

# Fire Risk Assessment



Carried out on behalf of

1-93 Laburnum House - Dagenham - RM10 7AE - 900042519

On the

20 Feb 2025

By

Chris Daly BEng(Hons) MIFSM

## 1. Risk Summary

## 2. Risk Assessment

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- 04 - Construction
- 05 - Means of Escape

- 06 - Fire-fighting Equipment
- 07 - Fire Detection and Warning
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- 12 - Effects on the Environment

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## **FIRE RISK ASSESSMENT GUIDANCE NOTES**

This Fire Risk Assessment has been compiled and formulated as required by the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only). It has been constructed to be used as a tool for the safe management of a work place.

To use the Risk Assessment effectively follow the points below:-

1. Read the risk summary as a snap shot of the premises on the day of the Fire Risk Assessment. Recommendations from the Action Plan may have already been implemented by the time you read this.
2. The Risk Assessment is broken into the following twelve sections.
3. The Action Plan is the observations and recommendations of the Fire Assessor using their competence and experience to ensure the most pragmatic approach is applied to all significant findings.
  - a. Read the Action Plan in its entirety as some actions may have an impact on other recommendations.
  - b. Once the recommended action has been completed, the responsible person must sign and date the page relating to the non conformity this will then be automatically stored in the Archive Section which provides an audit trail.
4. It is essential that the Fire Log Book is maintained by the Responsible Person, to ensure that all tests, maintenance, practice drills and periods of instruction are recorded. If used as designed, this will then prove to be an invaluable Management tool.
5. If there are any material changes to the structure, layout, use of the building, type of business or changes in the number of staff then a new Fire Risk Assessment must be carried out. The Fire Risk Assessment should be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use. It is recommended to have a review carried out annually to ensure all fire safety measures and practices are being adhered to.


**Address**  
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900042519  
10127548 1-93 Laburnum House  
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RM10 7AE

**Responsible Person**  
London Borough of Barking & Dagenham

**Article 5(3) Persons**  
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**Building Id**  
10035310

**Assessment Id**

This Risk Assessment was carried out on 20 Feb 2025 and the assessor has stated that this building cannot be below High risk.

Building Details:		
Assessor:	Chris Daly BEng(Hons) I	
Checked By:	Chris Daly	Date: 02/
Validated By:	Mark Loach	Date: 07/
Area:	8000	
Number of floors:	17	
Occupied floors:	17	
Number of occupants:	186	
Is customer LandLord?:	No	
Type of alarm:	Grade D Category LD2 3	
Description of Property		

Live Fire Log Book		Next Due Date
<a href="#">Risk Assessment</a>		20/02/2026
<a href="#">Fire Drill</a>		NA
<a href="#">Fire extinguisher maintenance:</a>		No Records
<a href="#">Fire Safety Training</a>		Held on Client Matrix
<a href="#">Fire Marshal Training</a>		NA
<a href="#">Fire Alarm Service</a>		NA
<a href="#">Emergency Lighting Service</a>		24/01/2026

The premises is a purpose built 17 storey general needs block of flats.

The building is of brick and blockwork construction with concrete slab floors. UPVC windows, spandrel panels and no external wall cladding system.

The internal walls appear to be of blockwork construction.

The building is accessed at the front and rear by doors on a electric lock with fob access leading directly to a single protected stair providing access to all floors.

There are 6 apartments per floor with the exception of the 1st floor which has 3.

The central stair core leads to a protected lift corridor which gives access left and right to a protected flat approach lobby.

Each lift landing has an electrical switch cupboard. The doors appeared to be FD30s with a Fire Door Keep Locked sign and a 'riskhub' inspection label. No access, key unavailable.

The doors from the stair core to the lift landing and from there to the flat approach lobbies and refuse chute rooms were of a generic design. 52mm thick a 4x CE marked hinge provision, intumescent strips, cold smoke seals and a overhead self-closing device. The blue plugs located on the hinge face indicated that they are FD60S doors. The vision panel and glazed partition were of wire reinforced glass.

