


HIGH RISE TOWER BLOCK LATHARNA HOUSE, LARNE	
Date of Risk Assessment':	16/03/18 (REVIEW 1A) <ul style="list-style-type: none"> • Further Site Assessment undertaken and findings recorded – 28/12/17 • Desktop Review on Action Plan Progress undertaken – 19/03/18
Suggested Review date: <i>The assessment should be reviewed at a fixed date or when material changes occur</i>	December 2018
Date of last Review:	Definitive Fire Risk Assessment - 15/01/15 Review 1 – 16/06/17
Address of Premises:	LATHARNA HOUSE Larne, Co. Antrim
Name of Assessor:	Name: David Adamson BSc MRICS MCIQB Position: NIHE Fire Safety Manager / Fire Risk Assessor
Name of Appropriate Person(s)	Name: Clarke Bailie Position: Chief Executive - NIHE 
Additional Relevant Information:	<p>The Common Area of these Housing Premises are subject to the Fire & Rescue Services (NI) Order 2006, but in addition to the dwellings and other than the Office Area, are not presently required to undertake a Fire Risk Assessment.</p> <ul style="list-style-type: none"> - NIHE had previously anticipated a potential amendment to the current legislation and undertook Fire Risk Assessments for these "higher risk premises" and relating to the Landlord Common Areas. This Review, therefore, takes account of all the Landlord Common Areas. <p>These High Rise Blocks in North Region had been the subject of Fire Safety Audits by NIF&RS under The Fire & Rescue Services (Northern Ireland) Order 2006 in regard to "the maintenance of measures that offer protection to fire-fighters" in early 2017. All issues were subsequently addressed</p> <p>The FRA Review 1 was undertaken in response to the "unprecedented" fire that took place in GRENFELL TOWER in West London on 14th June 2017. This Review took account of all issues not previously addressed together with any new issues identified as part of detailed Assessment on 15th June 2017.</p> <p>This High Rise Block was the subject of an H & S Upgrade ~ 4 years ago which provided new Fire Door-sets (as Flat Entrance Doors) and new separating Lift Lobby Fire Doors and Glazed Screens. Primary Access Doors at GF Level were also addressed.</p> <p>The Block has a 2 non fire-fighting lifts serving alternate floors. A singular protected stair is available for all floors (1 – 15). This stair houses a number of key fire-fighting measures. There is no landlord</p>



	<p>detection within any of the Common Areas</p> <p>The Premises up to January 2018 were managed on a daily basis by a Caretaker who a NIHE employee and employed between the hours generally of 8.00am & 3.00pm. Circumstances have meant that NIHE have now employed G4S on a 24/7 watch basis</p> <p>This Fire Risk Assessment is also reviewed as per the following –</p> <ul style="list-style-type: none"> - DHSSPS Fire Safety Risk Assessment (Sleeping Accommodation) Guidance 2013
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Fire Risk Assessment

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with the Fire and Rescue Services (Northern Ireland) Order 2006. The report does not address the risk to property or business continuity from fire.

¹ *This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs*

LIMITATION(S)

The sole purpose of this re-assessment report is to assist to reduce the risk of fire to which the Tower Block may be exposed. This Fire Risk Assessment is not an acceptance of responsibility for any acts, defects or omissions which could lead to a fire situation and subsequent loss.

This Fire Risk Assessment Review relies on the observations made as a result of the REVIEW ASSESSMENT VISIT on 28th December 2017 and current information held on various internal systems and made available to NIHE Fire Safety Manager. This FRA Review reflects all fire-related issues associated with the Tower Block on the day of the evaluation and does not necessarily apply to changes in any conditions made after that date.

It is the responsibility of those persons and/or Teams named in FRA Action Plan to address the relevant Fire Risk Assessment issues and to advise the NIHE Fire Safety Manager when issues have been addressed for verification and completeness.

FIRE RISK ASSESSMENT DOCUMENT CONTROL SHEET

	FIRE RISK ASSESSMENT	DATE UNDERTAKEN	DATE OF ISSUE	REASON
1	Definitive Fire Risk Assessment undertaken by HBE Risk Management	05/01/15	12/12/14	Compliance with Fire Safety Regulations (NI) 2010 and previous FRA not "regularly reviewed"
2	REVIEW 1 of Fire Risk Assessment by NIHE Fire Safety Manager	16/06/17	25/09/17 Mairead Myles-Davey Philip Wightman Kevin McErlane	New current issues as detailed in Action Plan
3	REVIEW 1A of Fire Risk Assessment by NIHE Fire Safety Manager CURRENT	19/03/18	20/03/18 Mairead Myles-Davey Philip Wightman Kevin McErlane	Housekeeping issues identified as part of 28/12/17 Assessment Visit Desktop Review exercise associating with noting progress on Action Plan issues

Signed: David N. Adamson
 David Adamson – Fire Safety Manager / Fire Risk Assessor (NIHE)

Date: 19/03/18

Signed: John Morrison
 John Morrison – Compliance Manager (NIHE)

Date: 19/03/18

General Information

1.0 The Premises.		
1.1	Number of floors:	16
1.2	Approximate floor area:	~300m ² / Floor
1.3	Brief details of construction:	<p>Traditional Construction Block of 16 storeys built in 1960's with compartmentation through floors by design</p> <p>Internal single stairway condition from which is 2 final exits (via protected lobby) directly to open air. Stairway has fire door protection at each level and linked to a lift lobby – these are further protected by a fire door / glazed screen arrangement in terms of individual flats</p>
1.4	Use of premises:	<p><u>Ground Floor</u></p> <ul style="list-style-type: none"> • Landlord Common area(s) • Caretaker's Office • Disabled Toilet • Former Tenants Stores (not in use) • Landlord Storage • Bin Storage / Refuse Chute Discharge & Enclosure <p><u>Upper Floors (1 – 15)</u></p> <ul style="list-style-type: none"> • Sleeping Accommodation (6 Flats / Floor) • Lift Lobby (each level) • Electrical Switch / Riser Room (each level) • Bin Chute Room (each level) <p><u>Roof Level</u></p> <ul style="list-style-type: none"> • Lift Motor & Plant Room

2.0 The Occupants.		
2.1	Approximate maximum number:	90 Families (up to ~200 persons) <ul style="list-style-type: none"> - 88 x NIHE Flats - 2 x Leaseholder Flats
2.2	Approximate number of employees at any one time:	G4S Security on 24/7 basis
2.3	Maximum number of members of public at any one time:	Up to 90 Families with unknown number of occasional private visitors
2.4	Numbers of other occupants if multi occupancy ² :	High Rise Block is "single occupancy"

2.5	<p>Occupancy Profile: The maximum number of persons likely to be affected by smoke and heat from a single fire within 30 minutes assuming no evacuation.</p> <p><u>Weekdays & Weekends</u></p> <ul style="list-style-type: none"> • Up to 90 Families over 15 Storey's and G4S. Potentially up to 4 employees of other service providers involved in maintenance and servicing of Premises or installations
2.6	<p>Description of occupant predominant type:</p> <ul style="list-style-type: none"> • 90 Families in Sleeping Accommodation

