



FRANKHAM RMS

FIRE RISK ASSESSMENT



Building: Petticoat Tower
Date of Assessment: 23/09/16
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UPRN: HRPT



FRANKHAM RMS

Fire Risk Assessment Report (Common Areas)

Petticoat Tower, Middlesex Estate London E1.

HRPT



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Professional credentials	GIFE
Reviewed By	Miroslava Ileckova
On behalf of	City of London Corporation
Managing Office details	City of London Corporation City of London Guildhall, PO Box 270 London EC2P 2EJ
Date of Survey	23 rd September 2016
Target for Review	23 rd September 2018

This fire risk assessment should be kept centrally with a copy to be placed in the on-site fire log book. It should be available for audits which may be carried out internally or by the 'enforcing authority'.



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SIGNIFICANT FINDINGS

Item No.	Action item description (additional control measure)	Priority action level	Action item by whom	Completed date
6.2.2	It was noted that doors to lobbies and refuse chute enclosures are not provided with strips and seals. Ensure appropriate remedial actions are implemented.	Low		
6.2.5	It was noted that in some instances; residents use escape routes for storage purposes. Implement robust arrangements to ensure escape routes are maintained clear of storage.	Low		
6.2.8	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Low		
6.5.2	Fire action notices are prominently displayed in communal areas; however the guidance is ambiguous in respect of a 'stay put' evacuation strategy. Consideration should be given to replacing this signage with more definitive instructions.	Low		
6.7.4.3	Fire doors to lobbies and refuse chute enclosures are not provided with 'fire door keep shut shut' signs. Ensure appropriate signage is displayed.	Low		

Important

If the additional control measures listed above cannot be implemented within the proposed time scale, the details should be documented. A revised date for completion or alternative solution with new time scales should be identified as part of this process.

It may be necessary to put interim measures into place as part of the process of resolving particular deficiencies.



1. Introduction

This report has been prepared as a written record of the Fire Risk Assessment, carried out at Petticoat Tower on 23rd September 2016 on behalf of the Landlord, City of London Corporation, under the requirements of the Regulatory Reform (Fire Safety) Order 2005.

The objectives of this Fire Risk Assessment are :-

- a) To identify all current significant fire hazards to which relevant persons on the premises, or in the immediate vicinity of the premises, will be exposed.
- b) To reasonably quantify the level of residual fire risk that is attributed to the premises and its use, with regard to existing (preventive and protective) controlling measures with the emphasis on life safety.
- c) To advise on the nature and extent of any additional (preventive and protective) controlling measures which should be implemented in order to counteract this residual risk, in accordance with the 'Principles of Prevention' as defined in Article 10 of The Regulatory Reform (Fire Safety) Order 2005.

Risk Assessment is not a 'one off' activity, and is part of a dynamic process. It is thus a requirement under Article 9(3) of The Regulatory Reform (Fire Safety) Order 2005 to review and modify the risk assessment when either :-

- a) There is reason to suspect that it is no longer valid, perhaps due to a gradual change in the nature of the tenancy numbers or type, wear & tear on facilities, a large number of small changes, an appreciation of a hazard (e.g. highlighted by fire evacuation drill), or the occurrence of an incident (e.g. actual fire or near miss), which triggers a need to review, OR
- b) There is a significant change in the matters to which it relates, (i.e. following major organisational changes or any refurbishment, alterations or extension).

This risk assessment is a 'dynamic' working document that should be used as a guide to planning future actions aimed at improving Health & Safety for tenants and others who may be affected by a potential fire at the premise. Notwithstanding the requirements noted in Section 1.3 above, it is a requirement of, City of London Corporation that Fire Risk Assessments are normally reviewed annually, unless otherwise advised by the fire risk assessment report. Some reasonable flexibility is permitted to accommodate logistical and financial constraints.



2. Scope of Assessment and Methodology

2.1 Statutory Requirement

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 requires every responsible person to make a suitable and sufficient assessment of the fire risks to which relevant persons are exposed, with respect to premises within their control. This is for the purpose of identifying the general fire precautions that are needed to comply with the requirements and prohibitions imposed by the Order.

The responsible person, or any other person who has to any extent control of the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control.

Where the premises are licensed, an alterations notice is in force, or the responsible person has five or more employees, it is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk.

