

# Fire Risk Assessment

Based on PAS79 Fire Risk Assessment guidance and a recommended methodology

**Client name**

London Borough of Lambeth

**Structure code**

STR000769

**Structure name**

Wimborne House

**Address**

Wimborne House, Dorset Road, London, SW8 1AH

**Date of assessment**

14-Dec-2020

**Assessor**

Stephen Brennan

**Reference number**

90171

**Risk grade**

RG4

**Date of review**

14-Dec-2021

**Fire action policy**

Stay Put

**Description of building**

purpose built block of flats



## Scope and Terms of this Assessment

1. The Regulatory Reform (Fire Safety) Order (if the relevant premises are in England or Wales) or the Fire (Scotland) Act (if the relevant premises are in Scotland) require the responsible person to carry out a fire risk assessment of the premises they are responsible for.
2. This risk assessment carried out is made to enable the Employer or other responsible person to comply with the legal requirements summarised in Paragraph 1 above.
3. This report is addressed to the Employer (or if applicable other responsible person in relation to the premises) for its sole benefit and may not be relied upon by any other person, firm or company.
4. We have agreed with you that this assessment should be conducted by us in accordance with and on the basis and assumptions set out in this scope.
5. The risk assessment should be available for inspection, at all times.
6. We have not carried out an occupancy calculation as part of the assessment unless otherwise agreed in writing.
7. The fire risk assessment should be reviewed by the responsible person regularly so as to keep it up-to-date and, in any event by the date indicated on the general information page of this report or at such earlier time as (a) there is reason to suspect that it is no longer valid; or (b) there has been a significant change in the matters to which it relates including when the premises, special, technical and organisational measures, or organisation of the work undergone significant changes, extensions, or conversions. By way of example and without limiting the general statement made above, the assessment should be reviewed following:
  - a) Significant changes to work practices or procedures.
  - b) A significant change in the number of people present or the characteristics of the occupants including the presence of people with some form of disability.
  - c) Any significant structural or material changes to the premises (including the internal layout) or to the processes or activities conducted at the premises, including the introduction of new equipment.
  - d) Significant changes to furniture and fixings and / or to displays or quantities of stock.
  - e) The introduction or increase in the storage of hazardous substances.
  - f) Any change in the fire precautions in the premises.
  - g) Any near miss or fire incident.and, in any event, at recommended intervals of no more than twelve months.
8. The hazards and / or risks identified (if any) in each section of this document increase the risk to life and / or property safety in and around the areas assessed.
9. The Employer, or other responsible person, should ensure that the additional fire safety controls, recommendations and actions set out in this document are effected to bring the assessed areas up to a standard that will ensure, so far as is reasonably practicable, the safety of any of his employees, any other person lawfully on the premises or any person in the immediate vicinity of the premises at risk from a fire on the premises.
10. The Regulatory Reform (Fire Safety) Order and the Fire (Scotland) Act, as applicable, impose various other obligations in relation to fire safety on responsible persons. We would be pleased to provide further guidance on these obligations but would like to draw your particular attention to the following:

Responsible persons must, amongst other things, provide their employees with comprehensive and relevant information on the risks to them identified by the risk assessment, the preventative and protective measures taken and the procedures and measures in place in the event of serious and imminent danger to them.

11. In this report:

a) We confirm that the information shown is correct based upon a general 'walk through' inspection of the premises, and discussions with both responsible management and staff. The contents are, to the best of the Assessor's knowledge, a true and fair review of the fire safety status of the premises, and meet the employer's responsibilities in carrying out a fire risk assessment under the relevant legislation. Whilst the inspecting Assessor has taken all reasonable care to ensure accuracy of the information offered, Fire Risk UK Ltd cannot accept legal liability for any loss (including loss of anticipated profits, loss of expected future business, or damage to goodwill), nor claims for damages in connection with this report.

b) Where relevant facts in relation to the premises were not visually apparent on the date of our inspection, we have relied on the information and / or responses provided by or on behalf of the Employer or other responsible person.

c) We have assumed that all relevant building regulations were complied with in the construction of the premises, including any extension(s), conversion(s), renovation(s) and refurbishment(s).