3.0 Occupants especially at Risk from Fire.	
3.1	<p>Sleeping occupants:</p> <ul style="list-style-type: none"> • 90 Families on 15 levels • Mix of 1, 2, & 3 Bedroom Flats all self-contained
3.2	<p>Disabled occupants (those requiring assistance):</p> <ul style="list-style-type: none"> • [REDACTED] • [REDACTED] • [REDACTED] • [REDACTED]
3.3	<p>Occupants in remote areas and lone workers:</p> <ul style="list-style-type: none"> • G4S on 24/7 watch basis
3.4	<p>Young persons (employed under 18):</p> <ul style="list-style-type: none"> • None
3.5	<p>Contractors:</p> <ul style="list-style-type: none"> • Limited number of outside employers for maintenance of services / provisions • Limited number of persons from outside agencies • In all cases G4S is made aware of presence and operations being carried out
3.6	<p>Visitors:</p> <ul style="list-style-type: none"> • Mainly (and likely) private visitors to families
3.7	<p>Others:</p> <ul style="list-style-type: none"> • None

4.0 Fire Loss History:	
4.1	<p>Comment:</p> <ul style="list-style-type: none"> • Reported small fire to Refuge Chute in December 2014; this was extinguished by the Caretaker; no subsequent occurrences

5.0	Other Relevant Information:
5.1	Community Loss Comment: <ul style="list-style-type: none"> • N/A
5.2	Environmental Hazard Comment: <ul style="list-style-type: none"> • Due to the materials storage and construction and Premises use the environmental hazard during a fire is considered to be smoke development and dispersal over a localised area

6.0	Relevant Fire Safety Legislation:
6.1	The Fire & Rescue Services (Northern Ireland) Order 2006 <ul style="list-style-type: none"> • YES
6.2	The Fire Safety Regulations (Northern Ireland) 2010 <ul style="list-style-type: none"> • YES
6.3	Comments: The Common Area of these Housing Premises are subject to the Fire & Rescue Services (NI) Order 2006, but in addition to the dwellings and other than the Office Area, are not presently required to undertake a Fire Risk Assessment. NIHE had previously anticipated a potential amendment to the current legislation and undertook a Fire Risk Assessment for this “higher risk premise” and relating to the Landlord Common Areas in January 2015. This FRA Review, therefore, takes account of all Landlord Common Areas.

Fire Hazard Identification, Elimination and Control

7.0	Electrical Sources of Ignition	Yes	No	N/A
7.1	Reasonable Measures taken to prevent fires of electrical origin? Comments:	√		
7.2	Specific Hazards:			
	Fixed Installation periodically inspected and tested? <ul style="list-style-type: none"> • Date of last inspection recorded as December 2014 • Within Lift Plant Room – a record of 04/03/13 exists • Most recent records from M & E Facilities Maintenance indicate – October 2017 	√		
	Portable Appliance Testing carried out? <ul style="list-style-type: none"> • Date provided by M & E Facilities (North) – 25/08/17 	√		
	Suitable Policy regarding the use of Portable Electrical Appliances?	√		
	Suitable Limitation of trailing leads and adapters?	√		
	Suitable control of Contractor’s Electrical Equipment? <ul style="list-style-type: none"> • Control of Contractors by NIHE Response Maintenance • Active Caretaker presence in Premises whilst any works being undertaken 	√		

8.0	Smoking	Yes	No	N/A
8.1	Reasonable Measures taken to prevent fires as a result of smoking? Comments: <ul style="list-style-type: none"> Smoking is expected to take place within individual flats No Smoking, however, is permitted within any of the Landlord Common Areas 	√		
8.2	More specifically: <i>Add Comments where clarification is required</i>			
	Smoking prohibited in building / premises? <ul style="list-style-type: none"> See above 		√	
	Suitable arrangements for those who wish to smoke?	√		
	The Policy appeared to be observed at the time of inspection?	√		

9.0	Arson	Yes	No	N/A
9.1	Does basic security against arson by outsiders appear reasonable? ² <ul style="list-style-type: none"> Premises monitored by CCTV 	√		
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders? <ul style="list-style-type: none"> See below 		√	
9.3	Comments and hazards observed: <ul style="list-style-type: none"> Current access arrangements are through a key-pad / key fob The primary entrance (facing fly-over) is a 2 leaf metal door arrangement with a door closer, push bar and "maglock" to one leaf and push bar to other. These doors are problematic and one glazed panel is compromised – hence potentially vulnerable At the time of Review 1A, the external Bin Chute Area was being managed appropriately 			

10.0	Portable Heaters and Heating installations.	Yes	No	N/A
10.1	Is the use of portable heaters avoided as far as practicable?	√		
10.2	If portable heaters are used:			
	Are suitable measures taken to minimize the hazard of ignition of combustible materials?	√		
10.3	Are fixed heating installations subject to regular maintenance?		√	

10.4	Comments and hazards observed: <ul style="list-style-type: none"> Block general heating is Economy 7 Possibility of portable appliances in private dwellings 			
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11.0	Cooking.	Yes	No	N/A
11.1	Are reasonable measures taken to prevent fires as a result of cooking?	√		
11.2	More specifically:			
	Filters changed and ductwork cleaned regularly?			√
	Suitable extinguishing appliances available?	√		
11.3	Comments and hazards observed: <ul style="list-style-type: none"> No cooking facilities within Caretakers Office 			

12.0	Lightning Conductors	Yes	No	N/A
12.1	Does the building have a lightning protection system?	√		
12.2	Comments and deficiencies observed: <ul style="list-style-type: none"> The testing and maintenance of the lightning protection system is NIHE responsibility and currently serviced and maintained as part of the current M & E Facilities Maintenance Contract 			

13.0	Housekeeping	Yes	No	N/A
13.1	Is the standard of housekeeping adequate? <ul style="list-style-type: none"> Generally ok but for a "few exceptions" 	√		
13.2	More specifically:			
	Combustible materials appear to be separated from ignition sources?	√		
	Avoidance of unnecessary accumulation of combustible materials or waste	√		
	Appropriate storage of hazardous materials/dangerous substances?	√		
	Avoidance of inappropriate storage of combustible materials?	√		
13.3	Comments and hazards observed: <ul style="list-style-type: none"> Open access at rear to Bin Storage / Chute arrangement Previous Resident's Storage are now sterile and maintained as such 			

14.0	Hazards introduced by Outside Contractors	Yes	No	N/A
14.1	Are fire safety conditions imposed on outside contractors?	√		
14.2	Are arrangements in place to inform contractors of fire hazards in the premises?	√		
14.3	Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)?	√		
14.4	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits?	√		
14.5	Comments and hazards observed: <ul style="list-style-type: none"> • G4S has been briefed (Feb & Mar 18) in regard to Contractor sign-in and out as part of the Premises Fire Safety Log / Manual; intended works are note 			

15.0	Significant Ignition Sources	Yes	No	N/A
15.1	Any other significant ignition sources that may impact on general fire precautions – e.g. Dangerous Substances?		√	
15.2	Comments: <ul style="list-style-type: none"> • Following Area Manager briefing on Review 1 FRA, visits were undertaken by NIHE staff with all residents. This exercise confirmed during that visit that no significant ignition sources were observed 			