This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005.

2.2 Identification of Fire Hazards

In order to identify the significant fire hazards within the premise, a checklist is used which considers the particular fire hazards associated with this type of building and the nature of the occupancy.

The hazard identification process will consider each item with due regard to the existing 'control measures', which are either already inherent within the building fabric design or are implemented through the management policy procedures for the premise.

2.3 Assessment of Fire Risk

Each identified hazard is assessed in accordance with the fire risk-rating matrix detailed in Section 4.0 of this report. This matrix has due regard to the person or group of persons who are likely to be affected by each hazard, by considering the hazards in terms of their potential to harm (severity) and their likelihood (probability) of actually occurring.

The matrix allows the assignment of a specific risk rating for each perceived hazard, which subsequently assists in determining the nature and extent of any necessary additional controlling measures, (both physical and procedural deficiencies), as well as the timescale in which these measures should be reasonably implemented.



2.4 Significant Findings Table

The Significant Findings Table details the blend of technical and procedural measures, which are considered necessary to adequately address the residual risk that has been previously identified, semi-quantified and assigned a 'risk-rating'. This risk control plan is essentially an inventory of remedial / advisory actions which should be carried out by the Landlord or his appointed representative, within the recommended timescales. These timescales are suggested purely to aid reasonable implementation of the significant findings, and have been agreed by, City of London Corporation. For the residual risk to be reduced to an acceptable level, it will be necessary to implement all significant findings in the table.

It is a requirement of the, City of London Corporation that P1X timescales may not be exceeded without the recorded authorisation of a senior manager, technical co-ordinator or a Head of Department or a Director.

2.5 Information Source

Information for the completion of this assessment was obtained by a non-invasive physical inspection of the premise and inspection of records and drawings (where available). Information is provided within the report detailing which areas have been accessed and form part of the assessment. For accurate identification of hazard location, digital photographs are enclosed to 'pin-point' the specified hazard.



3.0 Existing Fire Precaution Measures and Occupancy Factors

3.1 Description of premises

Petticoat Tower is an adjoined purpose built 24 storey premises; providing residential accommodation. The building is of concrete frame/concrete floor construction with brick/block infill.

At basement level; car parking facilities, service enclosures and tenants/commercial storage areas are provided. All service risers, plant rooms, electrical intake rooms and similar are under the control of CoL.

3.2 Area assessed

All communal areas. Access was not available to residents store cupboards.

At the time of the assessment where possible service risers and similar adjacent to communal areas were accessed; this was not possible in all instances.

3.3.1 Occupancy details

Accommodation is provided via 80 flats. Secure access arrangements are by keypad/fob controlled; separate entrances x2 at ground floor level. Individual flats are accessed via stairway landings at each level. Two passenger lifts provide access to all levels.

All service risers, plant rooms, electrical intake rooms, bin stores and similar are under the control of CoL.

3.3.2 Details of relevant persons especially at risk

General needs properties; information has not been provided regarding vulnerable residents.

3.3.3 Recommended fire emergency response (tick)

- | | | |
|-------------------------------------|--------------------|-----------------------|
| <input type="checkbox"/> | Full evacuation | Other recommendation: |
| <input type="checkbox"/> | Partial evacuation | |
| <input type="checkbox"/> | Phased evacuation | |
| <input checked="" type="checkbox"/> | 'Stay put' | |
| <input type="checkbox"/> | Other (see right) | |

Explanatory note:

This is a purpose built block of flats with no visible defects in the compartmentation. Therefore a stay put evacuation policy, unless directly affected by fire or requested to evacuate by the fire service, is appropriate for the flats. It should be noted that this assessment is based upon a non-invasive survey.



3.4 Measures to control sources of Ignition, Fuel and Oxygen

Disposal arrangements for residents refuse is via refuse chutes within fire rated construction.

It was noted that in some instances; residents use escape routes for storage purposes. Implement robust arrangements to ensure escape routes are maintained clear of storage.

3.5 Fire-fighting & access measures

Suitable fire service access to site.
Sprinkler protection is provided to the basement.
DRM outlets are provided at each level.

3.6 Fire detection/alarm measures

As a purpose built block of flats; communal fire alarms are not generally considered to be a requirement.