d) Unless otherwise stated, we have assumed that at the premises -

(I) all fire safety equipment, including fire doors and fire resistant partitions and

(II) all servicing of fire safety equipment has been installed or carried out (as the case may be) by persons competent to do so and in accordance with all applicable standards.

e) We have not looked in roof spaces or other hidden areas in the premises except where there was an obvious fire hazard which reasonably required further investigation.

f) We have assumed that information and documentation supplied to us by or on behalf of the Employer or other responsible person which has a bearing on this fire risk assessment is current, true, accurate and not misleading.

g) The term "responsible person" has the meaning given to it in The Regulatory Reform (Fire Safety) Order and the Fire (Scotland) Act.

h) The assessment is non invasive i.e. there will be no penetration, changes or damage to the structure of the building.

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## **PREMISES**

### **1. Use of premises**

General Housing Needs

### **2. Brief details of construction**

Brick construction, Concrete construction, Flat roof

### **3. Total number of floors**

11

### **4. Basements**

0

### **5. Flats at ground floor**

4

### **6. Flats at upper floors**

50

### **7. Approx size (M<sup>2</sup>) per floor**

500

### **8. Number of staircases**

1

### **9. Number of lifts**

2

### **10. Number of flats**

54

### **11. Car park**

No

### **12. Type**

Open

### **13. Additional Comments**

Building under construction at the time of visit, alternative route of escape utilised, construction site reported as fire separated from the ground floor communal space by fire resisiting construction

## FLOORPLAN

Floor level	Flat numbers	Number of staircases	Number of lifts
ground	4	1	2
1	10	1	2
2	10	1	2
3	10	1	2
4	10	1	2
5	10	1	2
6	10	1	2
7	10	1	2
8	10	1	2
9	10	1	2
10	10	1	2

### Floor level ground notes

Ground floor under construction, new concierge and communal facilities to be installed

### Floor level 1 notes

duplex flats on upper floors

## **FIRE FIGHTING FACILITIES**

### **Dry rising main**

Yes

### **Fire fighting lift**

Yes

### **Lift (fire override switch)**

Yes

### **Fire fighting shaft**

Yes

### **Fire hoses**

No

Additional comments:

No answer

## **DISABLED ACCESS**

### **Disabled access/egress**

Yes

### **Public facilities (community centres, meeting rooms etc.)**

Yes

### **Concierge accommodation**

Yes

### **Caretaker's accommodation**

Yes

### **Vulnerable persons**

NK

Additional comments:

communal areas under construction

## **1 - ELECTRICAL SOURCES OF IGNITION**

### **1.1 Reasonable measures taken to prevent fires of electrical origin**

Yes

### **1.2 Fixed installation periodically inspected and tested**

Yes

### **Portable appliance testing carried out**

NA

### **Suitable policy regarding the use of personal electrical appliances**

NA

### **Suitable limitation of trailing leads and adapters**

Yes

### **Are electrical intake rooms adequately secured**

Yes

### **Are electrical intake rooms free from combustible materials**

Yes

### **Standard Advice**

Extension leads may constitute a tripping hazard and their use should be kept to a minimum. Extension leads and socket outlets should not be overloaded, and reel type extension leads should be fully unwound if the appliance that they supply is of a wattage that is greater than that which may be used with an unwound lead. Where cables and leads could constitute a tripping hazard their routes should be indicated with hazard warning tape, and where they may suffer damage by being walked upon they should be run in protective flexible plastic sheathing. Check the condition of all the cables and check that the appliances are fitted with correctly rated fuses; a fuse of too high a rating can lead to a fire in the appliance that it is supposed to protect. Regular inspection of such equipment is a requirement of the Electricity at Work Regulations 1989.

Electrical installation periodic inspection; all public buildings, caravan parks, sports and leisure facilities should be tested every year, industrial and agricultural every three years, commercial, educational and residential every five years.