Fire Protection Measures

16.0	Means of Escape from Fire	Yes	No	N/A
16.1	It is considered that the building is provided with reasonable means of escape in case of fire.	√		
16.2	More specifically:			
	Adequate design of escape routes?	√		
	Adequate provision of exits?	√		
	Exits easily and immediately openable where necessary? <ul style="list-style-type: none"> • Both Final Exit Doors at GF level at linked to a "maglock" and hence a "press to exit" button • Signed Final Exit Door from NIE Switchgear Room (GF) leads to external paved area which is then defined by a fence and gate arrangement, which is NOT available. 	√	√	

	Fire exits open in direction of escape where necessary?	√		
	Avoidance of sliding or revolving doors as fire exits where necessary?	√		
	Satisfactory means for securing exits?	√		
	Reasonable distances of travel?	√		
	• Where there is a single direction of travel?	√		
	• Where there are alternative means of escape?	√		
	Suitable protection of escape routes? <u>Fire Door-set / Fire Door Assembly Provision</u> <ul style="list-style-type: none"> • There has been extensive provision of newly accredited Fire Door-set (FD30s) & Fire Door Assembly (FD30s) provision to Lift Lobby areas, Secondary Lobby and all Landlord Common Parts as part of this ongoing H & S Revenue Upgrade Scheme <ul style="list-style-type: none"> ○ This has included new Fire Door-sets to 17 Leaseholder Flats (details as Section 2.1) • All of the Fire-Door-sets are openable internally with the use of an EOD (Easy Opening Device); in addition, they are all self-closing by way of a positive self-closing device 	√		
	Suitable fire precautions for all inner rooms? <ul style="list-style-type: none"> • A number of GF Stores (formerly in use as Tenants Stores) are no longer in use. • Some Large Store areas in turn feed directly smaller areas • These areas have adequate emergency lighting provision • # • Given the introduction of G4S, they are now responsible for carrying out regular checks of all Landlord Common parts – this resorts to “hourly” during the hours of darkness; this is regarded as compensatory in part given the absence of any fire and detection system • Refer to Action Plan 	√#		
	Escape routes unobstructed?	√		
16.3	<u>Comments:</u> <u>Fire Safety “Stay-Put” Principles</u> <ul style="list-style-type: none"> • Given the design of the High Rise Block with a single stair and the principle of “compartmentation by design” applied, it was envisaged that tenants and leaseholder’s resort to “staying-put” within their Flat in 			

a fire situation. The Flat with the fire of origin is evacuated and all other occupants in essence stay put on basis that fire will be contained within Flat of origin

- The above thinking is further reinforced by Fire-Fighting operations whereby a fire is fought from within the Block and the Stair is currently regarded as a “Fireman’s Shaft” to facilitate hoses and other means for fighting the fire
- NIHE to reinforce the above voluntarily went beyond its strict legal obligations in re-addressing all Flat Entrance Doors and outer Bin Chute Door in the form of FD30s accredited Fire Door-sets and FD60s Fire Door Assemblies to Electrical Cupboards and Lift Lobby / Fireman’s Shaft separating door. These measures were aimed at offering greater protection to both Tenants and fire-fighters and importantly contain a fire within flat of origin.

Post Grenfell Tower Fire – 14/06/17

- Grenfell Tower operated a Stay Put policy
- The horrific fire situation has raised questions around this policy given the unprecedented nature of the fire and particularly the number of recorded fire deaths to date
- Both NIHE & NIF&RS in aftermath of the above fire issued a Fire Safety Bulletin & NIF&RS Community Bulletin (No. 23) respectively advising that it remains safer to stay within the Flat in such a circumstance. These both advise that where a fire originates within a flat, the resident(s) should turn their back on the fire and leave

Post Coolmoynne Tower Block Fire – 15/11/17

- Coolmoynne Tower Block (NIHE) operates a Stay Put Policy
- This fire necessitated NIHE further clarifying the concept of Stay Put to all residents. Whilst the fire was suitably contained within the flat of origin, residents were unclear as to what action should be taken of fire.
- In response, NIHE issued further fire safety communications to all residents as of February / March 2018 and these target in particular the following –
 - Fire Safety Update Bulletin (Block specific)
 - Fire Safety in our Tower Blocks
 - Fire Safety Advice - Do’s & Don’tsFire Safety Advice – Stay Put

	<p><u>Means of Escape</u></p> <ul style="list-style-type: none"> • The means of escape from all upper levels is by way of a single stairway from which escape at base of stair is into several protected lobbies each of which lead through final exit doors to a place of safety • All Flats are served of protected Flat Lobbies (within Landlord Common Area) by means of a Fire Door and Glazed Screen arrangements that in turn link to a protected lift lobby and from which a designated means of escape by way of a protected stairway is available • Final exit doors affording means of escape are openable by use of easy opening devices suitable for the premises use. The final exit doors are linked to emergency door release <p><u>Current Deficiencies Observed:</u> Based on further Review 1A FRA and observations of all Means of Escape provisions and in particular existing Fire Door arrangements at the time of this FRA Review the following issues were noted as outstanding –</p> <ul style="list-style-type: none"> • <u>Floor 2</u> <ul style="list-style-type: none"> ○ Flat 2E - locking cylinder & cylinder guard compromised • <u>Floor 9</u> <ul style="list-style-type: none"> ○ Flat 9E – intumescent letter-plate to Fire Door-set has been compromised ○ Flat 9D – Fire Door-set is compromised around door handle and locking cylinder; in addition there is a draught-seal application • <u>Floor 12</u> <ul style="list-style-type: none"> ○ Flat 12E – locking cylinder changed and cylinder guard missing • In addition, Fire Safety Compliance Delivery Officer notes “no access” to remediate in most cases • Refer to Action Plan 			
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17.0	Persons with Disabilities	Yes	No	N/A
17.1	It is considered that the building is provided with reasonable arrangements for means of escape for people with a disability	√#		
17.2	More specifically:			
	Are generic PEEP's available for visitors?			√
	Do all employees with a disability have a PEEP?			√
	Where necessary, are refuge areas provided?			√
	Where necessary are appropriate evacuation aids such as evacuation (e-vac) chairs available?			√

17.3	<p>Comments and deficiencies observed:</p> <ul style="list-style-type: none"> • # • Determine which Flat is a mobility scooter user; consultation needs to take place and whether this must be retained; LHO has been advised that two options potentially exist to address <ul style="list-style-type: none"> ○ Apply management transfer ○ Develop a proposal for GF "protected room" with charging point" and manage appropriately • Refer to Action Plan 			
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18.0	Persons Identified as being at "Special Risk".	Yes	No	N/A
18.1	Are adequate measures in place for Lone Workers?		√	
18.2	Are adequate measures in place for Young persons?			√
18.3	Have young persons' parents been informed of the fire safety measures in place?			√
18.4	Are arrangements in place to inform visitors of fire hazards and safety measures in place?	√		
18.5	<p>Comments and deficiencies:</p> <ul style="list-style-type: none"> • The current Premises Fire Safety Manual / Log contains a copy of this FRA; this outlines all identified hazards and risk • All Contractors operate a sign-in and out arrangement 			