What appears to be a manual fire alarm system is provided to the basement level.

Dwelling 19A was accessed and found to have domestic battery operated smoke detectors fitted. It could not be confirmed if all dwellings have been provided with smoke detection.

3.7 Means of escape

The flat doors are consistent and should provide nominal fire resistance; however it was not possible to confirm that all doors comply with current standards.

It was noted that doors to lobbies and refuse chute enclosures are not provided with strips and seals. Ensure appropriate remedial actions are implemented.

It was not possible to confirm that the lighting system provided was a BS 5266 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified shortcomings should be addressed.

Adequate ventilation is achieved via windows.

3.8 Maintenance of fire safety facilities

The City of London Corporation have confirmed that there is an appropriate service contract in place for the mains electrical installations.

The City of London Corporation have confirmed that there is an appropriate service contract in place for the mains gas installations.

The City of London Corporation have confirmed that there is an appropriate service contract in place for the DRM installation.



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The City of London Corporation have confirmed that there is an appropriate service contract in place for the EL system.

The City of London Corporation have confirmed that there is an appropriate service contract in place for the sprinkler system.

3.9 Management procedures and information

Fire action notices are prominently displayed in communal areas; however the guidance is ambiguous in respect of a 'stay put' evacuation strategy. Consideration should be given to replacing this signage with more definitive instructions.

'No Smoking' signage is prominently displayed in communal areas.

Fire doors to lobbies and refuse chute enclosures are not provided with 'fire door keep shut shut' signs. Ensure appropriate signage is displayed.

3.10 Details of highly flammable and explosive materials

None found.



4.0 Overall Fire Risk Rating for Premises

Method

An overall risk rating for this premises is arrived at by averaging individual risk ratings on the itemised schedule (spreadsheet).

Sheltered accommodation containing vulnerable persons

The same method is used but the Overall Fire Risk Rating is moved up one level. For example, if the individual risk ratings on the itemised schedule average to a **Low Risk** then the Overall Fire Risk Rating for the premises is categorised as **Medium Risk**.

The overall fire risk rating for the premises is considered to be:

Overall Fire Risk Rating	Tick	Additional actions
Very High Risk	<input type="checkbox"/>	<ul style="list-style-type: none">Notify the Head of Department and relevant managersReview within 6 months
High Risk	<input type="checkbox"/>	<ul style="list-style-type: none">Notify the Head of Department and relevant managersReview within 1 year
Medium Risk	<input checked="" type="checkbox"/>	<ul style="list-style-type: none">Notify the relevant managersReview within 2 years
Low Risk	<input type="checkbox"/>	<ul style="list-style-type: none">Review within 3 years <u>if no high risk item</u>
Very Low Risk	<input type="checkbox"/>	<ul style="list-style-type: none">Review within 3 years <u>if no high risk items</u>

Exceptional circumstances

Where the assessor or receiving manager feels the method of calculation has arrived at a grossly disproportionate Overall Fire Risk Rating, the matter should be referred to the Director for consideration and advice.



4.1 Fire Risk Rating Matrix

The following risk rating matrix is used to enable semi-quantification of the itemised fire safety deficiencies (hazards) that were found during the recent survey of the premise.

Probability Level	5	5	10	15	20	25
	4	4	8	12	16	20
	3	3	6	9	12	15
	2	2	4	6	8	10
	1	1	2	3	4	5
		1	2	3	4	5
		Severity Classification				

The matrix allows the identified significant fire hazards to be classified in terms of the harmful or unwanted consequences (severity) that the hazard would cause, if it were to occur and also the likelihood (probability) that such harm will occur. These factors are considered with due regard to the existing fire safety features and procedures (controlling measures), which are either incorporated within the building design or procedurally implemented within the premise.

Severity Classification		
Class	Degree	Consequence
1	Minor	No serious injuries; little or no damage to property
2	Moderate	Injury/s not requiring hospitalisation; remedial work required to property
3	Serious	Injury/s requiring hospitalisation; significant damage to property
4	Major	Permanent injury/s or disablement; major damage to property
5	Catastrophic	One or more fatalities; total loss of property

Probability Level		
Level	Degree	Probability of Exposure to Harm
1	Improbable	No known instances of such an event occurring
2	Remote	Unlikely to occur, but still possible
3	Occasional	Likely to occur at some stage in the foreseeable future
4	Probable	Likely to occur frequently or within 1 year
5	Almost certain	Very likely to occur frequently and/or in the near future unless actively prevented

The product of the severity and probability factors will equate to a specific risk rating for each identified hazard. The following band matrix can then be used to assign a comparative degree of risk (Very Low, Low, Medium High or Very High) to each individual fire safety deficiency. This will assist in determining the extent of any necessary additional controlling measures, as well as the timescale in which these measures should be implemented.



