety and this risk assessment (as opposed purely to property protection)

⁷This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

19.3 Is there a suitable record of the fire safety arrangements? Yes No

Comments:

Lambeth Living has set up a fire safety database to monitor the effective planning, organisation, control, monitoring and review of the preventative and protective measures required to conform to the requirements of the Regulatory Reform (Fire Safety) Order 2005

19.4 Appropriate fire procedures in place? Yes No

More specifically:

- Are procedures in the event of fire appropriate and properly documented? N/A Yes No
- Are there suitable arrangements for summoning the fire and rescue service? N/A Yes No
- Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters? N/A Yes No
- Are there suitable arrangements for ensuring that the premises have been evacuated? N/A Yes No
- Is there a suitable fire assembly point(s)? N/A Yes No
- Are there adequate procedures for evacuation of any disabled people who are likely to be present? N/A Yes No

Comments:

Although no specific arrangements are in place for the evacuation of any disabled residents, the stay put strategy adopted allows mobility impaired people to remain in a protected compartment due to high levels of compartmentation associated with purpose built residential blocks. This shares the same ethos as providing a traditional disabled refuge. In support of this stratagem, if the fire is in the mobility impaired persons dwelling safe refuge areas can be considered outside the flat of origin until such times as rescue can be carried out by the fire service.

All Lambeth Living tenants have been provided with instructions in what to do in the event of a fire. The instruction leaflets were issued in October 2009 in conjunction with the London Fire Brigade home fire safety campaign.

The “stay put” strategy requires to be clearly communicated in the common areas. The instructions should be clear so that in the event of residents being aware of significant fire development that spreads out from the compartment of origin that people evacuate the building if it is safe to do so.

19.5 Persons nominated and trained to use fire extinguishing appliances? N/A Yes No

Comments:

See 16.3

19.6 Persons nominated and trained to assist with evacuation, including evacuation of disabled people? N/A Yes No

Comments:

Residential dwelling blocks are considered to be unsupervised for a vast majority of the time. It is therefore unreasonable to expect the responsible person to facilitate the summoning of the fire service or manage the evacuation if one is needed. All residents have been given suitable instruction on how to summon the emergency services, if required to do so.

- 19.7 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)? N/A Yes No

Comments:

The building has recognised access facilities for the fire service who can visit the premises for the purposes of familiarisation at all material times. Lambeth Living have appropriate liaisons with the fire service to inform them of any issues that may affect their ability to fight fire in the building.

If there is a fire emergency in a residence it is the responsibility of the resident to call the Fire & Rescue Service by dialling 999.

- 19.8 Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)? N/A Yes No

Comments:

Regular inspections are carried out by estates staff for the purposes of fire and general health and safety. At the time of the inspection the common parts of the building were found to be generally clear of all combustible materials and obstructions likely to obstruct escape routes. Lambeth Living are in the process of reviewing and improving the estates inspection regime.

20. Training and Drills

- 20.1 Are all staff and contractors working for the landlord/managing agent given adequate fire safety instruction and training on induction? N/A Yes No

Comments:

All staff using this location employed by Lambeth Living are aware of all necessary fire safety arrangements.

All staff have been given basic fire safety awareness training.

It is the employer's responsibility to ensure that all contracted staff carrying out work on Lambeth Living properties has been given the correct training. All contracted companies working for Lambeth Living are aware of their legal requirements.

- 20.2 Are all staff given adequate periodic "refresher training" at suitable intervals? Yes No

Comments:

All staff require adequate refresher training.

- 20.3 Does all staff training provide information, instruction or training on the following:

- | | | | | | | |
|---|-----|--------------------------|-----|-------------------------------------|----|--------------------------|
| ▪ Fire risks in the premises? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ The fire safety measures in the building? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ Action in the event of fire? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ Action on hearing the fire alarm signal? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ Method of operation of manual call points? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ Location and use of fire extinguishers? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ Means for summoning the fire and rescue service? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ Identity of persons nominated to assist with evacuation? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ▪ Identity of persons nominated to use fire extinguishing appliances? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

- 20.4 **Comments:**
Some items listed above are not relevant when considering risk assessments on residential buildings, however, all points are covered as part of the general fire safety training.
- 20.5 Are staff with special responsibilities (e.g. fire wardens) given additional training? N/A Yes No
Comments:
Not required
- 20.6 Are fire drills carried out at appropriate intervals? N/A Yes No
Comments:
Not pragmatic for this premises.
- 20.7 When the employees of another employer work in the premises:
- Is their employer given appropriate information (e.g. on fire risks and general fire precautions)? N/A Yes No
 - Is it ensured that the employees are provided with adequate instructions and information? N/A Yes No
- Comments:**
Contractors carrying out work at Lambeth Living premises are pre-selected from an approved list. They will have undergone a selection and training process prior to being allowed to carry out work at Lambeth Living premises. All contractors should comply with the requirements of the Construction (Design & Management) Regulations 2007, and Lambeth living has a responsibility to ensure that they are fully complied with.
The findings of this risk assessment will be shared with any person carrying out works on the building.
- 21. Testing and Maintenance**
- 21.1 Adequate maintenance of premises? Yes No
Comments and deficiencies observed:
Appropriate records should be maintained for all facilities requiring periodic maintenance located in the building.
Although individual residencies are not considered as part of this risk assessment, consideration should be given to providing maintenance records for all gas appliances supplied in dwellings.
- 21.2 Weekly testing and periodic servicing of fire detection and alarm system? N/A Yes No
Comments and deficiencies observed:
None.
- 21.3 Monthly, six-monthly and annual testing routines for emergency lighting? U/D Yes No
Comments and deficiencies observed:
Confirmation to come direct from central records held by Lambeth Living
- Annual maintenance of fire extinguishing appliances? N/A Yes No
- 21.4 **Comments and deficiencies observed:**
None.
- 21.5 Periodic inspection of external escape staircases and gangways? N/A Yes No
Comments and deficiencies observed:
None