The flats are provided with a notional self closing FD30s front door with fire-rated door handles, locks, thumb turns and with BS EN 1154 self closers and 3 x BS EN 1935 fire-rated hinges. Letterboxes are installed and appear to be fire proof. Transom lights above the doors are of reinforced wire construction. The ventilation from kitchens and bathrooms appear to vent externally to the building. There does not appear to be internal ventilation ductwork.

There is smoke detection within the stair core, lift corridors, flat approach lobbies and refuse chute rooms to activate the automatic opening vent (AOV). The stair core has been provided with manual opening windows on each landing, lift corridor and flat approach lobby and a automatic opening vent (AOV) on the top floor. The stair core AOV could not be observed due to a security grill provision. It is not unreasonable to assume that the stair core has a AOV provision.

There is a sprinklered refuse store on the ground floor at the rear of the building and all kept secure.

Emergency lighting to BS5266, wayfinding signage and fire exit signs are provided throughout the means of escape within the premises.

Dry riser inlet located adjacent to the front entrance door to the block. Outlets provided within lift landing on each floor.

Travel distances are within acceptable limits.

Secure entrance door entry system to the main stairwell at ground floor level. Fire fighters override button provided adjacent to the front door. Low risk of arson with adequate security measures.

A Type 3 (non-destructive) fire risk assessment was conducted out on the common parts and flats 90, 88, 86, 84, 70, 68, 62, 52, 44, 34, 29, 23, 19, 16, 12, 4 and 1 only. No response from other residents. Flat roof only.



This Risk Assessment was carried out on 20 Feb 2025 and this property was considered a High risk property.

To view actions outstanding [click here](#)

7	4	0
Actions required next service visit	Actions required within 30 days	Immediate actions required

#### History of Incidents

None reported.

#### Risk Assessors Summary

The premises is to be occupied 24/7 as it is a residential property of 93 general needs flats. Built circa 1980's. Persons at risk; the building is occupied by residents that will be familiar with the premises. Contractors and visitors who may be unfamiliar with the layout. It was not known whether vulnerable residents are within the building. Contractors are arranged by the Housing provider who will handle any permits to work. Sources of ignition; the common areas are generally free from electrical installations. The fixed electrical installation appears to be inspected and tested every five years in accordance with BS7671: 2018+A2:2022 - 18th Edition IET Wiring Regulations. A reinspection date of 16/05/2027. Clients PPM records indicate that the lightning protection system annual reinspection on 02/04/2025. The distribution boards are located within a fire resisting cupboard located on each floor. Non smoking communal spaces. Sources of fuel; the common areas of the building are generally kept free of combustible materials. Mains gas supply to flats. Refuse bins kept in a sprinklered store which is kept locked shut. Sources of oxygen; there are no additional sources of oxygen present. Fire Escape Plan is displayed in the ground floor lobby within the notice board: The evacuation procedure is, In the event of a fire residents in the unaffected flats are expected to 'Stay Put' in their flats which are deemed a relative place of safety. Occupants of the affected flat and in common areas will evacuate to a place of ultimate safety. Secure information box installed within the ground floor entrance lobby. This is considered satisfactory for the size of the building. The fire risk assessment has been conducted using a suite of documents, where appropriate, including HM Government Fire Safety in Purpose Built Block of Flats guide 2021, British Standards, Approved Document B of the Building Regulations, British Standards Institute PAS 9980 2022. As this building contains two or more domestic premises and contains common parts through which residents would need to evacuate in the case of an emergency, the Fire Safety (England) Regulations 2022 apply. Regulation 9 Information to residents and Regulation 10 Fire doors apply to this premises. As the building is 18m or more, or 7 storeys or more; Regulation 4 Secure Information box; Regulation 5 Design and materials of external walls; Regulation 6 Floor Plans and building plan; Regulation 7 Lifts and essential fire-fighting equipment; Regulation 8 Wayfinding signage; Regulation 9 Information to residents and; Regulation 10 Fire Doors, apply to this premises. Risk hub stickers evident on all flat front doors, fire doors to the stairs and chute rooms. Annual flat door checks; quarterly common fire door checks. Building Safety Act 2022, 156 Amendment of Regulatory Reform (Fire Safety) Order 2005: The responsible person should be aware of new responsibilities they have as the result of new legal provisions within Section 156 of the Building Safety Act 2022, making several amendments to the Regulatory Reform (Fire Safety) Order 2005 (FSO) to improve fire safety in all buildings regulated by the FSO. These new requirements came into force on 1 October 2023. The responsible person (RP) should ensure that the requirements of Section 156 of the Building Safety Act 2022 have been duly considered and relevant action has been taken to ensure compliance where necessary. Residents spoken to confirm compliance by the client. Additional information can be found at: <https://www.gov.uk/government/publications/check-your-fire-safetyresponsibilities-under-section-156-of-the-building-safety-act-2022/fire-safety-responsibilities-under-section-156-of-the-building-safety-act-2022>. Unaccompanied visit.