5.0 Assessment of Fire Risk

The attached spreadsheet table details the systematic approach that has been taken to assess the individual level of risk that is inherent in each identified hazard / fire safety deficiency, recorded during the inspection of this premise.

Each hazard (item) has been considered with regard to the specific group of people that it threatens; its potential severity and its probability of being realised. Existing control measures are taken into account before determining the nature and extent of any additional control measures deemed necessary to contend with the residual fire risk that remains.

The table below provides timescales for remedial action proportionate to the risk.

Degree of Risk	Risk Rating Score	Priority Level for Action	Timescales for Remedial Action
Very High	20 to 25	P1X	Within 1 month
High	12 to 16	P1	Within 3 months
Medium	8 to 10	P2	Within 12 months
Low	5 to 6	P3	Planned Works Programme
Very Low	1 to 4	P4	Recommended



The Action Items near the front of this report, details the optimum measures that are considered necessary.

The timescales are deemed by the To be inserted to be a reasonable target for officers and managers when planning their implementation.

P1X – Matters of very high risk posing an imminent threat of significant harm must be brought to the attention of the on-site management (where available) and the technical co-ordinator within To be inserted by the fastest means.

In any event, P1X items must be brought to the attention of the Director and Head of Department. HoD to initiate immediate response for remedial action full controls to be in place within time specified above unless deemed necessary to remedy with immediate effect.

P1X and P1 Items may not exceed their target deadline without the recorded consent of a senior manager or Head of Department or Director.

P2 and P3 items exceeding the target deadline must be reported.

P4 items are recommendations but not a legal requirement. However, they should be remedied as budget and management constrains allow.

In order to reduce the residual risk to an acceptable level, it will be necessary to implement all but P4 Action Items on the schedule.

The CoL use the 4x4 matrix for the Fire risk assessment for the combination of the likelihood of fire (identified in Step 2) and the consequences of fire (identified in Step 6). The CoL accepts there is no unique way in which fire risk should be expressed, but it is innate to the process of carrying out the fire risk assessment that there is an assessment of fire risk, which is then appropriate to the document. (For continuity throughout the City of London Corporation, this is used as our standard matrix for all our risk assessments and is not specific for fire safety in the Corporation.

City of London 4 point risk matrix			Likelihood			
			1	2	3	4
			Rare	Unlikely	Possible	Likely
			Has happened very rarely or never before	Where harm is unlikely to occur	Possible for harm to occur in the next year	Where it is certain or almost certain that harm will occur in the next year
Severity	1 Minor	Minor incident including injury to one or more individuals such as cuts, scrapes, minor bruising and skin irritation	1	2	3	4
	2 Serious	Significant injury or illness causing short term disability to one or more person. For example, and Over 7 Day Injury / Incapacitation.	2	4	6	8
	3 Major	Major injury or illness/disease causing long term disability to one or more person including broken bones, occupational disease and ill-health	4	8	12	16
	4 Extreme	Fatality or life threatening illness / disease to one or more persons	8	16	24	32
Risk Key						
Low: No additional control measures are usually required. Consideration may be given to more cost effective solutions or improvement that imposes no additional cost burden. However, control measures must be monitored to ensure effectiveness taking corrective action where necessary						
Medium: Further control measures are required to reduce the risk. Where significant resources are required, short term interim measures may have to be taken until long term measures are implemented. Where the severity is 'high' or there is a high likelihood of harm, urgent action should be taken						
High: Work should not be started or continued until the risk has been reduced						

