

Fire Risk Assessment

10 + 10a Fenn Street

08-01-2019



Review Date: 08-01-2022

Score: Tolerable Risk

Assessor: andy.corby@qfsm ltd.co.uk

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- there is reason to suspect that the fire risk assessment is no longer valid; or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

Address line 1	10 Fenn Street
Town	London
Postcode	E9 6JN
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 will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client	FFT
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Building Information

Use	Converted, self-contained flats
Number of floors - ground and above	2
Number of flats	2
Approach to flats	<ul style="list-style-type: none">• Entrance hallway

Approximate period of construction

1990-2000

Construction details

Purpose built flats of brick construction with concrete floors and a tiled roof.

Occupants

Are there any occupants especially at risk from fire?

No

Comments

This is a small purpose built terraced block comprising of two self contained flats which both have entrance doors that open into a small shared ground floor entrance hallway.

One of the doors opens onto a staircase that leads to the first floor flat.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Not Known

Are portable electrical appliances used?

No

Comments

There are no electrical installations within the common area.

Any electrical installation inspection certification for the flats will be held centrally by ISHA.

Gas

Are gas installations and appliances free from any obvious defect?

N/A

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

N/A

Comments

There are no gas installations within the common area.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Cooking

Does cooking take place on the premises?

No

Comments

Only within the flats.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

There are wheelie bins provided on the external paved area.



External bin area

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes



Newspapers and post in hallway.

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?

No

Comments

It is advised that a No Smoking Sign is displayed within the common area.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

These are general needs flats and as such no specific occupancy risk 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.



The main entrance door has a lever operated lock.

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Fire Doors

Doors which are expected to be fire resisting:	<ul style="list-style-type: none">• Flats
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Flat Doors

• FD30 self-closing (notional)

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

N/A

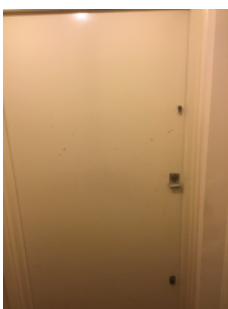
Comments

Flat 10a was accessed and is fitted with a Perko style concealed self closing device, however it is not effective in closing the door fully as the door gets stuck on the carpet.

It is recommended that the door is adjusted so that it clears the carpet.

The entrance door to flat 10 was not able to be accessed internally so should be checked by ISHA Housing Officers to ensure that the self closer operates effectively.

Both doors appear to be the original door blanks which would have met the required standard of the day and should afford a notional FD30 level of protection to the hallway.



Flat 10a entrance door



Flat 10 entrance door



Small hole in door frame.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Dampers, Ducts & Chutes

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

Yes

Smoke Ventilation

Areas where smoke ventilation is expected:

• None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Control Equipment

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

Smoke detectors should be provided within individual flats to at least BS 5839 Part 6 Category LD3.

Flat 10a, the first floor flat, was able to be accessed and was found to have a single smoke detector at the head of the staircase which consists of a base plate only. This should be replaced without delay as there is no detection at all in Flat 10a.

Flat 10 should also be checked by a ISHA Housing Officer to ascertain if working smoke detectors are provided.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

• Fire unlikely in communal areas

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

No

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?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

• None

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:

• None

Is this provision reasonable?

Yes

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes

Is escape route signage provided?

No

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

N/A

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

A simple Fire Action Notice describing the Stay Put policy should be displayed in the common hallway.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	No
Are there suitable arrangements for calling the fire service?	Yes
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	N/A

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Not Known

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Record Keeping

Were fire safety records available?	No
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Tasks

Task 1

Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage could be provided in the communal areas.
Priority	Advisory
Status	Identified
Due Date	09-01-2019

Task 2

Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	An internal check of Flat 10 should be carried out to check if there are working smoke detectors present.
Priority	Advisory
Status	Identified
Due Date	09-01-2019

Task 3

Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire.
Priority	Low
Status	Identified
Due Date	09-01-2020

Task 4

Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that self-closers are provided on the following doors: Flat 10 entrance door.
Priority	Medium
Status	Identified
Due Date	03-04-2019

Task 5

Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close: Flat 10a entrance door is catching on the carpet and not closing fully without assistance.
Priority	Medium
Status	Identified
Due Date	03-04-2019

Task 6

Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	The disabled smoke detector in Flat 10a should be replaced to at least BS 5839 Part 6 Grade D Category LD3 standard.
Priority	Advisory
Status	Identified
Due Date	09-01-2019

Risk Score

Next Assessment Due

08-01-2022

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.