

Fire Risk Assessment

Flats 46-56, Shingly Place

Version 3

3 July 2023



Review Date: 3 July 2025

Score: Tolerable Risk

Assessor: Andy Corby

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire.	Medium	Identified		
2	Fire Management	Training & Drills	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.	Low	Identified		
3	Escape Routes & Fire Spread	Ease of Use	<p>There are two escape routes on the ground floor to the front and rear of the building respectively.</p> <p>The rear door is provided with door furniture which has a key-lock installed.</p> <p>This should be removed, or a thumb turn device fitted, or an internal door override provided to ensure under no circumstances should escaping persons find themselves locked into the building by this door.</p> <p>NB - it was noted in the previous Fire risk assessment that both doors had keylocks installed, however the front entrance door now has a thumb turn device fitted.</p>	Medium	Identified		

4	Escape Routes & Fire Spread	Construction and Glazing	Whilst some attempt at fire stopping has been made on an access hatch, cut into the wall of the electrical cupboard on the ground floor, it is not to an acceptable standard. Fire stopping should confirm to the recommendations of Approved Document B and recognised fire stopping industry guidelines.	Medium	Identified
5	Escape Routes & Fire Spread	Fire Doors	The strike plate on the lock to the ground floor riser cupboard is missing. This should be replaced.	Advisory	Identified

Executive Summary

Version 3 - Desktop Review 3rd July 2023

This desktop review was commissioned by the client to include the result of an EWS1 form carried out by Tri Fire Ltd in April 2021.

The outcome of the EWS1 a review is B1 which means that there are combustion materials present within the external wall make up but that the risk is sufficiently low that remedial works are required.

Version 1

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

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

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 with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

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

Flats 46-56, Shingly Place

Town

Waltham Forest

Postcode

E4 6AE

FRA Type

Type 1 - Common parts only (non-destructive)

Description

A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.

Client

ISHA

Use

Purpose-built, self-contained flats

Number of floors - ground and above

3

Number of flats

6

Number of stair cores

1

Approach to flats

- Via protected lobbies / corridors

Approximate period of construction

2010-2020

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

No

Construction details

Flats 46-56 Shingly Place is a block of purpose built self contained flats which forms part of a terrace of similar buildings around the cul-de-sac of Shingly Place.

It has brick walls and concrete floors and stairs under a flat roof.

It has single protected stair core, which has a manual natural ventilation system installed.

There are two flats per floor.

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 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the “Advice Note”).

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.



Front elevation- brick/mortar construction with rendered section



Rendered section to 1st and 2nd floors of front elevation



External wall system fitted to 1st and 2nd floors of rear elevation



External wall system fitted to 1st and 2nd floors of rear elevation



Private balconies located on the front elevation



Private balconies located on the front elevation



Photo showing the timber deck and joist construction of private balconies
External wall details

The front face of the building is of brick and mortar construction, a section of which has a mortar covering. It cannot be confirmed within the scope of this FRA, the substrate to which this render has been applied, or whether it conforms to the relative section of the building regulations i.e. Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010. The rear elevation of the building is also of brick and mortar construction however sections of this rear external wall have some form of external wall system installed. Again, it cannot be confirmed whether this external wall system conforms to the relative section of the building regulations as stated above.

Version 3 - 3/7/23

An EWS1 review was carried out in April 2021 and a subsequent B1 EWS1 form issued by Tri Fire Ltd. This B1 result has identified combustible materials within the external wall make up but that the risk is sufficiently low that no remedial works are required.

Are there any private balconies?

Yes

Private balcony details

Steel framed private balconies on the front elevation of the building. These balconies have exposed timber joists and decks.

Version 3 - 3/7/23

An EWS1 review was carried out in April 2021 and a subsequent B1 EWS1 form issued by Tri Fire Ltd. This B1 result has identified combustible materials within the external wall make up but that the risk is sufficiently low that no remedial works are required.

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, with isolator lock, provided in common areas.

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

Gas meters are located externally and not in any common areas.

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 does not take place in the common areas.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access to the building via a secured main entrance door.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

All common areas appeared clean, tidy and free of combustible items.

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

Comments

No building works taking place at the time of this inspection.

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?

No

Comments

There is no lightning protection visible, However, if there is lightening 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?

