

Fire Risk Assessments

Lewisham Homes

Type 1 and Type 4 Fire Risk Assessments

The Frankham Risk Management Services team were initially commissioned to provide Type 1 fire risk assessments and associated consultancy across the whole portfolio of Lewisham Homes. This contract was subsequently extended in 2019 and we are now their incumbent supplier for all FRAs, delivering circa 80 properties per month for the forthcoming 3-5 years. This contract includes both Type 1 FRAs and Type 4 FRAs as well as Fire Strategies and Fire Engineering services.

Type 1 Fire Risk Assessments

The Type 1 FRAs we undertake for Lewisham Homes are a visual survey of the communal parts of a building to assess the fire precautions in accordance with the requirements of the RRFSO 2005 and the recommendations of Fire Safety in Purpose Built Blocks of Flats and the relevant British Standard publications. In accordance with Lewisham Homes requirements all reports are provided in a PAS79 format template. We have established an excellent relationship with Lewisham Homes making continuous improvements, for example;

Updates to the FRA report template: In accordance with the requirements of Article 9 of the RR(FS)0 2005 and the guidance provided by PAS 79:2020, Frankham have reflected both the legislative requirement and the needs of the client by adapting the Fire Risk Assessment template to duly meet their needs. We have reacted to the client's needs by adopting the Lewisham Homes risk rating, prescribed timescales, layout and servicing policy.

Improved compliance process: The Type 1 FRA programme has reflected the proactive approach employed by Lewisham Homes to ensure that the high level of compliance across the Lewisham Homes building stock is maintained. This is reflected in the delivery of completed FRA reports, duly quality assured in accordance with the BAFE SP205 requirements and PAS 79:2020 prior to the assessment due date. This has resulted in time and cost efficiencies to the client.

Reporting on fire safety remedial works: As part of the Type 1 FRA programme, we have worked with Lewisham Homes to proactively report on fire safety remedial works that are underway, demonstrating their ongoing strategy of making fire safety improvements across their portfolio which has resulted in improving fire safety for their residents across the board. During the course of this programme we have;

- Provided a single point of contact for all Type 1 FRA enquiries, issues and complaints.

- Provided an effective escalation process for all complaints and unresolved issues, which includes lessons learnt and wash-up workshops.
- Provided two Admin operatives and a dedicated help-desk line for all enquiries, site access, bookings of appointments, report provision, invoicing, etc.
- Promptly communicated to Lewisham Homes Contract Administrator, where no imminent safety risk to the property/end-users is involved, all information gathered by our assessors deemed as sensitive (costs of remedial actions etc.).
- Liaise with the Lewisham Homes on tenants with special requirements or at risk, e.g. vulnerable adults, special needs, elderly, etc.

Access to Properties: Throughout the programme we have ensured access was gained to all relevant equipment/areas on site by timely liaison with the relevant property manager to obtain access fobs/keys, copy of building floor plans, if available, and likely number of people in each housing building. We also request copies of any Fire Safety Management Plan, Evacuation Plans, H&S Policy, and other Reg 38 information where applicable.

All of our type 1 FRA reports have included details on the suitability of fire alarms, staff training, occupants' cooperation and coordination, protections to site, escape routes, compartmentation and fire separation. In addition we include photographic evidence of findings and reference to fire strategy drawings/plans where provided by the client.

The assessor team we have used on this project have;

- Been DBS-checked and fully trained in dealing appropriately with vulnerable people in line with our Safeguarding Policy.
- Provided approved identification cards always when on site.
- Kept tenants informed and aware of "what will happen next", e.g. Information to Residents leaflets whenever requested.
- Provided on-site support to dissipate any concerns and answer queries.

Resultant Further Works Awarded – As a result of excellent performance, October 2019 saw us mobilise the further 2-year schedule of Type 4 FRA's with Lewisham Homes. By working with the client we have established a flexible schedule that is conducive to their ability to remediate any issues raised in a timely and effective manner to ensure their continued compliance.

Type 4 (Intrusive FRAs) Methodology - As the most comprehensive type of fire risk assessment, for Lewisham Homes we utilise our specialist Type 4 risk assessors alongside a UKAS / FIRAS accredited fireproofing consultant on all projects so there are always at least 2 competent operatives on site for any Type 4 FRA offering a greater level of assurance, accuracy and detail than our competitors.

This also means that our pioneering reports include both a conventional action plan to allow Lewisham to review their risk profile (as included in all our FRAs) as well as a separate works specification identified by our FIRAS/UKAS accredited fire proofing specialists.

Methods adopted onsite included use ladders to access into ceiling voids and upper parts of bulkheads and use of an endoscopes or other camera equipment to facilitate inspection within small or deep cavities. All breaches in the compartmentation and examples of good practice are photographed to provide clear evidence of the findings to the client.

This type of FRA encompasses all communal areas, incorporating intrusive examination in all locations possible including communal corridors, staircases, external balconies, electric and gas intake/plant room, water, telecoms and electric risers on all floors, lift shaft, cleaners' store, roof access, as well as a sample of 5 dwellings.

Additionally, as expected, this Type 4 FRA also considered fire precautions, such as means of escape and fire detection within the sample of flats as well as the inspection of the respective dwelling entrance doors along with all utility / service areas in the common parts.

All actions raised in the FRA Action Plan included an initial descriptor outlining the problem and definitive action required from the client in bold typeface, to ensure actions are well understood, unambiguous and specific. Where appropriate the relevant BS Standard or ACoP is referenced.

Throughout the duration of this contract no scheduled assessments have been cancelled or postponed for any reason on the part of Frankham. Where the client has needed to cancel or re-arrange appointments, we have been able to accommodate as requested.



Client:
Lewisham Homes

Sectors:
Housing

Services:
Fire Consultancy
Fire Engineering
Fire Risk Assessments