east end HOMES

# FIRE RISK ASSESSMENT

## Denning Point

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|---|---|---|

# 1 INTRODUCTION

**The Regulatory Reform (Fire Safety) Order applies to all workplaces where people are employed. The Fire Safety RRO replaces over 100 separate pieces of legislation, including the Fire Precautions Act 1971 (as amended) and the Fire Precautions (Workplace) Regulations 1997 (as amended). It also applies to the common parts of residential property.**

**The main requirements of the Fire Safety Regulatory Reform Order 2005**

The "Responsible Person" should have a completed written fire safety risk assessment that should detail the fire safety arrangements that are in place. The RRO (FSO) applies only to the common parts of a block, including the front entrance doors to individual dwellings. It does not however apply to the internal area of a dwelling beyond the front entrance door.

The Fire Risk Assessment should record the fire safety structural features (protection) applicable to the premises, the pre-existing fire safety standards (maintenance of equipment and systems etc.), and the procedural systems in place (fire evacuation advice to residents) and assess their adequacy in relation to the perceived risk. The risk assessment should also identify risks to both staff and any other third parties (members of the public, contractors etc.) who also use the premises. The assessment must be recorded in writing or be retrievably stored electronically.

The Fire Risk assessment process involves examining two aspects of fire precautions:

**A) Physical and active fire precautions / means of fighting fire in common areas of residential blocks:**

- **Physical controls include:**
  - Structural fire precautions - such as fire resistant doors installed to dwellings (front entrance doors), staircases and lobbies.
  - Fire separation and fire protection - such as protection to means of escape routes (including walls and linings in corridors), and protection to lift lobbies, escape staircases etc.
  - Fire protection to cupboards (store or services cupboards) or to electrical gas or water risers (ducts) that are encased with suitably fire resistant materials where they penetrate floors in the common parts of the building.
  - The condition and adequacy of the means of escape in case of fire from the premises and whether adaptations have taken place that could pose additional risk- including the security gates or window grilles fitted to the property or common areas.
  - Fixed and automatic smoke vents.
  - Fire stopping around pipe work, cables and other penetrations in escape routes such as corridors, lobbies and staircases.

- **Active fire controls include (where applicable to the type of premise):**
  - Automatic fire detection systems;
  - Fire sprinkler systems,

- Fire alarm systems;
- Emergency lighting;
- Also the provision of fixed (e.g. fire hose reels), portable fire fighting equipment and fixed fire-fighting installations such as dry or wet rising mains.

The assessor would have to determine whether the fire safety measures provided are maintained in a satisfactory condition or whether (due to structural adaptations, refurbishment works or improvements that have taken place) additional risks have been created that, in the event of fire, pose a risk to occupants living (or staff working) in the premise. The assessor will then report (see part 2 of this form) the presumed defects noted at the time of inspection with recommendations on the steps that need to be taken to eliminate or reduce the risk.

**b) Management Systems**

- This includes arrangements for advising residents about what to do in the case of an emergency, actions to be taken in the event of fire, training of personnel as well as how information is conveyed to visitors and or premises users etc. A significant area that needs to be formalised in the common parts of residential property is the standards of 'housekeeping', front entrance doors to dwellings, the promotion of fire safety awareness, storage facilities, the disposal of waste and the maintenance of electrical and gas safety installations etc.

- Where the assessment reveals defects in physical fire safety standards or management systems, the Landlord must endeavour to rectify the defects, so far as is reasonably practicable.

- The Landlord must appoint suitably 'competent' persons to carry out the assessments e.g. that they have sufficient skills, training, knowledge and experience to fulfil this role.

- The Fire Safety RRO also requires employees to be adequately trained in the correct action to take in the event of fire and furthermore appointed staff must receive suitable and sufficient training in the use of hand held or fixed installations (fire hose reels) fire-fighting equipment.

**EXPLANATION OF THE FIRE RISK ASSESSMENT PROCESS AND DOCUMENTATION**

**Evaluation of existing fire safety standards.**

This part identifies the activities undertaken at the premises and persons at risk, and examines the existing physical precaution and management systems for the control of fire risk. The checklist is evidence of the areas and factors that were examined as part of the inspection and assessment process and forms an audit trail.