21.6	Six-monthly inspection and annual testing of rising mains? Comments and deficiencies observed: Service managed and recorded by Technical Services Lambeth Living.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.7	Weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts? Comments and deficiencies observed: Service managed and recorded by Technical Services Lambeth Living.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.8	Weekly testing and periodic inspection of sprinkler installations? Comments: None provided within the premises.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.9	Routine checks of final exit doors and/or security fastenings? Comments: Tested daily by residents and estate staff.	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.10	Annual inspection and test of lightning protection system? Comments: Service managed and recorded by Technical Services Lambeth Living.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.11	Routine checks on Ventilation and Extraction System Comments: None.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22. Records							
22.1	Appropriate records of:						
	▪ Fire drills?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	▪ Fire training?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	▪ Fire alarm tests?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	▪ Emergency escape lighting tests?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	▪ Maintenance and testing of other fire protection systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	▪ Maintenance and testing of Mechanical systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	▪ Maintenance and testing of Electrical systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.2	Comments: System test records are held centrally.						

Determining Fire Risk

The risk is determined by estimating the potential severity of harm and the likelihood will occur. The matrix enables a general risk category to be estimated.

Examples of severity of harm categories

Slight harm	Moderate harm	Extreme harm
Out break of fire unlikely to result in serious injury or death of any occupant (other than an occupant/s sleeping in the compartment in which fire occurs).	Out break of fire could foreseeable result (including serious injury) of one or more occupants outside the compartment of origin, but is unlikely to result in multiple fatalities.	Significant potential for serious injury or death of one or more occupants.

Examples of categories of likelihood of harm

Categories for likelihood of harm	Low	Moderate	High
Typical occurrence	Unusually low likelihood of fire as a result of negligible potential sources of ignition.	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).	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Risk estimator

Likelihood of Harm	Severity of Harm		
	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Moderate	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

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

Assessment priority ratings

Risk level	Tolerability: guidance on necessary action and timescale
Trivial	These risks are considered acceptable. No further action is necessary other than to ensure that the controls are maintained.
Tolerable	No additional costs are required unless they can be implemented at very cost (in terms of time, money and effort). Actions to further reduce these risks are assigned low priority. Arrangements should be made to ensure that the controls are maintained.
Moderate	Consideration should be given as to whether the risk can be lowered, where applicable, to a tolerable level, and preferably to an acceptable level, but the costs of additional risk reduction measures should be taken into account. The risk reduction measures should be implemented within a defined time period. Arrangements should be made to ensure that the controls are maintained, particularly if the risk levels are associated with harmful consequences.
Substantial	Substantial efforts should be made to reduce the risk. Risk reduction measures should be implemented urgently within a defined time period and it might be necessary to consider suspending or restricting the use, or to apply interim control measures, until this has been completed. Consideration should be made to ensure that the controls are maintained, particularly if the risk levels are associated with extremely harmful consequences and very harmful consequences.
Intolerable	These risks are unacceptable. Substantial improvements in risk controls are necessary, so that the risk is reduced to a tolerable level or acceptable level. The activity should be halted until risk controls are implemented that reduce the risk so that it is no longer very high. If it is not possible to reduce risk the activity should remain prohibited.
Advisory (A)	Where actions are indicated in the assessment that concern matters relating to individual dwellings, Lambeth Living has no legal obligation to fulfil the recommendations given as individual dwellings which consist of a single household fall outside the scope of the Regulatory Reform (Fire Safety) Order, 2005.

Risk Categorization

Category of risk	Evaluation of tolerability
Trivial	Acceptable
Tolerable	Risks that should be reduced so that they are tolerable
Moderate	
Substantial	
Intolerable	Unacceptable

Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following section. The risk assessment should be reviewed periodically.

Action Plan

The following prioritised action plan details a concise list of all prioritised comments which have been highlighted in the risk assessment. The works highlighted are considered as requiring implementation in order to reduce fire risk or maintain it at a tolerable level for the safety of the occupants in or around the workplace/premises, for all persons frequenting the premises.

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

Moderate

Tolerable

Site specific Significant Findings					
	Section number in report	Recommendation	Priority	Action by whom	Date action taken
1.	1.2/3	It is recommended that the fixed wiring installation serving the common areas is checked in accordance with the 17 th Edition level of the IEE Wiring Regulations.	L		
2.	2.4	There were no "No Smoking" signs displayed. Display signs	L		
3.	12.2	Flat entrance doors identified as "notional fire doors" require a positive self closing device to meet that standard	M		
4.	12.2	The notional standard doors should be replaced through a capital works programme with new FD30S doors	L		
5.	12.2	Glazing and adjacent partitioning below 1.1m is not fire resisting on dead end open balconies. This should be replaced with fire resisting materials to a height of 1.1m (minimum 30 minutes fire resistance BS 476).			
6.	12.2	Maisonettes above first floor level should receive an internal maisonette solution due to the lack of secondary escape.	M		
7.	13.2	Emergency lighting is not provided. Emergency lighting should be provided in the area of the staircase only to a standard of BS5266 part 1.	M		

Other Significant Findings: Management, Maintenance, Policies, Procedures and Training					
	Section number in report	Recommendation	Priority Level	Action by whom	Date Action Taken
1.	21.10	Ensure appropriate maintenance of all safety systems is being carried out. Records should be held centrally.	M		