#### 01 - Persons at Risk

It is important to consider all relevant persons that use the premises. This will include persons that use the building on a day to day basis such as staff or residents but also any persons that visit the premises on temporary basis such as visitor or contractors. Particular care should be taken to identify any risks to vulnerable persons such as those with disabilities or young persons.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Young Persons</b>	Are young persons in the premises?	There are no young persons present at the time of this fire risk assessment.		<b>N/A</b>
<b>02 - Persons with Special Needs</b>	Are persons with special needs in the premises?	There are no persons with special needs present at the time of this fire risk assessment.		<b>N/A</b>
<b>03 - Members of the Public</b>	Are members of the public present in the premises?	There are no members of the public allowed access to the building at the time of this fire risk assessment.		<b>N/A</b>
<b>04 - Occupancy Numbers</b>	Is the occupancy level for the premises acceptable?	The occupancy capacity, width of escape routes and exits appear to be sufficient.		<b>Compliant</b>
<b>05 - Lone Working</b>	Are there areas where relevant persons are isolated?	At the time of this fire risk assessment Company policy prohibits the practice of lone working.		<b>N/A</b>

#### 02 - Sources of Ignition

The premises is assessed to identify all potential ignition sources that may be the cause of a fire. Examples of Ignition sources can be any heat generating equipment such as portable heaters, cooking equipment and power tools. Fixed installations and portable electrical equipment can also be an ignition source if they are misused or not maintained. Naked flames and equipment that generates sparks must be strictly controlled.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Heating - Gas and Electric - including Portables</b>	Are all heating appliances correctly installed, adequately protected and maintained?	All appliances are correctly installed and adequately maintained.		<b>Compliant</b>
<b>02 - Electrical Services</b>	Are all electrical installations and appliances correctly installed and maintained?	There is no evidence that Portable Appliance Testing (PAT) has been undertaken.	<a href="#">GH-2.2.F</a>	<b>Non_Compliant</b>

<b>03 - Lightning Protection</b>	Is lightning protection provided for the building?	A lightning protection system has been installed, the system is being periodically inspected and maintained.	<b>Compliant</b>
<b>04 - Miscellaneous</b>	Are potential sources of ignition adequately controlled?	Potential sources of ignition present are adequately controlled.	<b>Compliant</b>

### 03 - Sources of Fuel

In order for a fire to develop the presence of fuel is required. By managing the quantity, type and location of combustible materials the risk of a fire developing can be greatly reduced. The storage of combustible materials within the escape routes or places of high fire risk such as boiler rooms or electrical cupboards must be prevented.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Housekeeping</b>	Are house keeping arrangements satisfactory?	Housekeeping arrangements appear to be satisfactory.		<b>Compliant</b>

### 04 - Construction

The fire protection of the building is required to ensure that fire is unable to spread and also to prevent premature collapse in the event of fire. It means that the occupants can safely exit the premises without undue risk, whilst it is not perceived that any building should be sacrificed it is always possible to avoid the loss of the premises.