**The recording of deficiencies and defects and recommendations made for action.**

This section details the defects and a deficiency identified in Part 1 and recommends the appropriate action that must be taken to address these deficiencies.

**FURTHER ACTION REQUIRED BY THE PERSON IN CONTROL OF PREMISES*:-**

On receipt of the Stage 1 Fire Risk Assessment, the person in control of premises must take the necessary steps to implement any new control measures identified and remedy any structural fire safety defects notified. The person in control of premises will be the Technical Services who will be coordinating the response of each Service Area. However, the relevant manager referred to in Part Two will be responsible for ensuring the completion of the works within the appropriate target and advising the Technical Services Manager.

**The person in control of premises (Technical Services Manager) - responsibilities:-**

- Must keep the written assessment available for inspection by the Fire Authority.
- Must complete a Part 2 fire safety management action plan
- Ensure residents know what to do in the case of an emergency
- Must implement the arrangements and notify employees and residents of any significant findings*.
- Must make arrangements for the assessment to be reviewed periodically or when there has been a change or work activity and / or the assessment is suspected of being no longer valid.
- Must ensure that fire safety arrangements are being maintained effectively. This will include for example ensuring that physical and active fire systems, such as fire doors, fire alarms, emergency lighting and automatic fire detection equipment etc. are maintained in a safe condition [so far as reasonably practicable]. Ensure that records are kept of any maintenance of the systems and are kept available for inspection.

* Significant Findings relate to Emergency situations.

**The following is an example stage 2 management action plan:**

| Defect noted / recommendation made in stage 1 assessment: | Action taken | Date completed |
|---|---|---|
| 1) Replace missing self-closing device to lobby door on ground floor. | Order raised with contractor 17/3/06 to fit new closer | 03/04/06. |
| 2) Fire alarm and emergency lighting systems to be serviced by a competent contractor, on a quarterly basis. | Messrs Fire Systems Ltd has been appointed to test and service the system on a quarterly basis. | First service completed 22/0406 and will be ongoing on a quarterly basis. |

| | | |
|---|---|---|
| 3) Install 2 kilogram Co2 extinguisher in computer room to cover electrical risks. | Works order placed with contractor on 20/3/06. | Extinguisher installed on 02/04/06. |
| 4) Staff fire training required. Training to be undertaken on an annual basis. | An order has been placed with the Corporate Health and Safety Unit for fire training. | Training sessions completed on 27/04/06 and 01/05/06 [two courses]. |
| 5) Fire marshals to be appointed to assist with the evacuation of the premises in the event or suspicion of a fire. | Three additional fire marshals have been appointed and will receive appropriate training. | Training completed on 27/04/06 and 01/05/06. |

# Stage 1 Assessment Part One

## 2 PREMISES PARTICULARS

| | | | |
|---|---|---|---|
| **Premises Address:** | Denning Point<br>Commercial Lane<br>London,<br>E1 6DH | **Use of Premises:** | *Residential block.* |
| **Date of Risk Assessment:** | 03 March 2017 | **Date of Review:** | 03 March 2018 |

| | | |
|---|---|---|
| **Housing Centre:** | Holland Estate Housing Office | **Name and relevant details of person who carried out the Fire Risk Assessment:** |
| **Address:** | 3 Resolution Plaza, Spitalfields<br>London E1 6PS | *Richard Whale (AIFSM)* |

## 3 GENERAL STATEMENT OF POLICY

*EastendHomes actively manages the communal areas of the residential property that it manages.*

*EastendHomes Fire Risk Management strategy sets out to minimise the risk of fire within the common parts and to protect all persons including employees, residents, contractors and members of the public from potential injury and damage.*

*EastendHomes will endeavour to provide, maintain safe and healthy environments for its residents and staff and assigns a high level of priority to complying with all statutory requirements.*

*Whilst EastendHomes is committed to providing and maintaining a safe living and working environment (communal areas to residential blocks) it is paramount that its residents also commit and cooperate in achieving this goal.*

