

Fire Risk Assessment

8-15 Thomas Cromwell Court

Version 2

9 July 2021



Review Date: 9 July 2022

Score: Tolerable Risk

Assessor: Richard Willingham

Contents

1 Action Plan Summary	3
2 Executive Summary	5
3 Introduction	6
4 Premises Details	7
5 Fire Prevention	10
6 Escape Routes & Fire Spread	14
7 Detection & Warning	19
8 Firefighting	21
9 Lighting	22
10 Signs & Notices	23
11 Fire Safety Management	25
12 Tasks	27
13 Risk Score	30

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Signs & Notices	Fire Door Signage	<p>Replace Fire Door Keep Locked signs with Fire Door Keep Closed signs on the following doors:</p> <p>Lobby door, 2nd floor.</p>	Medium	Identified		
2	Fire Prevention	Housekeeping	The storage of combustible items in electrical cupboards should be prohibited.	Medium	Identified		
3	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe and cable penetrations in the following locations:</p> <p>All riser cupboards.</p>	Medium	Identified		
4	Escape Routes & Fire Spread	Fire Doors	<p>Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors:</p> <p>Cupboard under stairs (contains electrical cabling)</p>	Medium	Identified		
5	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>Base of staircase</p>	Medium	Identified		

6	Signs & Notices	Fire Door Signage	<p>Replace Fire Door Keep Shut signs with Fire Door Keep Locked signs on the following doors:</p> <p>Riser cupboard doors and the under-stairs cupboard.</p>	Low	Identified
7	Escape Routes & Fire Spread	Fire Doors	<p>Adjust the self-closing device on the following doors:</p> <p>Lobby door, second floor.</p>	Medium	Identified
8	Escape Routes & Fire Spread	Fire Doors	<p>The striker-plate on the lock on the electrical cupboard door at the base of the staircase is out of alignment, and therefore this door will not lock. This should be adjusted so that this door is locked securely at all times.</p>	Medium	Identified

Executive Summary

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

The building was found to be generally well maintained and clear of combustable items in common parts.

Attempts were made at each flat in the building to gain access to assess the provision and suitability of the flat entrance doors regarding their fire resisting standard, and to assess the provision and suitability of any fire alarm provided within flats. Based on those sampled, it is reasonable to assume that flats are provided with entrance doors to an FD30S SC standard.

Based on those flats sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

There are cable and pipe penetrations in the electrical cupboard and riser cupboards which are not fire stopped. Given the presence of other services being carried throughout the building common areas, such as water and electrics, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building. This is to ensure there is adequate fire separation to support a "stay put" policy.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a tolerable risk

Introduction

This report presents the significant findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Premises Details

Building Information

Address line 1	8-15 Thomas Cromwell Court
Address line 2	King Henry's Walk
Town	Hackney
Postcode	N1 4NP

FRA Type	Type 3 – Common parts and flats (non-destructive)
----------	---

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client	ISHA
--------	------

Use	Purpose-built, self-contained flats
-----	-------------------------------------

Number of floors - ground and above	3
-------------------------------------	---

Number of flats	7
-----------------	---

Number of stair cores

1

Approach to flats

- Via protected lobbies / corridors
- Direct external access

Approximate period of construction

2000-2010

Is the top occupied storey over 18 metres above access level?

No

Construction details

A building of three floors containing 8 purpose built, self contained flats. Flats 8 and 9 have direct external access on the ground floor, with flats 10-15 occupying the first and second floors with three flats per floor accessed via protected lobbies. The building is of steel, concrete and brick construction under a flat roof. Walls are rendered.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.



Rendered surface



External walls, part brick, part rendered.

External wall details

This building is of a brick/mortar construction with a rendered finish over the majority of the external walls overall floors. The substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment although it does appear to be directly over the brickwork.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Are there any private balconies?

No

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets in common parts

Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

There is no gas provision in the common parts of the building.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

CCTV cameras are installed externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



External CCTV Camera

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles should not be stored or found within electrical cupboards

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.