Sub Section	Question	Answer	Action Plan	Status
<b>01 Structural Elements</b>	Are the fire resisting and separating walls and floors in good condition?	The fire resisting walls and floors appear to be of an acceptable standard.		<b>Compliant</b>
<b>02 - Lift Shafts</b>	Are the lifts contained within protected shafts?	The lifts are contained within a protected shaft.		<b>Compliant</b>
<b>03 - Protected Shafts</b>	Are the escalators, chutes, ducts and pipes contained within protected shafts?	The services are contained within protected shafts.		<b>Compliant</b>
<b>04 - Concealed Spaces Cavities</b>	Are the concealed spaces or cavities protected with suitable cavity barriers?	The cavity barriers appear to be acceptable.		<b>Compliant</b>
<b>05 - Protected Stairways</b>	Are the stairways within the building required for means of escape adequately enclosed with fire resisting construction?	The stairways are enclosed throughout their height to an acceptable standard.		<b>Compliant</b>
<b>06 - Higher Risk Areas</b>	Are areas of higher risk and places of special fire hazard sufficiently separated from the remainder of the building by fire resisting construction?	The high risk areas and places of special fire hazard are adequately separated with fire resisting construction.		<b>Compliant</b>
<b>07 - Surface Spread of Flame</b>	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations?	The materials lining the walls and ceilings are deemed to be of an acceptable standard.		<b>Compliant</b>

### 05 - Means of Escape

To ensure a safe escape the escape routes must be protected from smoke, heat and flames. The distance that occupants have to travel must also be regulated to ensure that the distance people have to travel to safety is within the prescribed guidelines.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Means of Escape for the Disabled</b>	Are there adequate arrangements for the evacuation of disabled people?	No disabled persons present at the time of this fire risk assessment.		<b>N/A</b>
<b>02 - Premises that are multioccupied</b>	Are the escape routes for all the building occupants acceptable?	The premises are multi-occupancy and the means of escape from each occupancy is considered satisfactory.		<b>Compliant</b>
<b>03 - Escape routes and travel distances from within a storey</b>	Are the escape routes sufficient in number and travel distance from any point within the floor area to the nearest storey exit, having due regard to the layout of walls, partitions and fittings within current guidance?	The travel distance to the nearest storey exit is within current guidance.		<b>Compliant</b>
<b>04 - Occupancy Numbers</b>	Is the occupancy level for the premises acceptable?	The occupancy capacity and width of escape routes and exits appear to be sufficient.		<b>Compliant</b>
<b>05 - Protected Corridors</b>	Are the protected corridors suitable and sufficient to allow the occupants to reach a storey exit safely?	All protected corridors are adequate to allow the occupants to reach a storey exit safely.		<b>Compliant</b>
<b>06 - Escape from Inner Rooms</b>	Is the escape from inner rooms acceptable?	No risk from inner room situations present.		<b>N/A</b>