## 4 MANAGEMENT SYSTEMS

*EastendHomes actively manages the communal areas of the residential property that it manages.*

***Communal Repairs/defects:***

*Caretaking staff inspect the block communal areas on a regular basis and report repairs/defects to the Local Housing Centre.*

*Estate inspections occur on an 8wkly cycle and staff raises repairs accordingly. Measures are implemented which include the issuing of repair orders, requesting rubbish clearance etc. More involved or complex building defects/repairs are referred to the locally based Technical Officer or the Technical Services Section who will ensure compliance with statutory requirements.*

*Asbestos may be located in the communal and common parts of blocks built before the year 2000; as part of current legislation identified or suspected ACM is re-inspected annually. During the FRA any possible asbestos material recorded as damaged will be noted in section 18.*

***Bulk rubbish/items stored in common parts:*** *Caretaking staff clean designated areas and any Bulk Rubbish identified within a block will be moved to a collection point and collected by the Bulk Refuse service on a regular basis.*

***Maintenance and servicing of equipment/systems:*** *including Fire alarm system (including hard-wired automatic fire detection), Emergency lighting system, Fixed and portable fire fighting equipment, Wet / Dry Rising mains, Lifts, Electrical installation, Portable appliance testing and Gas boilers / Heating / Gas appliances.*

*All servicing, maintenance and repairs records are available via the Technical Services Manager.*

***Major Works:*** *when building works, refurbishment works, rewiring works etc are undertaken Building Regulations and other requirements including passive and active fire protection will be complied with. Consideration will also be given to the installation of smoke detection within individual dwellings and emergency lighting in the common areas to assist evacuation in the event of an emergency.*

***Front Entrance Doors to individual residential properties/dwellings:***
*Under the RRO (FSO) the common parts of the property has to be protected and the spread of fire/smoke minimised in line with legislative requirements. Within enclosed lobby areas the front entrance doors to individual properties form part of the protection afforded the common area. The front entrance doors to individual dwellings must comply with building regulation requirements and be constructed/ manufactured to provide 30 minutes fire resistance. Any front entrance doors that are replaced must have written landlords permission and comply with Building Regulations requirements.*

***Common Areas;***
*As the landlord EastendHomes will ensure under the RRO (FSO) that internal escape routes (corridors and staircases) are maintained in good condition with no trip or slip hazards and that the escape routes and staircases are free from obstruction. EastendHomes has to ensure that the London Fire Brigade can access the common areas without hazards being present which could impede or effect access and or assist the spread of fire.*

*The balcony (common areas) therefore need to be clear of storage and items such as cupboards, general storage, bikes. These items create obstruction hazards and provide a source of combustion to assist the spread of fire.*

***Security Gates;***
*The need to maintain means of escape in case of fire is paramount and should not be overlooked. It is also sometimes necessary for fire-fighters to gain access into premises in an emergency and a security door or other security measures can add significantly to the time that this takes, resulting in unacceptable danger to both life and property.*

*Security gates that have been installed across the corridor preventing access to the balcony walkways will be removed.*

*Consideration will also be given to removing security gates to the front entrance door to resident's property dependent on the risk and EastendHomes General Policy.*

## 5 GENERAL DESCRIPTION OF PREMISES

Denning Point is a 22 storey high rise tower block constructed of brick and concrete. The block comprises 82 dwellings with up to four dwellings on each level.

The main entrance still leads from Commercial Street via a door which is provided with a FOB/override device. There is also a push button device to open this door from inside. This leads to a modern corridor and ground floor initial foyer and then to the staircase. There is an East-End homes office off the ground floor. There are two lifts within the block.

There is a small staircase which leads down to the basement area.

The layout of each floor is identical. Each floor is accessed via a two fire door lobby. There is an electrical intake room on each level. There is a dry riser at the property with outlets on every occupied floor and a metal cabinet located externally for use by fire service personnel.