19.0	Measures to limit Fire development and Spread.	Yes	No	N/A
19.1	It is considered that there is:			
	Compartmentation of a reasonable standard?	√#		
	Reasonable limitation of linings that might promote fire spread?	√		
19.2	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? ^{3 4}			√
19.3	<p>Comments and deficiencies observed:</p> <p>Compartmentation</p> <ul style="list-style-type: none"> • On date of Review, it was noted that there is a consistent provision of compartmentation with a services risers within Electrical Services Room at each level (on upper floor surface side) – this is 			

	<p>dealt with correctly with a Rockwool faced material in conjunction with an intumescent pillow</p> <p>#</p> <p>Damper Arrangement</p> <ul style="list-style-type: none"> • Bin Storage / Bin Chute Outlet Room <ul style="list-style-type: none"> ○ On date of Review, the Caretaker advised that the Bin Chute damper arrangement is non-operational • Refer to Action Plan 			
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20.0	Emergency Escape Lighting	Yes	No	N/A
20.1	<p>Reasonable standard of emergency escape lighting system provided?</p> <ul style="list-style-type: none"> • There is a reasonable provision throughout the Landlord Common Areas and this extends even within the externally accessed Store Arrangements with of Lift Plant Room • This consists of self-contained 3 hour maintained emergency lighting with battery back-up; these are located throughout Lift / Flat Lobbies, Stair and GF Circulation Areas 	√#		
20.2	<p>Comments and deficiencies observed:</p> <ul style="list-style-type: none"> • # • No Emergency Lighting to Lift Plant Room • Refer to Action Plan 			

21.0	Fire Safety Signs and Notices	Yes	No	N/A
21.1	Reasonable standard of fire safety signs and notices?	√		
21.2	Comments and deficiencies observed:			

22.0	Means of giving warning in case of a Fire	Yes	No	N/A
22.1	Reasonable manually operated electrical fire alarm system provided?		√	
22.2	Automatic fire detection provided throughout premises?		√	
22.3	Partial Automatic fire detection provided throughout premises?		√	
22.4	<p>The extent of automatic fire detection is generally appropriate for the occupancy and fire risk?</p> <ul style="list-style-type: none"> • Current mitigation measure – G4S operating a 24/7 presence and watch and in operation from January 2018 		√	

22.5	<p>Does the system have automatic transmission of an alarm signal?</p> <ul style="list-style-type: none"> ● G4S operate regular walkabouts of all Landlord Common Parts; this increases to “hourly” in all Lift Lobbies during the hours of darkness ● Residents are advised in most recent “hand delivered” Fire Safety Update of the following <ul style="list-style-type: none"> ○ Protocol is to leave Flat immediately if you become aware of fire or smoke, ring 999 and alert the “guard on duty” ○ It is similarly required that should a G4S Guard be alerted during as to any smoke alarm(s) sounding within a Flat, especially during the hours of darkness, that he/she should immediately arouse the occupants, ring 999 and ensure their safe evacuation 		√	
22.6	<p>Comments and deficiencies observed:</p> <ul style="list-style-type: none"> ● On date of Review, it was noted that the following situation pertained to the Landlord Common Area(s) <ul style="list-style-type: none"> ○ No Detection to Lift Plant Room ○ No Detection within either Lift or Flat Lobbies ○ No Detection to Stores / Primary Electrical Cupboard all accessed externally ● As both an interim and “compensatory” measure (and subject to outcome of NIHE Tower Block Strategy), G4S has been employed on a 24/7 watch basis – this entails regular walkabouts and “hourly” in all Lift Lobbies during the hours of darkness. Records are made of all such walkabouts ● Refer to Action Plan 			

23.0	Manual Fire Extinguishing Appliances	Yes	No	N/A
23.1	Reasonable provision of portable fire extinguishers?	√		
23.2	<p>Hose reels provided?</p> <ul style="list-style-type: none"> ● Each even floor contains a fire hose reel connected to a dry riser system ● 7 Hose Reels in total ● Refer to Action Plan 	√		
23.3	Are all fire extinguishing appliances readily accessible?	√		
23.4	<p>Are all equipment test records up to date?</p> <ul style="list-style-type: none"> ● 10/17 	√		
23.5	Comments and deficiencies observed:			

24.0	Relevant ⁷ Automatic Fire Extinguishing Systems
24.1	Type of system: None
24.2	Comments: N/A

25.0	Other Relevant ⁷ Fixed Systems and Equipment
25.1	<p>Type of fixed system:</p> <p><u>DRY RISER SYSTEM</u></p> <p>Dry Riser Inlet Point is located at front of Block – this consists of 100mm steel pipe which rises through each floor of the stairwell to the 15th Floor. Each floor contains a horizontal gate valve. An air release / test valve is located in the 15th floor stairwell</p> <ul style="list-style-type: none"> • NIF&RS Fire Safety Audit dated 22/05/17 referred to above 24/01/17 Test Certificate and highlighted the “valve defects” in particular. These have all been addressed. • Recent Inspection of Dry Riser System – 26/02/18 (as per M & E Facilities Maintenance Records) <p><u>SMOKE CLEARANCE “PASSIVE” VENTS</u></p> <p>Smoke Clearance is by means of a passive ventilation type arrangement with staggered Perspex / polycarbonate louvre type panels situated at each end of the Flat Lobbies.</p> <p>A series of wall-hung Perspex / polycarbonate panels extend the full height of the Block to provide any inlet ventilation. The top of the Stair is defined with perforated brick which is open to the external air</p> <p><u>EMERGENCY TELEPHONES</u></p> <p>There are no Emergency Telephones located within Block</p> <p><u>LIFT CARS</u></p> <p>NIF&RS Survey 2014 undertook a Lift Inspection at Latharna House; this was primarily to determine if NIF&RS can take control of the Lift Cars in an emergency.</p> <p>A further collaborative exercise was undertaken by NIHE & NIFRS on 22/02/18; the fireman’s switch is operational and allows the lift to descend to GF Lift Lobby. The lift cannot be controlled thereafter and there are no additional facilities fitted</p>
25.2	Comments:

⁷ - Relevant to life safety and this risk assessment (as opposed purely to property protection).