### **Electric Ignitions additional comments**

No answer

## **2 - SMOKING**



Smoking ban in place from 1st July 2007. The Smoke-free (Premises & Enforcement) Regulations 2006

2.1 Reasonable measures taken to prevent fires as a result of smoking

Yes

2.2 Reasonable measures taken to prevent fires as a result of smoking

Smoking prohibited in the common areas of the building

Yes

Suitable arrangements for those who wish to smoke

Yes

Did this policy appear to be observed at the time of the inspection

No

### **Smoking additional comments**

No answer

## **3 - ARSON**

3.1 Does basic security against arson by outsiders appear reasonable

Yes

3.2 Is there an absence of unnecessary fire load in close proximity or available by outsiders

Yes

3.3 Does basic security against arson by outsiders appear reasonable

Yes

### **Standard Advice**

Arson is a major cause of fires in industry and commerce; some 40% of all fires in non-domestic premises are started deliberately. Good security is probably the best protection against arson and therefore it is important to ensure that all means of access to the premises doors and windows are locked at all times when building is unoccupied

Staff should be trained to challenge anybody whose presence or behaviour gives cause for concern and to immediately report any suspicious behaviour.

2) Note: Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

#### **Arson additional comments**

No answer

## **4 - PORTABLE HEATERS AND HEATING INSTALLATIONS**

4.1 Is the use of portable heaters avoided as far as practicable

NA

4.2 If portable heaters are used:

Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided

NA

Are suitable measures taken to minimise the hazard of ignition of combustible materials

NA

4.3 Are fixed heating installations subject to regular maintenance

NA

A full investigation of the design of the HVAC system is outside the scope of this fire risk assessment

#### **Comments and hazards observed:**

No answer

## **5 - COOKING**

5.1 Are reasonable measures taken to prevent fires as a result of cooking

Yes

5.2 More specifically:

Filters changed and ductwork cleaned regularly

NA

Suitable extinguishing appliances available

NA

### **Standard Advice**

The large amount of grease drawn into a kitchen ventilation system creates a fire risk. One of the most common causes of commercial kitchen fires is through sudden combustion of grease laden air in the extraction system. It can happen very quickly with no obvious cause to the kitchen staff

### **Comments and hazards observed:**

No answer

## **6 - LIGHTING**

6.1 Does the building have a lightning protection system

Yes

### **6.2 Comments and hazards observed:**

No answer

## **7 - HOUSEKEEPING**

7.1 Is the standard of housekeeping adequate

Yes

7.2 More specifically:

Do combustible materials appear to be separated from ignition sources

Yes

Are common escape routes free from the accumulation of combustible materials or waste

Yes

Are stores provided within common escape routes

No

Are stores appropriately secured

NA

Are common escape routes free from obstruction likely to impede means of escape or fire service

Yes

### **Standard Advice**

All rubbish and combustible waste should be cleared from the building on a daily basis and securely stored, preferably in lockable metal skips, outside the building and away from fire exits and not under any overhanging structure

Old and dilapidated furniture can contribute to the spread of fire and torn upholstery exposes combustible filling material that may be used as kindling material by a potential arsonist. All new upholstered furniture for nondomestic use should comply with the requirements of British Standards 7176, and BS 7177

### **Comments and hazards observed:**

No answer

## **8 - HAZARDS**

8.1 Is there satisfactory control over works carried out in the building by outside contractors

Yes

8.2 Are fire safety conditions imposed on outside contractors

Yes

8.3 Are suitable precautions taken during 'hot work', including use of hot work permits

Yes

### **Comments and hazards observed:**

No answer

**Note:**

No answer

## **9 - DANGEROUS SUBSTANCES**

9.1 Has a risk assessment been carried out

Yes

**Comments and hazards observed:**

No answer

## **10 - OTHER FIRE HAZARDS**

10.1 Other significant fire hazards including process hazards that impact on general fire precautions

Yes

**Comments and hazards observed:**

Behaviour of residents and visitors requires additional controls

## 11 - MEANS OF ESCAPE

11.1 It is considered that the building is provided with reasonable means of escape in case of fire

Yes

11.2 More specifically:

a) Adequate design of escape routes

Yes

b) Adequate provision of exits

Yes

c) Exits easily and immediately openable where necessary

Yes

d) Fire exits open in direction of escape where necessary

Yes

e) Avoidance of sliding or revolving doors on final exits

Yes

f) Reasonable distances of travel appropriate to the guidance given at the time of construction