<b>07 - Accommodation Lifts and Stairways</b>	Are the accommodation lifts and or stairways positioned so that they do not impact on the escape routes from upper floors?	The position of accommodation lifts and or stairways is such that they do not prejudice the escape from upper floors.		<b>Compliant</b>
<b>08 - Protected Stairways</b>	Do the protected stairways offer sufficient and suitable protection to ensure the safe escape of all occupants?	Sufficient and protected stairways have been provided to ensure safe escape of all the occupants.		<b>Compliant</b>
<b>09 - External Stairways</b>	Is the external stairways provision sufficient and does it afford suitable protection to the occupants to ensure their safe escape?	No external stairways were present.		<b>N/A</b>
<b>10 - Escape Route across a flat roof</b>	Is the escape route across a flat roof acceptable?	Flat roofs do not form part of the escape route.		<b>N/A</b>
<b>11 - Fire-resisting doors</b>	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	<a href="#">1</a>	<b>Non_Compliant</b>
<b>11 - Fire-resisting doors</b>	Do the fire resisting door sets meet the appropriate standard?	The existing fire door is damaged compromising the fire resistance provided by the door sets.	<a href="#">5.0.V</a>	<b>Non_Compliant</b>
<b>11 - Fire-resisting doors</b>	Do the fire resisting door sets meet the appropriate standard?	The fire door requires a self-closing device. Tenant advised to remove existing overhead self closing device by LBBB.	<a href="#">5.0.K</a>	<b>Non_Compliant</b>
<b>11 - Fire-resisting doors</b>	Do the fire resisting door sets meet the appropriate standard?	Unable to gain access to the electrical cupboards on each landing. No key provided.	<a href="#">GH-5.11.SP</a>	<b>Non_Compliant</b>
<b>12 - Fire-resisting partitions</b>	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting partitions are in a poor state of repair.	<a href="#">C</a>	<b>Non_Compliant</b>
<b>13 - General Doors</b>	Are the doors required to form part of the escape route in an emergency?	All the doors required to form part of the escape route are in good working order and are capable of being used effectively.		<b>Compliant</b>
<b>14 - Housekeeping</b>	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	<a href="#">A</a>	<b>Non_Compliant</b>
<b>14 - Housekeeping</b>	Are house keeping arrangements satisfactory?	The escape route is obstructed.	<a href="#">5.0.D</a>	<b>Non_Compliant</b>

#### 06 - Fire-fighting Equipment

Fixed and portable firefighting equipment can be used to good effect and minimize damage to the premises. If a fire has been detected in its early stages fighting the fire in these early stages will contain its growth and reduce hazards to the occupants such as smoke and heat as well as minimising potential financial loss to the business and the impact on jobs.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Portable Equipment</b>	Are there sufficient quantities of portable firefighting equipment provided, correctly sited and adequately maintained?	The portable fire-fighting equipment is not being periodically maintained. No overdue.	<a href="#">B</a>	<b>Non_Compliant</b>
<b>02 - Fixed Fire-Fighting Installations</b>	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There is a suitable fixed fire-fighting installation present that has been installed and maintained in accordance with the appropriate standard.		<b>Compliant</b>

It is essential for the safe evacuation of building occupants that they have been made aware of a fire incident as soon as possible. This will allow the Fire Service to be contacted in the early stages of the fire and most importantly all the occupants should have left the building to a place of safety before the fire has had the chance to take a hold. It is vital that any early warning and detection system be installed and maintained to British Standards.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Fire Detection and Warning System Provision</b>	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	There is an appropriate method of raising the alarm and detection in the event of a fire.		<b>Compliant</b>
<b>02 - Fire Alarm Maintenance</b>	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	No fire alarm system is installed or required.		<b>N/A</b>

#### 08 - Emergency Lighting

If the conventional lighting system fails in a building, an emergency lighting system may be required. The emergency lighting system should indicate the safe routes to and through the escape exits from the premises including any changes of direction or level en-route. It can also be used to illuminate fire alarm call points, refuges and firefighting appliances.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - The Emergency Lighting System</b>	Is there an adequate method for illuminating the escape route and safety equipment in the premises?	It appears that the installed emergency lighting system will provide sufficient illumination (visual observation only, a physical test was not completed).		<b>Compliant</b>
<b>02 - Maintenance of Emergency Lighting Systems</b>	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	The emergency lighting system is routinely tested, inspected and maintained in accordance with current guidance.		<b>Compliant</b>