26.0	Access & Facilities for NIF&RS
26.1	<p><u>Access:</u></p> <p>There are no security gates or barriers that would prevent access (for fire-fighting purposes) around the Block. There are a number of "end-on" designated parking bays to Front and Rear of Block. On day of Review, there was no observable issues</p>
26.2	<p><u>Facilities:</u></p> <p>Fireman's Switch is located beside each lift protected with a metal cover and padlock and 3 are located above the Front Entrance Door to Block</p> <p>Block Intelligence / Documentation / Keys to facilitate NIF&RS are all held within the Caretaker's Office; they are familiar with this arrangement</p>

27.0	External Cladding
27.1	<p><u>Existing Structure / External Cladding System:</u></p> <ul style="list-style-type: none"> ● Block has original Bison Panel Block system to facades ● Open Balconies (but screened by system construction) ● Window & adjacent Panel infill installed as PVCu ● Perspex / polycarbonate panels are wall hung in each Block recess (externally) and are in-situ as part of a passive smoke clearance system made of louvre vents which link with a Secondary Lobby area defining access to 2 x Flats (on each level) <ul style="list-style-type: none"> ○ On one façade, a final exit door (directly below) leads from NIE Substation along narrow paved area and through a gate with a palisade fence to a place of safety – this is in use very infrequently and hence not considered an issue ○ On opposite façade, the panels are directly above a double final exit door arrangement that forms an alternative MOE from GF Lift Lobby; in a fire situation, there is the potential for this to be widely used and more so than Primary Entrance Door ● The existing provision of accredited Fire Door-sets are primary considerations in terms of containing a fire within flat of origin; the Secondary Lobby is limited to 2 Flats only ● Externally, the recess in each case, has no other "break-out" points (windows) from any of the Flats ● This is not any form of ACM Cladding and there has been no necessity to have this removed for testing. <ul style="list-style-type: none"> ○ It is not known where this product would "self-extinguish" or produce flaming droplets when impacted on by fire ○ G4S has been requested to ensure that footprint of Block and in particular the recesses are kept entirely sterile ● Refer to Action Plan

Management of Fire Safety

28.0	Procedures & Arrangements.	Yes	No	N/A
28.1	Fire safety is managed by: ^B <ul style="list-style-type: none"> • G4S 	√		
28.2	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	√		
	Comments:			
28.3	Is there a suitable record of the fire safety arrangements? <ul style="list-style-type: none"> • Block has an additional wall mounted safe that reflects Service / Maintain records and user checks relative to Fire Alarm & Detection, Emergency Lighting, Lightning Conductor, Dry Riser & Fire Extinguishers • A Block / Building Data Pack is to be made available as part of the Facilities Maintenance Contract 	√		
	Comments:			
28.4	Are appropriate fire procedures in place? <ul style="list-style-type: none"> • A layout drawing of the Premises is available • Immediately post Grenfell there was a Fire Safety Bulletin issue to all Tenants & Leaseholders; this was supplemented by a leaflet drop by NIFRS relative to their Community Involvement Brochure No. 23 – Fire Safety in High Rise Accommodation. Stay Put is still stated as being the “preferred option” • In February / March 2018, all residents were issued with a further series of NIHE communications – <ul style="list-style-type: none"> ○ Fire Safety Update Bulletin (Block specific) ○ Clarification on Stay Put ○ Do’s & Don’ts in respect of Housekeeping 		√	
	More specifically:			
	Are procedures in the event of fire appropriate and properly documented? <ul style="list-style-type: none"> • Stay Put is still stated as being the “preferred option” 	√		
	Are there suitable arrangements for summoning Northern Ireland Fire & Rescue Service? <ul style="list-style-type: none"> • Residents are advised in most recent “hand 	√		

	<p>delivered" Fire Safety Update of the following</p> <ul style="list-style-type: none"> ○ Protocol is to leave Flat immediately if you become aware of fire or smoke, ring 999 and alert the "guard on duty" ● It is similarly required that should a G4S Guard be alerted during as to any smoke alarm(s) sounding within a Flat, especially during the hours of darkness, that he/she should immediately arouse the occupants, ring 999 and ensure their safe evacuation 			
	<p>Are there suitable arrangements to meet Northern Ireland Fire & Rescue Service on arrival and provide relevant information, including that relating to hazards to fire-fighters?</p> <ul style="list-style-type: none"> ● G4S responsible 	√		
	<p>Are there suitable arrangements for ensuring that the premises have been evacuated?</p> <ul style="list-style-type: none"> ● Stay-Put Policy applicable to date 		√	
	<p>Is there a suitable fire assembly point(s)</p> <ul style="list-style-type: none"> ● Stay-Put Policy applicable to date 		√	
	<p>Are there adequate procedures for evacuation of any disabled people who are likely to be present?</p> <ul style="list-style-type: none"> ● Identified by Caretaker under Section 3.2; these persons have been consulted by Local Office ● Information held within Concierge Station 	√		
	<p>Comments:</p>			
28.5	<p>Persons nominated and trained to use fire extinguishing appliances?</p>			√
	<p>Comments:</p> <ul style="list-style-type: none"> ● For use by NIF&RS only 			
28.6	<p>Persons nominated and trained to assist with evacuation, including evacuation of disabled people?</p>		√	
	<p>Comments:</p> <ul style="list-style-type: none"> ● Current NIHE advice is to wait arrival of NIF&RS and advise of situation based on information held and where assistance (in terms of occupancy) is required 			
28.7	<p>Appropriate liaison with Northern Ireland Fire & Rescue Service (e.g. by Northern Ireland Fire & Rescue Service crews visiting for familiarisation visits)?</p>	√		
	<p>Comments:</p> <ul style="list-style-type: none"> ● NIF&RS familiar with Block and hold Block intelligence within a secure cabinet within Caretaker's Office for fire-fighting operations 			

28.8	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)? <ul style="list-style-type: none"> • H & S Quarterly Inspections are undertaken and recorded • Fire Safety checks are undertaken weekly and a record is maintained by G4S, whilst on duty 	√		
	Comments:			

29.0	Training & Drills.	Yes	No	N/A
29.1	Are all staff given adequate fire safety instruction and training on induction?	√		
	Comments:			
29.2	Are all staff given adequate periodic "refresher training" at suitable intervals?	√		
	Comments: <ul style="list-style-type: none"> • Bespoke Fire Safety Awareness Training was delivered to all Concierge and Caretaker staff from December 2017 through to March 2018 by NIHE Fire Safety Team (HQ) • This included particular reference to the Fire Safety Manual / Log now in operation and the key issues identified within this Review FRA 			
29.3	Does all staff training provide information, instruction or training on the following:			
	Fire risks in the premises?	√		
	The fire safety measures in the building?	√		
	Action in the event of fire?	√		
	Action on hearing the fire alarm signal?			√
	Method of operation of manual call points?			√
	Location and use of fire extinguishers?			√
	Means for summoning the fire and rescue service?	√		
	Identity of persons nominated to assist with evacuation? Names: <ul style="list-style-type: none"> • Current NIHE advice is to wait arrival of NIF&RS and advise of situation based on information held and where assistance (in terms of occupancy) is required 	√		
	Identity of persons nominated to use fire extinguishing appliances? Names: <ul style="list-style-type: none"> • For use by NIF&RS only 	√		

	<i>Comments:</i>			
29.4	Are staff with special responsibilities (e.g. fire wardens) given additional training?			√
	<i>Comments:</i>			
29.5	Are fire drills carried out at appropriate intervals?			√
	<i>Comments:</i>			
29.6	When the employees of another employer work in the premises:			
	Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?		√	
	Is it ensured that the employees are provided with adequate instructions and information?		√	
	<i>Comments:</i> • Refer to Action Plan			