Yes

g) Where there are alternative means of escape

No

h) Suitable protection of escape routes

No

i) Suitable fire precautions for all inner rooms

NA

j) Escape routes unobstructed

Yes

k) Are escape routes free from slip & trip hazards

Yes

l) Provision of smoke ventilation systems to maintain the escape routes clear of smoke

Yes

m) Are Reciprocal Means of Escape present

No

11.3 It the building is provided with reasonable arrangements for means of escape for disabled occupants

Yes

#### **11.4 Comments and hazards observed:**

slight change to ground floor layout whilst under construction , current system remains safe to use

## **12 - LIMITING FIRE SPREAD**

### **Measures to limit fire spread and development**

12.1 It is considered that there is compartmentation of a reasonable standard?

No

a) Reasonable limitation of linings that may promote fire spread

Yes

b) Fire dampers are provided as necessary to protect critical means of escape

Yes

#### **21.2 Comments and hazards observed:**

No answer

## **13 - EMERGENCY ESCAPE LIGHT**

13.1 Reasonable standard of emergency escape lighting system provided

Yes

a) Was sufficient borrowed lighting provided to meet the minimum light levels

Yes

b) Was the emergency escape lighting system maintained in good working order

No answer

**13.2 Comments and hazards observed:**

No answer

## **14 - FIRE SAFETY SIGNS**

14.1 Reasonable standard of fire safety signs and notices

No

**14.2 Comments and hazards observed:**

No answer

## **15 - MEANS OF FIRE WARNING**

15.1 Reasonable manually operated electrical fire alarm system provided

Yes

a) Throughout building communal area

NA

b) All areas being assessed

NA

15.3 Extent of automatic fire detection generally appropriate for the occupancy and fire risk



NA

15.4 Remote transmission of alarm signals

NA

**15.5 Comments and hazards observed:**

communal area under construction, it would be anticipated that a fire alarm system is installed

**16 - MANUAL FIRE EXTINGUISHERS**

16.1 Reasonable provision of portable fire extinguishers

Yes

16.2 Are hose reels provided

NA

16.3 Are all the fire extinguishing appliances readily accessible

NA

**16.4 Comments and hazards observed:**

No answer

**17 - AUTOMATIC FIRE EXTINGUISHERS**

17.1 Auto Extinguishers item

N/A

**17.2 Comments and hazards observed:**

No answer

**18 - FIXED SYSTEMS AND EQUIPMENT**

18.1 Other Fixed Equipment item

N/A

18.2 Suitable provision of fire-fighters switch(s) for high voltage luminous tube signs, etc.

NA

### **18.3 Comments and hazards observed:**

No answer

## **19 - PROCEDURES AND ARRANGEMENTS**

19.2 Is there a suitable record of the fire safety arrangements

Yes

Procedures & Arrangements comment

London Borough of Lambeth has set up a fire safety database to monitor the effective planning, organisation, control, monitoring and review of the preventative and protective measures required to conform to the requirements of the Regulatory Reform (Fire Safety) Order 2005 The Technical Services Department of LBL initiate and keep records for the maintenance and testing of any fire safety equipment.

19.3 Procedures & Arrangements comment

London Borough of Lambeth has set up a fire safety database to monitor the effective planning, organisation, control, monitoring and review of the preventative and protective measures required to conform to the requirements of the Regulatory Reform (Fire Safety) Order 2005 The Technical Services Department of LBL initiate and keep records for the maintenance and testing of any fire safety equipment.

More specifically

a) Are procedures in the event of fire appropriate and properly documented

Yes

b) Are there suitable arrangements for summoning the fire and rescue service

Yes

c) Are there suitable arrangements to meet the fire and rescue service on arrival

Yes

d) Are there suitable arrangements for ensuring that the premises have been evacuated

Yes

e) Is there a suitable fire assembly point(s)

Yes

f) Are there adequate procedures for evacuation of any disabled people who are likely to be present

Yes

Procedures & Arrangements comments

Fire Action signs within blocks should indicate to occupiers or visitors what they must do in the event of fire. Responsibility for summoning the fire and rescue service falls with the residents. All London Borough of Lambeth tenants have been provided with instructions in what to do in the event of a fire. The instruction leaflets were issued in October 2009 in conjunction with the London Fire Brigade home fire safety campaign. Fire safety information is also supplied online at <https://housingmanagement.lambeth.gov.uk/fire-safety>.