No smoking signage is provided.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

Comments

There is no lightning protection visible, However, if there is lightning protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Tenants are presumed to be a typical cross section of the public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

There are a number of prams and a bicycle located at the base of the staircase. The handlebars of the bicycle actually extend into the staircase and could present a significant trip hazard they should be removed.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Lobbies
- Risers

Electrical Cupboard Doors

- FD60

Flat Doors

- FD30S self-closing

Lobby Doors

- FD30S self-closing

Riser Doors

- FD60S

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

The electrical meter cupboard door, ground floor was found to be open, and the lock defective. The lock should be repaired so that this door is locked shut when not in use.

Replace the intumescent strips with combined intumescent strips and smoke seals on the Cupboard under stairs (contains electrical cabling)

As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway. Access was gained into flat 14 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are (notional) fire resisting. The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It should be noted that many are fitted with external self closing devices. It is therefore reasonable to assume that they are of the same fire resisting standard.

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

The lobby door on the second floor requires adjustment

The striker-plate on the lock on the electrical cupboard door at the base of the staircase is out of alignment, and therefore this door will not lock. This should be adjusted so that this door is locked securely at all times.



FD60S doors installed in risers

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

• Lobbies

Lobby Glazing

• 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Access into riser cupboards revealed that there is no fire stopping installed around pipe and cable penetrations from the cupboards into common areas and flats. It is recommended to fire stop all riser cupboards to maintain effective fire separation between the cupboards, and common areas and flats.



Photo showing concrete floors and stairs

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows (with restrictors)

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Openable windows in the staircase

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

Is the type of automatic fire detection suitable and free from obvious defect?

N/A

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 14 which has a fire alarm provided to BS5839-6 LD3 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Grade D1 Category LD3.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Entrance door override

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

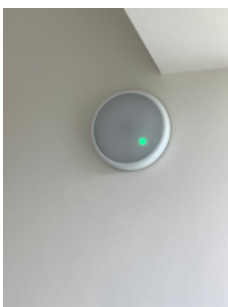
- Not applicable

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.



Maintained EL in the staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

Replace "Fire Door Keep Shut" signage with "Fire Door Keep Locked" signs on Riser Cupboard doors and the under-stairs cupboard.

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

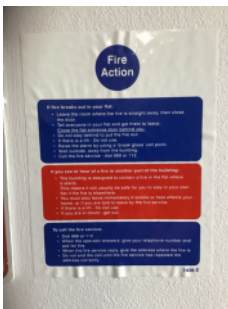
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided fire action notice

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?

No

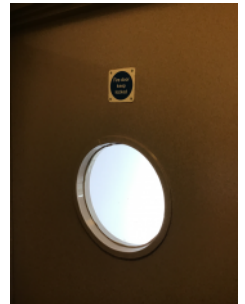
Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Replace Fire Door Keep Locked signs with Fire Door Keep Closed signs on the following doors: Lobby door, 2nd floor.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	21 February 2021



Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustibile items in electrical cupboards should be prohibited.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	21 February 2021



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe and cable penetrations in the following locations: All riser cupboards.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 February 2021



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors: Cupboard under stairs (contains electrical cabling)
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 February 2021



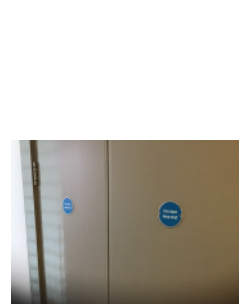
Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Base of staircase
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	21 February 2021



Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Replace Fire Door Keep Shut signs with Fire Door Keep Locked signs on the following doors: Riser cupboard doors and the under-stairs cupboard.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	24 August 2021



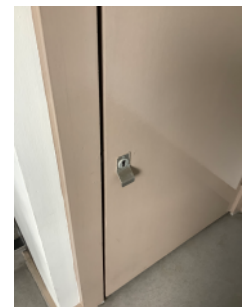
Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Lobby door, second floor.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	6 January 2022



Task 8

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The striker-plate on the lock on the electrical cupboard door at the base of the staircase is out of alignment, and therefore this door will not lock. This should be adjusted so that this door is locked securely at all times.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	6 January 2022



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

9 July 2022

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

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.

Consequence

Slight 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 Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Significant potential for serious injury or death of one or more occupants.