30.0	Testing & Maintenance.	Yes	No	N/A
30.1	Adequate maintenance of premises?	√		
	Comments and deficiencies observed: •			
30.2	Weekly testing and periodic servicing of fire detection and alarm system?			√
	Comments and deficiencies observed:			
30.3	Monthly and annual testing routines for emergency escape lighting? • Monthly records are available up to January 2018	√		
	Comments and deficiencies observed: •			
30.4	Annual maintenance of fire extinguishing appliances? • Portable Fire Equipment Test and Inspection of Fire Extinguishing Appliances were visually noted as being "in date" – 10/10/17	√		
	Comments and deficiencies observed: •			
30.5	Periodic inspection of external escape staircases and gangways?			√
	Comments and deficiencies observed: • None			

30.6	Six-monthly inspection and annual testing of rising mains?			√
	Comments and deficiencies observed: <ul style="list-style-type: none"> • None 			
30.7	Weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts?			√
	Comments and deficiencies observed: <ul style="list-style-type: none"> • None 			
30.8	Dry Riser Service / Maintain	√		
	Comments and deficiencies observed: <ul style="list-style-type: none"> • 26/02/18 			
30.9	Smoke Clearance / Ventilation Service & Maintain			√
	Comments and deficiencies observed:			
30.10	Lightning Conductor Service & Maintain	√		
	Comments and deficiencies observed: <ul style="list-style-type: none"> • 			
30.11	Bin Chute Damper Service & Maintain		√	
	Comments and deficiencies observed: <ul style="list-style-type: none"> • No evidence available to date of any Inspection / Maintenance of Bin Chute Outlets at base of Block and within externally accessed Bin Storage Room • Refer to Action Plan 			

FIRE RISK ASSESSMENT CLASSIFICATION

Latharna House (LARNE)

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

POTENTIAL CONSEQUENCES OF FIRE <small>⇒</small> LIKELIHOOD OF FIRE <small>↓</small>	SLIGHT HARM	MODERATE HARM	EXTREME HARM
LOW	Trivial risk	Tolerable risk	Moderate risk
MEDIUM	Tolerable risk	Moderate risk	Substantial risk
HIGH	Moderate risk	Substantial risk	Intolerable risk

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

LOW
 MEDIUM
 HIGH

In this context, a definition of the above terms is as follows:

LOW:	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
MEDIUM:	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
HIGH:	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building 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:

Slight harm
 Moderate harm
 Extreme harm

In this context, a definition of the above terms is as follows:

SLIGHT HARM:	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
MODERATE HARM:	Outbreak of fire could foresee ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
EXTREME HARM:	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial Tolerable Moderate Substantial Intolerable

Comments:

Risk Classification based on –

- Absence of any detection within key landlord areas that would as a minimum alert within the Caretaker station and give early warning in regard to a fire situation – introduction of G4S on a 24/7 basis is regarded as a partial compensatory measure

A suitable risk-based control plan should involve effort an 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:

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might 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.

Note:

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

The fire risk assessment should be reviewed regularly.

FIRE RISK ASSESSMENT ACTION PLAN

Latharna House (LARNE)

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

Trivial Tolerable

Definition of priorities (where applicable):

HIGH

- Issue dealt with as a matter of priority (within 1 month)

MEDIUM


- Issue dealt within reasonable timescale (1 – 3 months)


LOW

Issue dealt with in due course (3 – 6 months)

GENERAL RECOMMENDATION(S) FOR BLOCK:	PRIORITY: Where Applicable	ACTION: By Whom	DATE ACTION TAKEN:
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<p><u>Key Fire Safety Information</u></p> <p><u>Fire Risk Assessment Review</u> Ensure that this Action Plan which identifies a wide range of fire safety related issues is attended too in a timely fashion and given the highest priority</p> <p><u>NIF&RS Fire Safety Audit</u> Ensure that any identified issues arising from NIF&RS Fire Safety Audits are similarly given the highest priority and addressed in a timely fashion</p> <p><u>M&E Facilities Maintenance – Fire Safety Provisions</u> Ensure that all fire measures as identified and within scope of M & E Facilities Maintenance Contract are being undertaken in line with Contract requirements and that any failures / issues being identified on a regular basis are being followed up and remedied in a timely manner. Ensure that all records, testing regimes, service & maintenance cycles are current and complete and where necessary supplemented with relevant Test Certificates</p> <p><u>Compartmentation / Breaches</u> Undertake an inspection regime with a competent contractor every 6 months of the specified areas to ensure that any new breaches are identified with and addressed correctly using appropriate fire-stopping materials and in turn effect the required level of fire resistance</p>		<p>All</p> <p>All with oversight by Fire Safety Compliance Team (HQ)</p> <p>Senior Project Manager (A) M & E / Carillion</p> <p>Fire Safety Compliance Team (HQ)</p>	<p>IN PROGRESS across a range of identified issues @ 07/03/18 <i>David N Atkinson</i></p> <p>COMPLETE @ 07/03/18 <i>David N Atkinson</i></p> <p>IN PROGRESS across a range of identified issues @ 07/03/18 <i>David N Atkinson</i></p> <p>INITATED @ 07/03/18 To be undertaken by Fire Safety Technical Officer (HQ) in June 2018 <i>David N Atkinson</i></p>
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<p><u>Key Fire Safety Information</u></p> <p><u>Inspection / Maintenance of Fire Door-sets</u> Undertake an inspection regime of the as installed Fire Door-set arrangements on a 6-monthly basis with "competent persons"; record findings and address through repairs or replacement criteria in accordance with NIHE COP L23(2) – Code of Practice for Fire Door-sets In addition, undertake and record findings</p> <ul style="list-style-type: none"> - Visual Check in terms of all components, fire-glass provisions, door skin compromises, damaged or missing intumescent fire and smoke seals, damaged fire-rated letter plates - Visual check for Tenant / Leaseholder "additions" and subsequent compromise - Visual Check for any disengagement of overhead door closer <p>Visual Check for any in-situ "key-key locking arrangements" in lieu of an EOD (Internal Thumb-turn provision) or where a COT has taken place</p> <p><u>Inspection / Maintenance of Fire Door Assemblies</u> Initiate an inspection regime of the as installed Fire Door Assembly arrangements on a 6-monthly basis with "competent persons"; record findings and address through repairs or replacement criteria in accordance with NIHE COP L20(4) – Code of Practice for Fire Door Assemblies</p> <ul style="list-style-type: none"> - Visual Check in terms of all correct and compatible components, fire-glass provisions, door skin / core compromises, damaged or missing intumescent fire and smoke seals, and label defining 3rd party certification <p>Visual Check for any in-situ "key-key locking arrangements" in lieu of an EOD (Internal Thumb-turn provision)</p> <p><u>Bin Chute Access Doors</u> Inspect and maintain these key fire containment measures on a 6-monthly cycle; action as necessary</p> <p><u>Lift Plant Room Access Doors / Roof Access</u> Inspect and maintain this fire containment measure on a 6-monthly cycle; action repairs / replacement as necessary Implement Lone Working Policy in regard to this area</p> <p><u>Fire Risk Assessment Internal to Flats</u> Initiate an internal survey of each Flat in regard to existing smoke and heat detection provision and importantly determine fully operational</p> <ul style="list-style-type: none"> • Benchmark in regard to current NIHE policy – H/RAN/ES/06/13 – Installation of Hard Wired Smoke & Heat Detection • Review in terms of current compliance with BS 5839 – 6 : 2004 • Collect data relative to disengagement of any overhead door closer to Fire Door-sets 		<p>Fire Safety Compliance Team (HQ)</p> <p>Fire Safety Compliance Team (HQ)</p> <p>Fire Safety Compliance Team (HQ)</p> <p>Fire Safety Compliance Team (HQ)</p> <p>NIHE Compliance Manager & NIHE Fire Safety Manager</p>	<p>INITATED @ 07/03/18 To be undertaken by Fire Safety Technical Officer (HQ) in June 2018 <i>David N. Feltonson</i></p> <p>INITATED @ 07/03/18 To be undertaken by Fire Safety Technical Officer (HQ) in June 2018 <i>David N. Feltonson</i></p> <p>INITATED @ 07/03/18 To be undertaken by Fire Safety Technical Officer (HQ) in June 2018 <i>David N. Feltonson</i></p>
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<u>Key Fire Safety Information</u>			
<p><u>Housekeeping / Mitigation of Arson / Access & Egress of Outside Contractors / Mobility Scooters / Gas Cylinder Storage</u> Ensure that "daily checks" are initiated and undertaken by Block Caretaker to ensure that all Landlord Areas (including Stores and Electrical Service Cupboards) are kept sterile, free of combustibles and debris</p> <ul style="list-style-type: none"> - Record non-sterile areas and subsequent action taken <p>Ensure that any Outside Contractors are logged in / logged out of Block; Records should include details of visit and works to be undertaken including any Hot Working</p> <p>Ensure that all bins are kept within a secure Bin Storage Area</p> <ul style="list-style-type: none"> - Do not store in immediate vicinity of Block 		<p>Block Caretaker</p> <p>Block Caretaker</p> <p>Block Caretaker</p>	<p>IN PROGRESS @ 07/03/18 GAS Training being undertaken and Fire Safety Manual & Log Book in operation, this includes a Log for Contractors signing in and out</p> <p><i>David N Atkinson</i></p>
<p><u>SIGNIFICANT FINDING – Mobility Scooters</u> Consult with respective Tenants / Leaseholders if at any stage a MOBILITY SCOOTER appears within the Lift Lobby or Flat Lobby Area and then subsequently set to charge; these can no longer be permitted to be stored or charged here at any time</p> <ul style="list-style-type: none"> - Fires associated with such can release large volumes of smoke and generate significant heat outputs - Common recorded causes are Arson, Electrical Wiring and Charging Equipment - A hierarchy of options need to be looked generally for the Tower Blocks and especially where identified – <ul style="list-style-type: none"> • External parking and storage • Purpose designed internal storage rooms with external level access and enclosed internally with fire-resisting construction <p>Based on CFOA (Chief Fire Officers Association) Guidance 2017</p>		<p>Area Manager / Block Caretaker & Fire Safety Compliance Team (HQ)</p>	<p>1 x MOBILITY SCOOTER RELATED TO FLAT (?) @ 07/03/18 LHO to pursue consultation with user and appraise options to deal with – one technical involving a GF "protected room" with charging point</p> <p><i>David N Atkinson</i></p>
<p><u>SIGNIFICANT FINDING – Storage on External Balconies</u> Issue advice to all Tenants and Leaseholders that storage / accumulation of combustible materials on external balconies is not permitted. In addition, undertake a visual inspection of all balconies</p>		<p>Area Manager / Block Caretaker</p>	<p>COMPLETE @ 07/03/18</p> <p><i>David N Atkinson</i></p>
<p><u>SIGNIFICANT FINDING – Gas Cylinder Storage</u> Under no circumstances must the Storage of a Gas Cylinder(s) within Landlord Areas or within the confines of a Flat be permitted. Gas Cylinder storage has the potential for explosion and devastating consequences</p>		<p>Area Manager / Block Caretaker</p>	<p>COMPLETE @ 07/03/18</p> <p><i>David N Atkinson</i></p>