Sub Section	Question	Answer	Action Plan	Status
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<b>01 - Provision of Fire safety Signs and</b>	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	A number of fire action notices were found to be defaced or	<a href="#">H</a>	<b>Non_Compliant</b>
As required under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) consideration must be made to the effects of a fire in any given building to the Fire Service. Safety of the fire crews and their operational needs such as access, water supplies and building information must be reviewed and be made available for the Fire Service for consideration.				
Sub Section	Question	Answer	Action Plan	Status
<b>01 - Access for Fire Fighting</b>	Have reasonable facilities and access for firefighters and fire appliances been provided to aid the protection of life?	Facilities and access for firefighters and fire appliances are available and adequate.		<b>Compliant</b>
<b>02 Firefighter Safety</b>	Have all reasonable measures and arrangements been made to safeguard firefighting personnel in a fire situation?	All reasonable measures and arrangements for the safety of firefighting personnel in a fire situation are in place.		<b>Compliant</b>
<b>03 - Water Supplies</b>	Are water supplies adequately provided to assist firefighting personnel in their firefighting tasks?	There is adequate hydrant provision of adequate diameter in close proximity to the premises.		<b>Compliant</b>
<b>04 - Rising Mains</b>	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	There is adequate provision of rising mains in the premise.		<b>Compliant</b>

#### 10 - Management

Providing all of the elements of the fire safety plan (of which the fire risk assessment form just part) are adhered to, then the safe evacuation of all the occupants is then likely to be successful. If however the management of the fire safety plan is not adhered to the fire safety provisions may be seriously compromised.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Management</b>	Are management and employees fully aware of the fire safety features provided and their purpose?	Management and employees are fully aware of the fire safety features provided and their purposes.		<b>Compliant</b>
<b>02 - Staff Training</b>	Have employees received appropriate fire safety awareness training?	All employees have received the appropriate fire safety awareness training.		<b>Compliant</b>
<b>03 - Housekeeping</b>	Are house keeping arrangements satisfactory?	The housekeeping arrangements appear to be of an acceptable standard.		<b>Compliant</b>
<b>04 - Arson</b>	Are adequate measures in place to control risk of fire due to arson?	Adequate arson control measures are in place.		<b>Compliant</b>
<b>05 - Smoking Policy</b>	Is a suitable 'no smoking' policy in place?	Evidence of unauthorised smoking was found.	<a href="#">B</a>	<b>Non_Compliant</b>
<b>06 - Legislation</b>	Has the premises been subject to an inspection by the Enforcing Authority?	The premises have not been subject to an inspection by the Enforcing Authority.		<b>N/A</b>

#### 11 - Signs and Signals

Research has shown that members of the public may become confused and disorientated in the event of a fire. To save confusion which can jeopardise building occupants escape all safety signs should be installed and conform to Signs and Safety Signals Regulations.

<b>Notices</b>	incomplete.
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#### 12 - Effects on the Environment

A further requirement under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) is that consideration must be made to the effects of a fire in any given building to the environment. The spread of fire to adjacent properties, the risks posed by the smoke from the materials contained within the building if affected by fire and if the water used for firefighting needs to be contained to protect the water course.

Sub Section	Question	Answer	Action Plan	Status
<b>01 - Adjacent Properties</b>	Has the Responsible Person considered the effects to adjacent buildings that might be caused by a fire on the site?	The Responsible Person has made adequate arrangements to mitigate any damage to the adjacent properties from a fire on the site.		<b>Compliant</b>
<b>02 - Immediate Surroundings</b>	Has the building's Responsible Person considered the effects to the environment that might be caused by a fire on the site?	The Responsible Person has made arrangements to mitigate any damage to the environment from a fire on the site.		<b>Compliant</b>

### SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13422319	5.0.K	Do the fire resisting door sets meet the appropriate standard?	The fire door requires a selfclosing device. Tenant advised to remove existing overhead self closing device by LBBD.	The fire door indicated must be fitted with a suitable positive action self-closing device (BS EN 1154).	Front Door to Flat 29	Statutory requirement for the Client	09/04/2025

Completed By..... Date.....

#### Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

### SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13422318	5.0.V	Do the fire resisting door sets meet the appropriate standard?	The existing fire door is damaged compromising the fire resistance provided by the door sets.	The damaged fire door must be repaired or replaced to ensure that the required level of fire resistance is maintained.	Front Door to Flat 22	Statutory requirement for the Client	09/04/2025

Completed By..... Date.....

