


Priority	Description	Timescale	UPRN B7A4
P0	When an unacceptable risk to fire safety is present. Works typically carried out by Housing/Repairs)	Within 10 days	
P1	These items are regarded as important but a lead-time to organise is recognised to be necessary. Note - Low number of action items per block typically carried out by the RESPONSIVE REPAIRS TEAM	Within 6 months	
P1+	These items are regarded as important but a lead in time to organise is recognised to be necessary. Note - PLANNED WORKS TEAM DELIVERY	Within 1 year	
P2	Where an immediate risk to fire safety is not present but improvements/actions are necessary to maintain the essential systems and standards. Note - PLANNED WORKS TEAM DELIVERY	Within 2 years	
P3	Works to be considered in future improvements or placed onto a future works programme/rolling maintenance programmes. Note - PLANNED WORKS TEAM DELIVERY	To be placed onto a Planned Improvement programme within 3 months of being identified,	
P4	Relates to continuing managerial responsibility or recognised best practice guidance.	Management/procedural	

FIRE RISK ASSESSMENT ACTION PLAN

Premises: **Upper Fosters 45-88 NW4**

FRA date: **24/06/2019**

Question	Action to be taken	Priority	Details	Ongoing from last FRA
14	The electrical intake cupboard door is not a fire rated door and it is recommended that it is replaced with a UKAS certified FD30S doorset which should be fitted in accordance to BS8214.	P3		
14	Bin Room Vent adjacent to Main Exit Door requires blocking up as it is within 1.8m of Final Exit Door. If there is a fire in the Bin Room it will render both final Exit Doors unuseable.	P1		
14	The Bin Room doors are not fire rated doors and it is recommended they are replaced with UKAS certified FD30S doorset which should be fitted in accordance to BS8214. The vent above the Bin Room Door should be fire stopped by a third party accredited company.	P1		
14	Bin chutes on all floors require new smoke seals.	P1		
14	Replace missing Letterbox covers on Flat Entry Doors 68, 77 & 84 with fire rated type with smoke seals.	P1		
14	All flats are not FD30S doors and should be replaced with certified FD30S doorset by a UKAS accredited door manufacturer which should be fitted in accordance by a third party accredited fire door installer to BS8214 that should be provided with a valid installation certificate.	P3		
14	Fusible Link Shutter required on Dust Chute in ground floor Bin Room.	P3		
14	There are holes in the ceiling of the electrical intake cupboard and these should be fire stopped by a third party accredited company.	P3		
14	Flats 61 ,63, 85 & 86 are not FD30S doors and should be replaced with certified FD30S doorset by a UKAS accredited door manufacturer which should be fitted in accordance by a third party accredited fire door installer to BS8214 that should be provided with a valid installation certificate.	P3		

Question	Action to be taken	Priority	Details	Ongoing from last FRA
20	In the event of a fire high level lighting is obscured to the point of no longer being visible thus leaving the area below the smoke layer in darkness (refer to Clause 6.4 of BS5266-1). Therefore, a suitable escape route lighting system should be fitted at low level to ensure that occupants can see for their means of escape in accordance with Article 14(2)(h) the RRFSO which requires an escape route to be provided with illumination of an adequate intensity. The system should be either powered or photoluminescent and fitted to and BS ISO16069:2017 Clause 6 for electrically powered and Clause 7 for photoluminescent systems. Refer to CIBSE Guide E Fire Safety Engineering Guide paragraph 7.8.4. which states systems can be "powered or photoluminescent."	P3		
22	No Fire Action Notice is displayed. Display Fire Action Notices in prominent positions throughout the premises. No Floor markers in Lift Lobby on all floors. No Do Not Use Lift signs.	P1		
24	In accordance with Article 13 of the RRFSO it is deemed that adequate protection is provided if the flats have an LD2 system (this would include all bedrooms), therefore recommend LD2 system is fitted.	P3		
26	Unable to ascertain if flats have smoke detection and if in working order.	P3		
27	The building has internal stacks and therefore we would recommend that a sample survey of 2 or more flats is carried out to ensure that the compartmentation levels between flats is adequate. In addition, all service ducts on the ceilings from all flats require further investigation to confirm compartmentation levels.	P3		
27	There are holes in the Riser Cupboard ceilings on all floors, these should be fire stopped by a third party accredited company.	P1		
27	The Soil Stack Riser and Doors are not fire rated doors and it is recommended that these are replaced with UKAS certified FD30S doorsets which should be fitted in accordance to BS8214.	P3		
27	The Dry Riser cupboards and Riser Doors are not fire rated door and it is recommended that they are replaced with UKAS certified FD30S doorsets which should be fitted in accordance to BS8214.	P3		
28	There is paint delamination on the ceilings in this block this should be removed and the ceilings redecorated with a flame retardant coating to prevent flashover from occurring.	P1		
28	Confirmation is required that external cladding meets the requirements of current Building Regulations and has been installed correctly.	P1		
32	Dry Riser is out of test date. Last test 04/18.	P1		
39	There is no evidence of communication to the resident of what to do in the event of fire. We would suggest informing residents to "Stay Safe" in the event of fire and leave if they feel endangered by a fire.	P1		
50	Consider domestic sprinkler system for all flats.	P3		