SPECIFIC RECOMMENDATION(S): LATHARNA HOUSE (Larne)	PRIORITY: Where Applicable	ACTION: By Whom	DATE ACTION TAKEN:
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<p>Section 7 – Electrical Sources of Ignition</p> <ul style="list-style-type: none"> Undertake PAT Test in regard to Portable Electrical Appliances within Caretaker Facility; these should be recorded and a Certificate issued <p>Periodic Fixed Electrical Inspections Ensure that Fixed Electrical Inspections are "valid and current" with respect to the Block and that the appropriate Test Certificates are made available and fully completed Ensure that installation as tested reflects a stated condition; if UNSATISFACTORY, all C1 & C2 issues must be addressed</p> <ul style="list-style-type: none"> Periodic Inspection (as policy) to be undertaken on 5 yearly cycle 		<p>Senior Project Manager (A) M & E / Carillion</p> <p>Senior Project Manager (A) M & E & Compliance Manager</p>	<p>COMPLETE @ 07/03/18 <i>David N Adkinson</i></p> <p>COMPLETE @ 07/03/18 <i>David N Adkinson</i></p>
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<p>Section 9.0 – Arson</p> <ul style="list-style-type: none"> The Bin Chute Outlet / Bin Storage Area is currently left open for access purposes and unsupervised This must be managed appropriately by being kept closed and only opened by demand or as Caretaker available to do so. Similarly there must be no significant accumulation of combustible material within this area Bin damper arrangement to be re-activated as an urgent mitigation measure 		<p>Area Manager / Block Caretaker</p> <p>Senior Project Manager (A) M & E</p>	<p>BEING MANAGED APPROPRIATELY @ 07/03/18 <i>David N Adkinson</i></p>
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<p>Section 12.0 – Lightning Conductors</p> <ul style="list-style-type: none"> Undertake Annual Service / Maintenance of the Lightning Conductor System and provide evidence in form of a Test Certificate 		<p>Senior Project Manager (A) M & E</p>	<p>COMPLETE @ 07/03/18 <i>David N Adkinson</i></p>
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<p><u>Section 13.0 – Housekeeping Generally</u></p> <ul style="list-style-type: none"> Existing disused Tenant Stores should be cleared of all materials and in particular those with combustible materials. One Store should serve as "holding facility" for redundant furniture and for transfer to others. This should be managed appropriately Electrical Services Room at each Floor of Sleeping should no longer be used to house redundant furniture – these should be kept sterile at all times Spare industrial bins should not be held immediately adjacent to Block at any location; similarly they should not block in any way the signed Final Exit from GF Primary Electrical Room Mitigation of risk of Arson is critical and hence these should be kept within secure Bin Store area. 		<p>Area Manager/ Block Caretaker</p>	<p>COMPLETE @ 07/03/18 <i>David N. Atkinson</i></p>
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<p><u>Section 14.0 – Hazards introduced by Outside Contractors</u></p> <ul style="list-style-type: none"> Block Caretaker should advise any Outside Contractor or their respective employee of current fire deficiencies that pertains currently within Block particularly with regard to fire detection 		<p>Area Manager/ Block Caretaker</p>	<p>COMPLETE @ 07/03/18 <i>David N. Atkinson</i></p>
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Section 16.0 – Means of Escape from Fire