The roof was not accessed.

| OCCUPANCY | |
|---|---|
| **Times premise is in use:** | 24 Hours |

| OCCUPANCY | |
|---|---|
| **Total number of persons employed to work at the premise:** | None |

| CONSTRUCTION ELEMENTS | |
|---|---|
| **Type of construction:** | Traditional |
| **Year Built:** | 1971 |
| **Enclosed/open staircases:** | Enclosed |
| **Dry/Wet Riser:** | Dry Riser |
| **Emergency Lighting:** | Yes |
| **Fire detection systems:** | No |
| **Fire dispersal systems** | No |
| **FF override switch working** | Yes |

| CONSTRUCTION ELEMENTS | |
|---|---|
| **No of floors:** | 22 |
| **No of staircases:** | 1 |
| **Roof:** | Yes - Flat |
| **Roof Access:** | No |
| **Escape Balconies** | No |
| **Chute Sprinklers** | Yes |
| **Electrical Intake:** | Yes |
| **No of lifts:** | BG 75/76 |
| **Lift ID Numbers:** | |
| **Control Switch to lift working** | Yes |
| **Access to block suitable for LFB** | Yes |

## 6 FIRE SAFETY SYSTEMS WITHIN THE PREMISES

***Fire Warning Systems: (i.e. automatic fire detection, break-glass system to BS 5839, other)***

Currently there is no automatic fire alarm system installed within the common parts of this block. Each flat should be provided with smoke detection.

(Note: The installation of Hard wire smoke detectors within individual dwellings will be considered as part of any major refurbishment works to the block).

***NB: Fire Warning Systems: (i.e. automatic fire detection, break-glass system to BS 5839, other) – Please note that in line with EastendHomes "Stay Put" Policy and Government Guidance "Fire Safety in Purpose Built Blocks of Flat" full alarm systems with smoke detection and sounders in the common parts wili not be installed as a matter of course as this will detrimentally affect the effectiveness of the "Stay Put" advice/policy. However hard wire smoke detectors will be installed in individual properties and emergency lighting in***

***the communal parts (as standard).***

***Emergency lighting: (i.e. maintained/non-maintained, 1hr/3hr duration to BS 5266)***

Emergency lighting is provided to the common parts (60 lights integral to normal lighting). These are maintained by Firepoint in accordance with British Standard 5266.

***Fire fighting equipment and/or to assist in the fighting of fires i.e. fire extinguishers, dry/wet risers etc.***

There is no fixed or portable fire-fighting equipment. There is a dry riser with outlets located on every floor. This should be maintained in accordance with regulations/British Standards.

***Other: i.e. Sprinkler system to BS 9251 (residential/domestic), automatic venting windows) etc.***

There is no sprinkler system or automatic vents within this building.

## 7 IDENTIFY FIRE HAZARDS

***Sources of ignition: electrical faults, fixed/portable heaters, radiated heat (light bulbs too near combustibles), overheating equipment, smoking, arson etc.***

At the time of the inspection there were no obvious sources of ignition in the common parts and utility areas that require action.

***Sources of fuel: bulk rubbish, waste material, discarded mattresses, recycling outside FED, general storage, gas cylinders, clothes on washing lines etc.***

At the time of the inspection there were fuel sources in the common parts and utility areas that require action. See the associated recommendations listed in Part 2 – Fire Deficiencies (of this document).

***Structural features that could promote the spread of fire: FED not 30 minutes fire resistant/damaged, lobby doors and staircase doors not maintained/damaged, fire partitions (side screens to lobby and staircase doors) missing, ducts (gas, electricity, water etc.) missing/not encased with fire resistant boarding etc.***

At the time of the inspection there were structural features identified within this block that could promote or assist the spread of fire. See the associated recommendations listed in Part 2 – Fire Deficiencies (of this document).

## 8 IDENTIFY PERSONS AT RISK

Persons that may be at risk if a fire occurred within the building include residents, visitors, staff and contractors (ambulant and non-ambulant).

## 9 MEANS OF EVACUATION

***Commentary: escape balconies (from maisonettes) sterile, clear and easily accessible, no security gates/grill impending access/aggress etc.***

Tenants, visitors and contractors to the block will exit the block in an emergency via the protected stairwell and should not under any circumstances use the lifts. The layout of the block means that the means of escape is easily identifiable to residents, and it will be obvious how to exit the block in the case of an emergency.