Ref Number: Location: Ref & Site location	Observations	Hazards - existing control measures & recommendations	Assessor use Risk evaluation Risk Priority Low-Medium-High	Assessor use CoL service level Action completed by: Date	CoL Use Actioned by Date time Name	CoL Use PSD No Completed date
Means of Escape	It was noted that doors to lobbies and refuse chute enclosures are not provided with strips and seals.	Ensure appropriate remedial actions are implemented.	LOW			
Means of escape	It was noted that in some instances; residents use escape routes for storage purposes.	Implement robust arrangements to ensure escape routes are maintained clear of storage.	LOW			
Means of escape	It was not possible to confirm that the lighting system provided was a BS 5266 compliant system.	A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	LOW			

Signage	Fire action notices are prominently displayed in communal areas; however the guidance is ambiguous in respect of a 'stay put' evacuation strategy.	Consideration should be given to replacing this signage with more definitive instructions.	Low			
Signage	Fire doors to lobbies and refuse chute enclosures are not provided with 'fire door keep shut shut' signs.	Ensure appropriate signage is displayed.	Low			

Declaration



I confirm that I, the person named below, am competent to carry out a fire risk assessment of this premises and that I have been thorough and methodical both in the undertaking of the assessment and the completion of this report.

Completed by: Carl Dennis GIFE

Signed:

Date: 23rd September 2016.

Photographs:

Item No.	Image
6.2.5	<p data-bbox="571 813 647 840">Photo 1</p>  <p data-bbox="571 1137 778 1164">Inappropriate storage</p>
6.2.5	<p data-bbox="571 1178 647 1205">Photo 2</p>  <p data-bbox="571 1503 778 1529">Inappropriate storage</p>

6.2.5

Photo 3



Inappropriate storage.

6.2.5

Photo 4



Inappropriate storage.

6.5.2

Photo 5



Ambiguous signage

6.7.4.3

Photo 6



Missing signage

6.7.4.3

Photo 6



Missing signage

PROPERTY UPRN: 1491		PROPERTY ADDRESS: Putney Tower, Middle Circle London E1						Assessor's Name: Carl Davis								
Ref	Description	Completion Date	Risk Rating	Probability	Severity	Risk	Result	Priority	Control Info	Building Name	Issue Code	Target Completion Date	Management Issue	Issue Code	Target Completion Date	Ref
4.1 FIRE DETECTION AND ALARM SYSTEMS OR OTHER SOUNDED																
4.1.1	Are fire detectors and alarm systems provided as necessary to give early warning and in working order?	23/08/2018	N/A	0	0	0	N/A	N/A	As a purpose built block of flats surrounded by other flats the alarm are not generally considered to be a requirement.							
4.1.2	Does the fire alarm system appear functional and with no evidence of fault?	23/08/2018	Yes	0	0	0	Pass	N/A								
4.1.3	Are fire alarm call points located on escape routes, unobstructed and clearly visible?	23/08/2018	N/A	0	0	0	N/A	N/A								
4.1.4	Are a sufficient number of suitable smoke/heat detectors/alarm located in all dwellings and common areas?	23/08/2018	Yes	0	0	0	Pass	N/A	During 1911 was assessed and found to have domestic battery powered smoke detectors that it could not be confirmed if all dwellings have been provided with smoke detector.							
4.1.5	In the event of a fire alarm activation, would it be heard in all areas and are there visual warnings where people may not be able to hear it?	23/08/2018	N/A	0	0	0	N/A	N/A								
4.2 ESCAPE OR EVACUATION ROUTES																
4.2.1	Are there a sufficient number of exits and are the distribution and dimensions of the emergency routes and exits adequate for the number of occupants present?	23/08/2018	Yes	0	0	0	Pass	N/A								
4.2.2	Are all emergency routes provided with adequate structural fire protection where necessary?	23/08/2018	No	1	2	2	Issue	PS	A fire rated flat door to lobby and refuge shaft enclosure are not provided with vitex and smoke. Ensure appropriate structural fire protection is implemented.	Provides unobstructed escape	4-8300					
4.2.3	Are doors to the flat/accommodation fitted with self-closing devices?	23/08/2018	Yes	1	2	2	Pass	N/A								
4.2.4	Do escape route doors open in the right direction and can all emergency doors be easily and immediately opened by any person in an emergency?	23/08/2018	Yes	0	0	0	Pass	N/A								
4.2.5	Are the routes to emergency exits and the exits themselves kept clear at all times?	23/08/2018	No	1	2	2	Issue	PS	A view noted that 3 items were obstructive, residents use escape routes for storage purposes implement robust arrangements to ensure escape routes are maintained clear of storage.	Access	4-8300				Phase 1-4	
4.2.6	Do emergency routes and exits lead as directly as possible to a place of safety?	23/08/2018	Yes	0	0	0	Pass	N/A								
4.2.7	Are all emergency routes and exits indicated by appropriately positioned durable signs, complying with the Health & Safety (Safety Signs & Signals) Regulations 1996 (where relevant)?	23/08/2018	Yes	0	0	0	Pass	N/A								
4.2.8	Are emergency routes and exits receiving illumination provided with emergency lighting of adequate intensity in case of failure of their normal lighting?	23/08/2018	No	1	2	2	Issue	PS	It was not possible to confirm that the lighting system provided uses a D08 B500 compliant system. A survey should be undertaken by a competent person to determine the adequacy of the system. Any identified short comings should be addressed.	Provides illumination	4-8300					
4.2.9	Has an assembly point been identified and can it be reached safely?	23/08/2018	N/A	0	0	0	N/A	N/A	Not normally required for a general tower block.							
4.3 MAINTENANCE & TESTING RECORDS																
In the following system and services and facilities, subject to a suitable system of recorded maintenance, to efficient working order and in good repair:																
4.3.1	The fixed fire fighting equipment. E.g. Sprinklers, Dry Risers	23/08/2018	N/A	0	0	0	N/A	N/A								
4.3.2	Portable fire fighting equipment.	23/08/2018	Yes	0	0	0	Pass	N/A	The City of London Corporation have confirmed that there is an appropriate service contract in place for the portable fire fighting equipment.							

