Summary Fire Risk Assessment

Building name: 4-82 Stour Road,

Building address: Stour Road Dagenham Essex RM10 7JB

Date Desktop Review fire risk assessment carried out: 14th August 2020

Fire Risk Assessor: Colin Trew

Duty Holder: Director of My Place

Temporary arrangements put in place to comply with Government, NHS England and LBBD guidance to protected staff and residents form the risks of Covid-19.

Following Government, NHS England and LBBD guidance to manage the risk of Covid-19, a decision has been taken to temporary revert to the LGA FRAs frequency guidance from March 2020 to September 2020. This will be reviewed at the end of September.

The Local Government Association (LGA) guidance on “fire safety in purpose-built blocks of flats” recommends that for residential low-rise blocks of up to three storeys above ground, built in the last 20 years, FRAs should be reviewed every 2 years and redone every 4 years. For residential blocks higher than 3 floors, LGA recommendation is that FRA should be reviewed every year and redone every 3 years.

The London Borough of Barking and Dagenham Council -My Place Department has set internal FRAs frequency targets that exceeds Legal Requirement and it includes:

- Residential low-rise blocks Type 3 FRA are carried out on onsite every year.
- Highrise blocks 18m high and above (6 floors and above) Type 3 FRA are carried out onsite every 3 months.
- My Place has increased the level of FRAs from Type 1 FRAs to Type 3 (Intrusive) FRAs. Type 3 FRAs includes a % of inspections inside the flats.
- My Place also carry out a Type 4 (Destructive) FRAs in a sample of Voids properties.

This Fire Risk Assessment is an overall review of the exiting Type 3 FRA for the building carried in “14th August 2020”. By exception, should there be a significant change in the use of the building and structural change of the building, we will carry out an onsite Type 1 FRA for the building. A new onsite Type3 FRA will be planned for the building in line with Covid-19 Risk level Government, NHS England and LBBD guidance.
Summary Fire Risk Assessment

Fire Risk Classification

Based on the key findings of the fire risk assessment, the risk level has been classified as:

LOW

Actions

The following findings were identified as requiring attention during the fire risk assessment:

1.
2.
3.
4.
5.

Fire risk assessment:

A Fire Risk Assessment (FRA) is like a MOT for a car. Just as a MOT assesses whether a car is fit for the road on a day, an FRA will provide a snapshot of the fire risks of a building at the time the assessment is carried out.

An FRA will only assess the communal areas of premises not individual flats.

Several fire improvements relate works are programmed for year ending 2018/19 are booked for this block including the replacement of all fire doors & Frames, Metre cupboard doors, chute hoppers, AVO’S (automatic ventilation fire system) etc.

Review Plan:

The fire risk assessment for this block will be reviewed every year or at each occasion where there is a significant change to the structure or to the use of the building.

Request a full report:

This information is to provide a snapshot of the fire risk assessment. To request a copy of the full report, please contact housingservicesoffice@lbkd.gov.uk