- ~~Block Caretaker should ensure "padlocked gate" is available for escape purposes from GF Primary Electrical Switchgear Room when occupied by an Internal / Outside Contractor for the purposes of Service / Maintenance~~
- ~~Address Housekeeping Issue within Externally accessed Stores as per Section 13.0~~

- ~~Readdress issue across entire Lift & Flat Lobbies and Stair Separating Door in regard to absence of necessary seals; all doors are correctly tagged, but deficient in terms of smoke seal provision~~
- ~~All new Fire Door sets (where required) should be NIHE COP L23(2) compliant and include all necessary components that contribute to the required FD30s certification~~
- ~~All new Fire Door Assemblies (where required) should be BS 8214 compliant and supplied and installed as per NIHE COP L20(4) with correct and compatible components to provide for both 30 & 60 minutes fire resistance as required~~
- ~~Each Fire Door set and Fire Door Assembly should be appraised as to stated compromise within Section 16.3 and works issued to remedy and ensure compliance~~

- Complete previously identified issues under Review 1 FRA to following –
 - Flat 2E
 - Flats 9D & 9E
 - Flat 12E

- Ensure (G4S) follow strict protocols in terms of regular checks of Block and in particular hourly checks during the hours of darkness
- All Landlord common parts must be checked and findings recorded

Area
Manager /
Block
Caretaker

COMPLETE
@ 07/03/18

David N Feltonson

Fire Safety
Compliance
Team
(HQ)

COMPLETE
@ 07/03/18

David N Feltonson


Fire Safety
Compliance
Team
(HQ)

Area
Manager


<p>Section 17.0 – Persons with Disabilities</p> <ul style="list-style-type: none"> • A review of the occupants of the Block should be undertaken to establish who may require assistance in the eventuality of an evacuation or phased evacuation required • Persons should be identified and consulted and a PEEP Plan as attached link completed and information held in Caretakers Office and available to NIF&RS • Section 17.3 list 2 addresses where the Caretaker is aware that assistance would potentially be required • Ensure that a NIFRS safe is installed with GF Lift Lobby and contains all relevant keys and Block intelligence 	<p>Fire Safety Compliance Team (HQ)</p>	<p>Area Manager & Block Caretaker</p>	<p>COMPLETE @ 07/03/18 <i>David N Redman</i></p> <p>JOB RAISED @ 07/03/18 <i>David N Redman</i></p>
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<p>Section 18.0 – Persons identified as being at “Special Risk”</p> <ul style="list-style-type: none"> • A copy of this Fire Risk Assessment Review should be held in Caretakers Office and made available to any Internal / Outside Contractor as a means of informing of any fire hazards and compensatory safety measures in place 		<p>Area Manager / Block Caretaker</p>	<p>COMPLETE @ 07/03/18 <i>David N Redman</i></p>
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<p>Section 19.0 – Measures to Limit Fire Development and Spread</p> <ul style="list-style-type: none"> • Any weakness or compromise as identified in Section 19.3 and in regard to compartmentation should be addressed • In particular, Electrical Services Room at each level should be addressed with the use of an intumescent pillow and similar Rockwool fire resisting product on ceiling side • Any other specified breaches should be suitably addressed using an “appropriate” fire stopping product so as to achieve an equitable or better level of fire resistance 		<p>Fire Safety Compliance Team (HQ)</p>	<p>COMPLETE @ 07/03/18 <i>David N Redman</i></p>
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<p>Section 20.0 – Emergency Escape Lighting</p> <ul style="list-style-type: none"> • Existing Emergency Lighting should be extended to include the Lift Plant Room • E/L failure should be addressed as specified (20.2) 		<p>Fire Safety Compliance Team (HQ)</p> <p>Senior Project Manager (A) M & E</p>	<p>COMPLETE @ 07/03/18 <i>David N Redman</i></p>
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<p>Section 21.0 – Fire Safety Signs and Notices</p> <ul style="list-style-type: none"> Put in place the following Fire Safety Signage in accordance with BS 5499 <ul style="list-style-type: none"> Ensure that all new and existing Fire Door arrangements are signed on both faces Add FIRE EXIT KEEP CLEAR on external face of all final exit / egress doors 		<p>Fire Safety Compliance Team (HQ)</p> <p>Fire Safety Compliance Team (HQ)</p>	<p>COMPLETE @ 07/03/18 <i>David N Adkinson</i></p> <p>WORK IN PROGRESS @ 07/03/18 <i>David N Adkinson</i></p>
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<p>Section 22.0 – Means of Giving Warning in case of a Fire</p> <ul style="list-style-type: none"> Ensure (G4S) follow strict protocols (also as Section 16.0 mention) in terms of regular checks of Block and in particular hourly checks during the hours of darkness All Landlord common parts must be checked and findings recorded 		<p>Area Manager</p>	
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<p>Section 23.0 – Manual Fire Extinguishing Appliances</p> <p>Section 25.0 – Other Relevant Fixed Systems & Equipment</p> <ul style="list-style-type: none"> Ensure that all Fire Extinguishing Appliance Service / Maintain are supported by a relevant Test Certificate and held within Premises safe Similarly, ensure that all faults are details on the Dry Riser Inspection Certificate and referred to on NIF&RS Audit are dealt with as a matter of urgency; these faults primarily refers to "valve defects" Ensure that Lift Cars can be controlled by NIF&RS in a fire situation and that additional facilities as detailed are available and in working order Fire Safety Manager to request a further survey by NIF&RS Work collaboratively with NIFRS in relation to removal of Hose Reels from Block and Fireman's Stair 		<p>Senior Project Manager (A) M & E</p> <p>NIHE Fire Safety Manager</p> <p>Fire Safety Compliance Team (HQ)</p>	<p>COMPLETE @ 07/03/18 <i>David N Adkinson</i></p>
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<p>Section 27.0 – External Cladding</p> <ul style="list-style-type: none"> • Ensure at all times, the footprint of the Block is kept entirely sterile – that includes any combustible waste (outside of Bin Chute Room) and the storage of any large Storage Bins • G4S should confirm this as part of their daily housekeeping checks 		<p>Area Manager</p>	
<p>Section 28.0 – Procedures & Arrangements</p> <ul style="list-style-type: none"> • All persons identified as requiring assistance together with relevant PEEP information should be held in a secure location within Block Caretaker's Office • Block Caretaker should have relevant Block specific Fire Safety Awareness Training as well as Fire Extinguisher Training and particularly in regard to those CO2 extinguishers within Office • Block Caretaker to be briefed on this Fire Risk Assessment Review and issues identified within this Action Plan • Ensure workplace inspections continue to be undertaken as per current NIHE Health & Safety Manual 		<p>Area Manager</p> <p>NIHE Fire Safety Manager</p> <p>NIHE Fire Safety Manager</p>	<p>COMPLETE @ 07/03/18 <i>David N. Robinson</i></p>
<p>Section 30.0 – Testing & Maintenance</p> <ul style="list-style-type: none"> • Issues / Faults identified with key Fire Safety provisions should be dealt with in a timely fashion – all issues should be recorded and date remedial action taken 		<p>Senior Project Manager (A) M & E</p>	<p>WORK IN PROGRESS @ 07/03/18 <i>David N. Robinson</i></p>