6.7.2	Is the fire work being inspected and without gaps (e.g. along pipes and cables in floor cupboards or holes drilled through fire doors)?	2309290	Yes	1	0	0	0	Pass	NA										
6.7.3	Do all fire doors have 'Fire Door Keep Shut/locked/Clear' signage as appropriate?	2309291	No	0	0	0	0	Minor	FD	Fire doors to lobbies and refuge chutes enclosures are not provided with 'Fire Door Keep shut' sign. Doors appropriate signage is displayed.	Provide sign								Photo 6.7
6.7.4	Is the portable fire fighting equipment suitable and sufficient?	2309292	NA	0	0	0	0	NA	NA										
6.5 ARE ALL OTHER MATTERS AFFECTING FIRE RISK ADEQUATE.																			
6.8.1	Are all other matters affecting fire risk adequate?	2309293	Yes	0	0	0	0	Pass	NA										
6.8.2	Are there any fire risks posed by neighbours (e.g. bottled flammable gas store)?	2309294	NA	0	0	0	0	NA	NA										
6.8.3	Are there any fire risks posed to neighbours?	2309295	No	0	0	0	0	Pass	NA										
6.8.4	In the event of a fire, would the fire water runoff present a hazard to the environment?	2309296	No	0	0	0	0	Pass	NA										
6.8.5	In this or HMOs: Does the assessor feel the best policy has been chosen for this premises in the event of a fire, to 'Stay put', conduct zoned evacuation or full evacuation?	2309297	Yes	0	0	0	0	Pass	NA	A 'stay put' evacuation policy is recommended for this property (see 6.8.2)									
6.8.6	Is the fire risk assessment (preceding this assessment) available?	2309298	NA	0	0	0	0	NA	NA										
6.6 OTHER RISK FACTORS																			
6.9.1	Can a high proportion of the tenants be described as 'vulnerable' such as the elderly, disabled or those who engage in drug/alcohol misuse?	2309299	NA	0	0	0	0	NA	NA	Presence of vulnerable properties, consideration has not been provided regarding vulnerable residents									
6.9.2	Are there any other significant risk factors which may warrant a weighting to the overall risk rating?	2309300	NA	0	0	0	0	NA	NA										

OVERALL PROPERTY RISK RATING
OVERALL PROPERTY RISK RATING SCORE

7.00
Low Risk

Degree of Risk	Risk Rating Score
Very High Risk	20 to 25
High Risk	15 to 19
Medium Risk	8 to 14
Low Risk	5 to 7
Very Low Risk	1 to 4