Procedures & Arrangements additional comments

No answer

19.4 Persons nominated and trained to use fire extinguishing appliances

NA

Persons nominated and trained to use fire extinguishing appliances comments

Fire Action signs within blocks should indicate to occupiers or visitors what they must do in the event of fire. Responsibility for summoning the fire and rescue service falls with the residents. All London Borough of Lambeth tenants have been provided with instructions in what to do in the event of a fire. The instruction leaflets were issued in October 2009 in conjunction with the London Fire Brigade home fire safety campaign. Fire safety information is also supplied online at <https://housingmanagement.lambeth.gov.uk/fire-safety>.

Any additional comments

No answer

19.5 Persons nominated and trained to assist with evacuation, including evacuation of disabled people

NA

Persons nominated and trained to assist with evacuation comments

Residential dwelling blocks are considered to be unsupervised for a vast majority of the time. It is therefore unreasonable to expect the responsible person to facilitate the summoning of the fire service or manage the evacuation if one is needed.

Any additional comments

none

19.6 Appropriate liaison with fire and rescue service

Yes

Appropriate liaison with fire and rescue service comments

LFB retain unlimited access to all common areas. LBL liase with LBF to inform them of any changes affecting the ability to fight fire in the building.

Procedures & Arrangements additional comments

No answer

19.7 Routine in-house inspections of fire precautions

Yes

Routine in-house inspections of fire precautions comments

Daily inspections by scheme manager, caretaking staff & scheduled estate inspection by housing management are undertaken and central records kept.

**Comments and hazards observed:**

No answer

## **20 - TRAINING AND DRILLS**

20.1 Routine in-house inspections of fire precautions

Yes

Are all staff and contractors given adequate fire safety instruction comments

None

20.2 Are all staff given adequate periodic "refresher training" at suitable intervals

Yes

Are all staff given adequate periodic "refresher training" comments

None

20.3 Does all staff training provide information, instruction or training on the following:

a) Fire risks in the premises

NA

b) The fire safety measures in the building

Yes

c) Action on hearing the fire alarm signal

NA

d) Method of operation of manual call points

NA

e) Location and use of fire extinguishers

NA

f) Means for summoning the fire and rescue service

NA

g) Identity of persons nominated to assist with evacuation

NA

h) Identity of persons nominated to use fire extinguishing appliances

NA

20.4 Identity of persons nominated to use fire extinguishing appliances comments

Some items listed above are not relevant when considering risk assessments on residential buildings, however, all points are covered as part of the general fire safety training for LBL staff.

20.5 Are staff with special responsibilities (e.g. fire wardens) given additional training

NA

Are staff with special responsibilities given additional training comments

None

20.6 Are fire drills carried out at appropriate intervals

NA

Are fire drills carried out at appropriate intervals comments

Residential dwelling blocks are considered to be unsupervised for a vast majority of the time. It is therefore unreasonable to expect the responsible person to facilitate the summoning of the fire service or manage the evacuation if one is needed.

20.7 When the employees of another employer work in the premises

a) Is their employer given appropriate information (e.g. on fire risks and general fire precautions)

Yes

b) Is it ensured that the employees are provided with adequate instructions and information

Yes

## **21.2 Comments and hazards observed:**

No answer

## **21 - TESTING AND MAINTENANCE**

21.1 Adequate maintenance of premises

No

Adequate maintenance of premises comments

Appropriate records are maintained for all facilities requiring periodic maintenance located in the building. Although individual residencies are not considered as part of this risk assessment, maintenance and servicing records are held for all gas appliances supplied in dwellings and or common areas.

## 21.2 Weekly testing and periodic servicing of fire detection and alarm system

NA

Weekly testing and periodic servicing of fire detection and alarm system comments

Although individual residencies are not considered part of this risk assessment, maintenance and servicing records of fire detection and alarm systems where installed in tenanted properties are kept by LBL 'Technical Services Department'.

## 21.3 Monthly, six-monthly and annual testing routines for emergency lighting

Yes

Monthly, six-monthly and annual testing routines for emergency lighting comments

Service and inspection records held by LBL 'Technical Services Department'.