#### Action Status Notes:

No notes have been entered

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**SECTION 3. ACTION PLAN:Medium Risk Actions**

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13429174	GH-5.11.SP	Do the fire resisting door sets meet the appropriate standard?	Unable to gain access to the electrical cupboards on each landing. No key provided.	Electrical cupboards to be inspected to ensure that the doors satisfy FD30s standard.		Statutory requirement for the Client	09/04/2025

**Locations of Non-conformity (one floorplan per page)**

**Completed By..... Date.....**

**Action Status Notes:**

No notes have been entered

**Locations of Non-conformity (one floorplan per page)**

### SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Nonconformity	Recommendation	Location	Who is responsible	By When
13422317	J	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	Repair or replace the selfclosing devices to ensure fire doors close fully into their frames against the door stops.	Flats 90, 86, 84, 70, 68, 62, 34, 22, 23, 19, 16, 12, 4, 1. Stair, chute and lobby doors on 16, 13, 12, 11, 8, 7, 6, 4, 3, 2, 1.	Statutory requirement for the Client	09/04/2025

Completed By..... Date.....

#### Action Status Notes:

No notes have been entered

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IMG\_7019.jpg



IMG\_7023.jpg



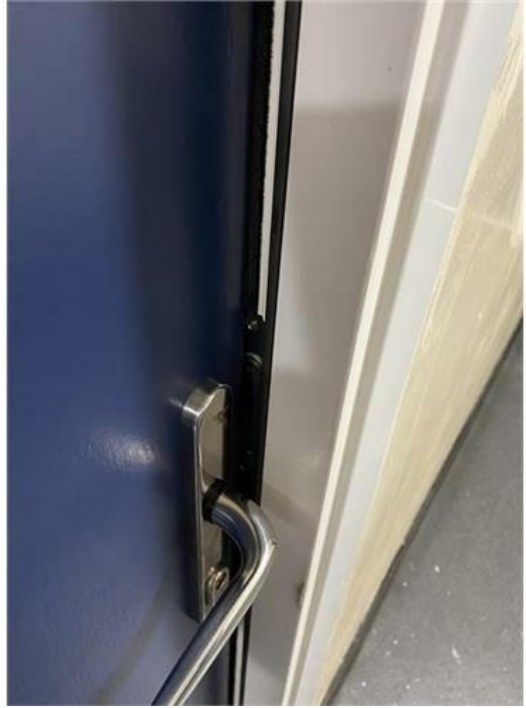
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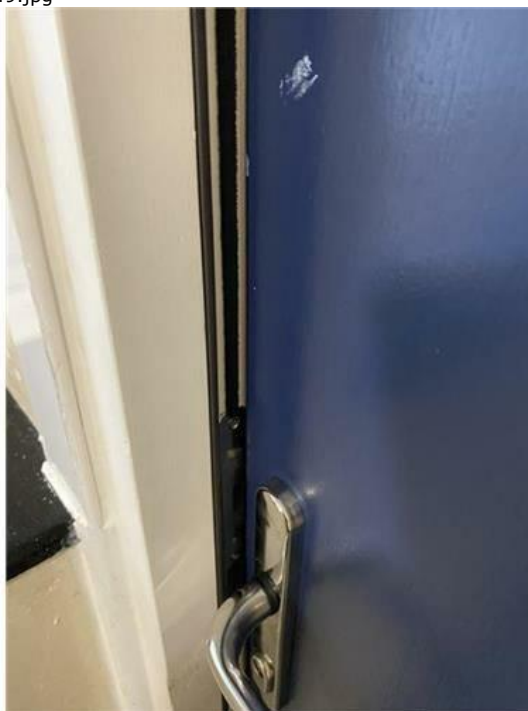




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**Locations of Non-conformity (one floorplan per page)**

### SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Nonconformity	Recommendation	Location	Who is responsible	By When
13422322	5.0.D	Are house keeping arrangements satisfactory?	The escape route is obstructed.	The items obstructing the escape route must be removed and the means of escape kept clear.	O/S Flats 72, 75, 66, 67, 61, 54 and 49.	Statutory requirement for the Client	08/06/2025

Completed By..... Date.....