## 10 FIRE SAFETY SIGNS & NOTICES

**Commentary:** ***is the escape route easily identifiable? Doors that discharge from escape balconies/fire exits from dwellings (maisonettes) into the protected staircase/corridor kept clear or is signage required? NB: it should be noted that signage from fire exits from dwellings/escape balconies may increase the potential security/crime issues to the block.***

No-smoking signs and East End Homes communal notices are provided in this building.

## 11 PROTECTION OF COMMON AREAS

***Commentary: Are FED doors to dwellings, lobby doors and staircase doors, internal escape routes, escape routes and staircases, service ducts in good order?***

At the time of inspection issues were present that affect the integrity/protection of the common areas/utility areas. See the associated recommendations listed in Part 2 – Fire Deficiencies (of this document).

It is estimated that the complaint fire doors have at least three years before being considered for replacement.

***NB: At the time of the fire risk assessment the fire risk assessor should assess and identify the potential remaining life-span of the fire doors and surrounds and clearly set-out an approximate timescale that they may require full replacement (if applicable) i.e. the volume of repairs, the age of doors it is recommended that the fire doors and surrounds are replace with***

***12/18/24 months. This recommendation should be form part of Section 18 Fire Deficiencies to be rectified.***

12 SERVICES PROVIDED TO ASSIST EARLY WARNING AND/OR FOR FIGHTING FIRES

***Commentary:*** ***wet/dry rising main outlets being maintained in good condition/serviced, portable fire fighting equipment in communal areas and service rooms serviced, automatic smoke venting windows in good order/serviced, escape routes provided with emergency lighting serviced/maintained etc.***

Dealt with in above sections.

13 MANAGEMENT - MAINTENANCE

***Is there a maintenance programme for the fire safety provisions in the premises?***
***Commentary:***

*The ongoing maintenance of provisions within the block is undertaken via a number of mechanisms.*

*Caretaking staff access the block on a daily basis and will report any observed defects to the Local Housing Centre.*
*Housing Officers undertake 8 weekly estate inspections in conjunction with residents. Any defects will be logged and actioned. When undertaking these inspections they will monitor actions arising from the relevant RRO Risk Assessment.*

*Residents can also raise repairs/defects via the EastendHomes Local Housing Centre.*

14 EMERGENCY ACTION PLAN (EAP)

***Commentary:***

***Tenants/Residents;***

*The evacuation procedure for EastendHomes Housing Blocks recommends that unless a fire breaks out in the residents' dwelling, the residents should remain within their property until the London Fire Brigade has attended the site and the fire has been dealt with. The evacuation procedure will be generally publicised eg via Corporate Newsletter.*

*The Building Regulations applied to these properties means that the fire protection rating to the front entrance doors to individual properties will be of a 30 minute resistance. This combined with the fire protection provided by the fire doors/materials in corridors and stairwells will give the residents sufficient protection to remain in-situ unless instructed otherwise by the London Fire Brigade.*

*This will also leave the access/egress routes free of obstruction to facilitate the London Fire Brigade entering the premises to fight the fire.*

***Caretaking Staff/Concierge Office;***

*As part of their induction all Caretaking staff will be instructed in what to do in the event of an emergency. Caretaking staff working within a block during an incident of fire should leave the building by the safest and quickest route and inform the Emergency Services by Calling 999, requesting the Fire Brigade and reporting an incident of fire giving the address of the block in question.*

*The member of staff should also inform their line manage indicating that there has been an incident of fire and that the member of staff is safe.*

*If there is Caretaking Staff Accommodation within the block, the supervisor in charge of the premises should decide whether the accommodation needs to be evacuated.*

## 15 OVERALL ASSESSMENT OF RISK

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

**Please 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 Section 18 - Fire Deficiencies To Be Rectified. The fire risk assessment should be reviewed in line with the recommendation in Section 16.**