## 21.4 Annual maintenance of fire extinguishing appliances

NA

Annual maintenance of fire extinguishing appliances comments

None

## 21.5 Periodic inspection of external escape staircases and gangways

Yes

Periodic inspection of external escape staircases and gangways comments

None

## 21.6 Six-monthly inspection and annual testing of rising mains

Yes

Six-monthly inspection and annual testing of rising mains comments

Records kept with LBL 'Technical Services Department'.

## 21.7 Weekly and monthly testing, six monthly inspections and annual testing of fire-fighting lifts

Yes

Weekly and monthly testing, six monthly inspections and annual test of fire-fighting lifts comments

Periodic servicing and inspection records are kept for all lifts with LBL 'Technical Services Department'.

#### 21.8 Weekly testing and periodic inspection of sprinkler installations

NA

Weekly testing and periodic inspection of sprinkler installations comments

None

#### 21.9 Routine checks of final exit doors and/or security fastenings

Yes

Routine checks of final exit doors and/or security fastenings comments

Daily checks are carried out by care taking staff, housing officers carry out routine estate inspections and appropriate servicing and maintenance records are kept by LBL Technical Services.

#### 21.10 Annual inspection and test of lightning protection system

NA

Annual inspection and test of lightning protection system comments

Records kept with LBL 'Technical Services Department'

#### 21.11 Routine checks on Ventilation and Extraction system

NA

Routine checks on Ventilation and Extraction system comments

None

#### **Comments and hazards observed:**

No answer

## **22 - RECORDS**



a) Fire drills

NA

b) Fire training

Yes

c) Fire alarm tests

NA

d) Emergency escape lighting tests

Yes

e) Maintenance and testing of other fire protection systems

NA

f) Maintenance and testing of Mechanical systems

NA

g) Maintenance and testing of Electrical systems

Yes

Records comments

Systems test and training records are held centrally

**Comments and hazards observed:**

No answer

## **RISK ELIMINATOR**

It is considered that the hazard from fire (likelihood of fire) at these premises is

MODERATE

**Comments and hazards observed:**

fire doors and signage tampered with, smoking in communal areas

## ACTION PLAN

Action type	Priority	Target	Reference
Fire stop	High - 1 month	14/01/2021	143949

### Description

small area between communal and construction site not fire stopped, ensure the area behind the chip board is fire stopped

### Images

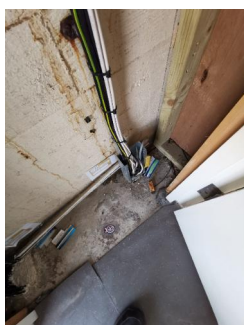


Action type	Priority	Target	Reference
Fire stop	Low - 2-6 months	14/06/2021	143950

### Description

Stair lobby risers are constructed from timber sheets on timber stud, doors are marked as fire doors and have no strips and seals. Consult fire strategy to see if these cupboards which have been floor stopped, are required to be fire resisting construction. The risk assessor believes the current may be acceptable as the floors of the risers are stopped, therefore only one-floor level would be compromised in a fire situation.

### Images



Action type	Priority	Target	Reference
Management	High - 1 month	14/01/2021	143951

### Description

Council to liaise with concierge and issue warnings to persistent rule breakers

Action type	Priority	Target	Reference
Repair	High - 1 month	14/01/2021	143952

### Description

mechanically fix new no smoking signs to each stair lobby level and each stair level, including communal spaces

### Images



Action type	Priority	Target	Reference
Repair	High - 1 month	14/01/2021	143953

### Description

remediate the many signs missing from walls, including floor level signs, directional arrows, no smoking signs. Use a find and fix method as so many signs missing

### Images



Action type	Priority	Target	Reference
Repair	High - 1 month	14/01/2021	143954

### Description

repair fire service door entry switches defective

### Images



## Action type

Repair

## Priority

High - 1 month

## Target

14/01/2021

## Reference

143955

## Description

Many fire doors to stairs have the self-closer devices disabled, reinstall closers, and communicate to residents that it is illegal to interfere with fire safety precautions

## Images