#### Action Status Notes:

No notes have been entered

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**Locations of Non-conformity (one floorplan per page)**



### SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Nonconformity	Recommendation	Location	Who is responsible	By When
13422321	A	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	Items that are a source of fuel or are combustible and likely to increase the fire loading or spread of fire, should not be located on any corridor, stairway or circulation space that will be used as an escape route. Therefore, the combustible materials stored in the escape routes must be removed.	O/S Flats 90, 43, 36, 28 and chute room on the 13th Floor.	Statutory requirement for the Client	08/06/2025

Completed By..... Date.....

#### Action Status Notes:

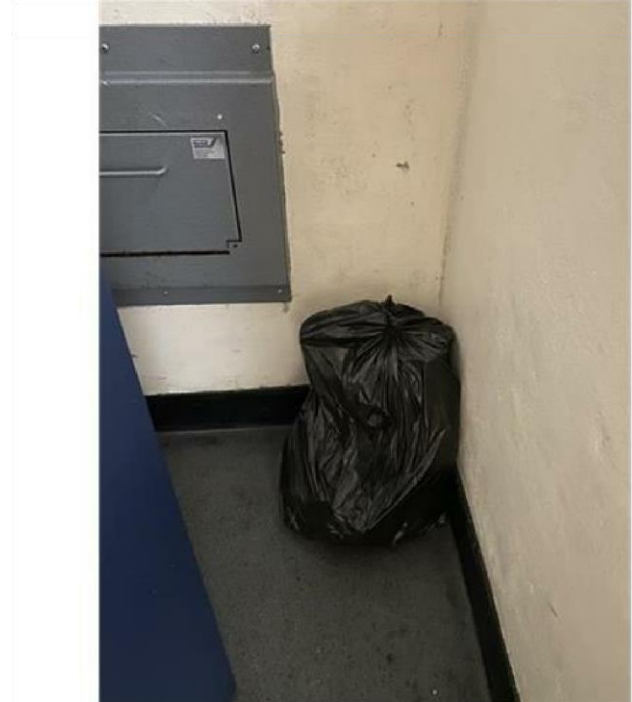
No notes have been entered

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SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Locations of Non-conformity (one floorplan per page)

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13422323	B	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	The portable firefighting equipment is not being periodically maintained. No overdue.	The equipment is to be periodically maintained by a competent person to BS 53063 and records maintained.		Statutory requirement for the Client	08/06/2025

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)



### SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13422324	B	Is a suitable 'no smoking' policy in place?	Evidence of unauthorised smoking was found.	Management are to apprise all relevant persons on the company smoking policy.	13th Floor Stair Landing.	Statutory requirement for the Client	08/06/2025

Completed By..... Date.....

#### Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

Completed By..... Date.....

### SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13422320	C	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting partitions are in a poor state of repair.	Replace or repair the existing partition with approved materials which will provide the required level of fire resistance.	FFirst Floor Store	Statutory requirement for the Client	08/06/2025

#### Action Status Notes:

No notes have been entered

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#### Locations of Non-conformity (one floorplan per page)

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
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**SECTION 3. ACTION PLAN:Low Risk Actions**

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

13429173	GH-2.2.F	Are all electrical installations and appliances correctly installed and maintained?	There is no evidence that Portable Appliance Testing (PAT) has been undertaken.	Portable Appliance Testing should be undertaken by a competent person in accordance with the HSE guidance note and a central register kept.		Statutory requirement for the Client	08/06/2025
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**Completed By..... Date.....**

**Action Status Notes:**

No notes have been entered

**Locations of Non-conformity (one floorplan per page)**

### SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13422325	H	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	A number of fire action notices were found to be defaced or incomplete.	The notices should be completed in full with the location of the assembly point and the number to call in an emergency.	Defective Sign 16th Floor Stair Landing.	Statutory requirement for the Client	08/06/2025

Completed By..... Date.....

#### Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)



## SECTION 5: LOG BOOK