**When taking into account the nature of the workplace/premises 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:**


| Risk Level | Actions and timescale |
|---|---|
| Trivial | No action is required and no detailed records need to be kept. |
| Tolerable | No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost. |

| Risk Level | Actions and timescale |
|---|---|
| Moderate | It is essential that efforts are made to reduce risk. Risk reduction measures should be implemented within a defined time period.<br><br>Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures. |
| Substantial | Considerable resources may 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. |
| Intolerable | Building (or relevant area) should not be occupied until the risk is reduced. |

## 16 RE-INSPECTION FREQUENCY

Based on the issues identified at the time of the fire risk assessment, EastendHomes Fire Strategy and EastendHomes re-inspection criteria the fire risk assessor recommends that the fire risk assessment for this premises is reviewed/re-inspected;

**Re-inspection frequency;** 12 Months ☒ 18 months ☐ 24 months ☐

## 17 MANAGEMENT OF COMMUNAL AREAS BASED ON RISK

Based on the issues identified at the time of the fire risk assessment, EastendHomes Fire Strategy and Government Guidelines the fire risk assessor recommends that the Management Policy for this premises is;

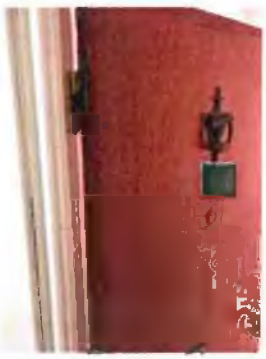
**Management Policy;** Zero Tolerance ☒ Managed Use ☐

# STAGE 1 ASSESSMENT PART TWO

## 18 FIRE DEFICIENCIES TO BE RECTIFIED

**Priority E** **Action recommended IMMEDIATE**
**Priority 1** **Action recommended to be completed within two weeks**
**Priority 2** **Action recommended to be completed within one month**
**Priority 3** **Action recommended to be completed within three months**
**Priority 4** **Action recommended to be completed within 18 months**
**Priority 5** **Long-term action to be taken – e.g. over a two to three year period.**

| *Item number* | Floor | Remedial Works | Actions | Priority/tested and satisfactory/not applicable | Housing Centre | Asset Management | Regeneration | Date Rectified |
|---|---|---|---|---|---|---|---|---|
| *1* | *G-20* | *The flat entrance door to property [redacted] was inspected during the assessment and the following observation noted:*<br><br>*It is a compliant fire door but is not fitted with a self-closer, intumescent strips and smoke seals. See photograph below.*<br><br>  <br><br>*(DOOR INSPECTED)* | ***During the next maintenance works at the property, consideration should be given to adding a self-closer, intumescent strips and smoke seals to the front entrance door to property [redacted] to ensure its compliance with British Standard 476.*** | *4* | *X* | | | |
| *2* | *G-20* | *The flat entrance door to property [redacted] was inspected during the assessment and the following observation noted:*<br><br>*It is a compliant fire door and is fitted with a self-closing device, intumescent strip and cold smoke seal. See photograph below.* | ***No action required.*** | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | |  <br>*(DOOR INSPECTED)* | | | | | | |
| ***3*** | ***G-20*** | *The flat entrance door to property ■ was inspected during the assessment and the following observation noted:*<br><br>*It is a compliant fire door but is not fitted with a self-closer, intumescent strips and smoke seals. It also has a damaged letterbox. See photographs below.*<br><br>  <br><br>  <br>*(DOOR INSPECTED)* | ***During the next maintenance works at the property, consideration should be given to adding a self-closer, intumescent strips and smoke seals to the front entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***The letterbox should be repaired .*** | ***4*** | ***X*** | | | |
| ***4*** | ***G-20*** | *The flat entrance door to property ■ was inspected during the assessment and the following observation noted:*<br><br>*It is a compliant fire door but is not fitted with a self-closer, intumescent strips and smoke seals. See photograph below.* | ***During the next maintenance works at the property, consideration should be given to adding a self-closer, intumescent strips and smoke seals to the front entrance door to property ■ to ensure its compliance with British Standard 476.*** | ***4*** | ***X*** | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | |  <br>*(DOOR INSPECTED)* | | | | | | |
| ***5*** | ***G-20*** | *The flat entrance door to property [redacted] was inspected during the assessment and the following observation noted:*<br><br>*It is a compliant fire door but is not fitted with a self-closer, intumescent strips and smoke seals. See photograph below.*<br><br>  <br>*(DOOR INSPECTED)* | ***During the next maintenance works at the property, consideration should be given to adding a self-closer, intumescent strips and smoke seals to the front entrance door to property [redacted] to ensure its compliance with British Standard 476.*** | ***4*** | ***X*** | | | |
| ***6*** | ***G-20*** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br><br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |
| ***7*** | ***G-20*** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as*** | ***4*** | ***X*** | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | |  | ***non-fire resisting once opened and inspected).*** | | | | | |
| ***8*** | ***G-20*** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.*** <br><br> ***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |
| ***9*** | ***G-20*** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.*** <br><br> ***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |
| ***10*** | ***G-20*** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.*** <br><br> ***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | |  | | | | | | |
| **11** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.*** <br><br> ***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **12** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.*** <br><br> ***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **13** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.*** <br><br> ***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | |  | | | | | | |
| **14** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **15** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **16** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | | | | |

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| **17** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |
| **18** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |
| **19** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |

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| *20* | *G-20* | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | *4* | *X* | | | |
| *21* | *G-20* | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | *4* | *X* | | | |
| *22* | *G-20* | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | *4* | *X* | | | |

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| **23** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **24** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **25** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |

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| **26** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **27** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **28** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |

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| **29** | **G-20** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |
| **30** | **G-20** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***X*** | | | |
| **31** | **G-20** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | ***4*** | ***x*** | | | |

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| **32** | **G-20** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.*** ***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **33** | **G-20** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.*** ***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **34** | **G-20** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.*** ***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |

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| **35** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **36** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **37** | **G-20** | *The flat entrance door to property [redacted] does not appear to be fire resisting, see photograph below:* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property [redacted] to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |

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| **38** | **G-20** | *The flat entrance door to property ■ does not appear to be fire resisting, see photograph below:*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |
| **39** | **G-20** | *The flat entrance door and glazing to property ■ does not appear to be fire resisting.* | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door and glazing to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | | | | |
| **40** | **G-20** | *The flat entrance door and glazing to property ■ does not appear to be fire resisting. See photograph below.*<br>  | ***During the next maintenance works at the property, consideration should be given to replacing the entrance door and glazing to property ■ to ensure its compliance with British Standard 476.***<br><br>***(It should be confirmed as non-fire resisting once opened and inspected).*** | **4** | **X** | | | |

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| **41** | **6** | *The lobby fire door on the 6th floor (staircase to lobby) is not shutting tightly into its frame, see photograph below.*<br>  | ***This fire door should be repaired so that it shuts tightly into its frame.*** | **3** | **X** | | | |
| **42** | **G-20** | *There are obstructions on the 1st, 9th, 10th and 18th floors. See photographs below.*<br>  <br>  <br>  | ***Residents should be advised to keep the common areas, staircases and areas outside their flats clear, sterile and unobstructed at all times. These fire escape routes must be protected at all times. This also includes around the perimeter of the building to reduce the chances of an arson attack.*** | **1** | **X** | | | |

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| 43 | G-20 | *Security gates have been installed to flats [redacted] and [redacted]. See photographs below.*<br>  <br>  <br>  | ***Eastend homes should continue with the policy of informing their tenants about the use and safety of security gates.*** | *3* | *X* | | | |

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| *44* | *G* | *There are areas of flaky paint on the ceiling in the ground floor flat lobby area, see photograph below.*  | ***This ceiling should be redecorated during the next maintenance works at the property (fire resistance paint).*** | *3* | *X* | | | |

## 18 FRA SIGNATURE & DATE

Date of completion of this Stage 1 assessment: **3 March 2017**

**Assessor: Richard Whale AIFSM (Whale Fire Limited)**

**Signed:**

Date for next review of this Stage 1 assessment: **3 March 2018**