Yes

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There are two escape routes on the ground floor to the front and rear of the building respectively.

The rear door is provided with door furniture which has a key-lock installed. This should be removed, or a thumb turn device fitted, or an internal door override provided to ensure under no circumstances should escaping persons find themselves locked into the building by this door.

NB - it was noted in the previous Fire risk assessment that both doors had keylocks installed, however the front entrance door now has a thumb turn device fitted.



Door furniture on main entrance door and rear door.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers
- Staircases

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Yes

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?

Yes

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 resisting doors.

Access was gained into flat 50, which has an entrance door provided to FD30S SC standard of fire resistance.

The internal doors within this flat which open onto the entrance hallway are fire resisting (FD30).

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 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.

VERSION 2:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.

The strike plate on the lock to the ground floor riser cupboard is missing. This should be replaced.



FD30S fire doors installed in riser cupboards



FD30S Self-closing doors provided in the staircase

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:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

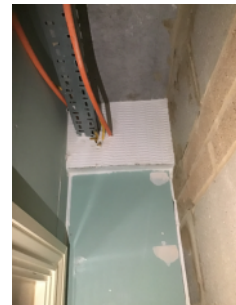
Whilst some attempt at fire stopping has been made on an access hatch, cut into the wall of the electrical cupboard on the ground floor, it is not to an acceptable standard. Fire stopping should conform to the recommendations of Approved Document B and recognised fire stopping industry guidelines.



Access cut into lining of cupboard on 1st floor.



Acid Etching on FR Glazing in staircase doors - Pyrocet XP - BS476, EN12150



Example of fire stopping in riser cupboards

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

- Natural Vent into Shaft - Manual

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

System not tested during this assessment due to the availability of keys, however, there is a current test date displayed on the smoke ventilation electrical system within the riser cupboard.



Manual Smoke Vent Actuator



Evidence of Smoke Ventilation System test - 25.02.2020

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 50 which has a fire alarm provided to BS5839-6 LD2 standard.

It was not possible to access any other flat, however, given the age of this building it is reasonable to assume the remainder of flats have been provided with the same standard of fire alarm.

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.

VERSION 2:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible.

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

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?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

Yes



Dry Riser outlet in staircase



Dry riser inlet adjacent main entrance door.



Entrance door override, tested and found to be working satisfactorily

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:

- Non-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:

- Borrowed light

Is this provision reasonable?

Yes

Comments

Although this inspection took place in daylight hours, given the number and location of surrounding street light installations, it is reasonable to assume there would be sufficient borrowed light to aid escape away from the building.



Maintained EL provided 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?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

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

Fire Action notices are not displayed.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

Given that these are purpose built flats with no common fire alarm provided, it is assumed a stay put policy is in place, although there are no fire action notices provided to confirm this.

Are fire action procedures suitable and appropriately documented?

Not Known

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?

No

Comments

There is no fire action notice provided to give employees from outside organisations information regarding action to be taken in the event of a fire.

Testing & Maintenance

Was testing & maintenance information available?

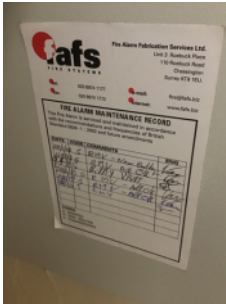
No

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.



Smoke Ventilation System tested
25.02.20

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	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2019

Task 2

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	20 November 2019

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>There are two escape routes on the ground floor to the front and rear of the building respectively.</p> <p>The rear door is provided with door furniture which has a key-lock installed.</p> <p>This should be removed, or a thumb turn device fitted, or an internal door override provided to ensure under no circumstances should escaping persons find themselves locked into the building by this door.</p> <p>NB - it was noted in the previous Fire risk assessment that both doors had keylocks installed, however the front entrance door now has a thumb turn device fitted.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2019



Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Whilst some attempt at fire stopping has been made on an access hatch, cut into the wall of the electrical cupboard on the ground floor, it is not to an acceptable standard. Fire stopping should confirm to the recommendations of Approved Document B and recognised fire stopping industry guidelines.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 July 2021



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The strike plate on the lock to the ground floor riser cupboard is missing. This should be replaced.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	8 January 2023



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

3 July 2025

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.