Fire Risk Assessment

1-10 Trays Hill Close

Version 4

2 October 2023

Review Date: 2 October 2024

Score: Moderate Risk

Assessor: Mark Thomas

Contents

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. A fire action notice has been provided, although it is that for a simultaneous evacuation policy, whereas a stay put policy is in place in this building. The correct fire action notice should be provided.	Medium	Identified		
2	Fire Prevention	Lightning	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.	Low	Identified		
3	Fire Prevention	Housekeeping	Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up. These items were identified outside this flat in the previous FRA	Low	Identified		

4	Fire Prevention	Housekeeping	Although the amount of combustibles currently in communal areas is not unreasonable, the premises should be monitored to ensure the amount of items does not build-up. It was also identified that timber and construction materials were located at the base of this staircase in the previous FRA	Medium	Identified
5	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: Obstructions were located outside of flat 7.	Medium	Identified

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@qfsmltd.co.uk.

Executive Summary

This building is of recent construction and is generally in a good state of repair and was found to be clean, tidy and free from combustibles and obstructions in the common parts of the building. It forms one part of the overall larger complex of buildings which make up Trays Hill Close.

Of high concern is that within the water cupboard in the entrance lobby ground floor, there is a void/space between this cupboard, through to another compartment of the building which has not been fire stopped. It appears that this has been constructed to provide ventilation from fresh air, through the bin store. However, the shaft terminates in the bin store and is open within the store. This means that any fire within the bin store is able to spread into the building and into the riser via this route. This should be properly fire stopped.

The main entrance door self closing device is defective resulting in the door being found ajar, exposing the building to intruders and possible arson. This should be repaired to secure the building.

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.

Giving consideration to the general fire safety arrangements within the building, and the tasks required as detailed within this report, it is assessed that this building presents a moderate risk. This higher level of risk is for the most part due to the exposed space between the externally accessed bin store and the main building via the gas/water riser as detailed above.

VERSION 2:

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.

Of main concern is the unprotected duct from the bin store through to the electrical riser on the ground floor which is still to be fire stopped. Any fire within the bin store would easily affect the rest of the building via this space.

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.

There is an incorrect 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 moderate risk.

VERSION 3:
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.

It is evident that a comprehensive program of Fire stopping has been carried out throughout the building, including an exposed duct between electrical riser on the ground floor and the bin store which was highlighted in the previous fire risk assessment. This has been completed.

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, or the provision and standard of fire alarms within flats 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.

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.

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 With the exception of a small amount of combustibles located outside flats 7 and 10

The provided Fire Action Notice is incorrect and is one intended for a building with a simultaneous evacuation policy in place. This building has a stay-put evacuation policy and it is imperative that the correct Fire Action Notice is provided to ensure residents and visitors are aware of 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.

This new version was created on 02/10/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Premises Details

Address line 1	1-10 Trays Hill Close
Address line 2	Ashmount Road
Town	Islington
Postcode	N19 3FE

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

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	10
Number of stair cores	1
Approach to flats	• Via protected lobbies / corridors • Direct external access
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	No

Construction details

A modern building of brick and concrete construction.
Flats 1 and 2 have direct external access, whilst flats 3-5 are accessed on the 1st floor, 6-8 on the 2nd floor, and 9-10 on the 3rd floor.

There is a rear access to residents bike sheds, although this does not provide a route to absolute safety and cannot be considered an escape route.

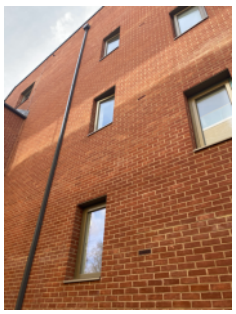
There is a single staircase core, and a single car accommodation lift.

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.

External walls front elevation

External walls end elevation

External walls front elevation



External walls rear elevation

External wall details

Brick and mortar external walls to all elevations. There is a slate tiled facade to some sections of the third floor.

Are there any private balconies?	Yes

Private balcony details

Private balconies are recessed into the frontage of the building.

People

Are there any people especially at risk from fire?	No

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

Fixed electrical installations within the ground floor electrical cupboard are showing valid test labels

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.

A solar photovoltaic system is located on the roof of the building. The Photovoltaic generator isolator is located in the riser cupboard on the third floor.

Valid test label on fixed installations.

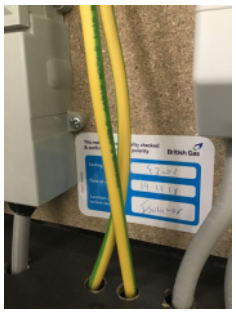
Electrical sockets in common areas, with security lock

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

Gas meters are located in a bespoke room accessed externally on the ground floor. Repeater meters are provided within risers.



Example of valid test labels on gas meters

Gas installations

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 not in the common parts of the building.

Arson

Is security against arson reasonable?	Yes
Is there a reasonable absence of external fuels and ignition sources?	Yes

Comments

Access was gained into this building via a secured main entrance door.

All entrances are fob operated and there is an external fob operated bin store.

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

Housekeeping

Is accumulation of combustibles or waste avoided?	Yes
Are there appropriate storage facilities for combustible & hazardous materials?	No

Comments

Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up. There was a small amount of combustible items located on the third floor, outside flat 10.

There is also a small quantity of timber located at the base of the staircase.

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? — Yes

Is the lightning protection system free from any obvious defect? — Yes

Is the lightning protection system periodically inspected? — Not Known

Comments

The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

LPS

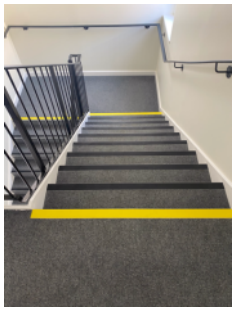
Escape Routes & Fire Spread

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?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.



Staircase tread nosings are conspicuous at change of levels

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 • Risers • Staircases
Electrical Cupboard Doors	• FD30S
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?	Yes
Are doors kept locked where appropriate?	Yes

Comments

VERSION 1: An attempt was made at each flat to gain access, to assess the provision and suitability of flat entrance doors. However, access into any flat was not possible.

The flat front doors appear to be in good condition and are of a type and design which would be expected to afford the required 30 mins fire resistance and it can be reasonably assumed that these doors are suitable. Indeed they are of the same type and design as doors which were accessed in other buildings within Trays Hill Close which were confirmed as being FD30S SC doors.

The provision, and operation of self closing devices, along with the provision of intumescent strips and cold smoke seals however could not be assessed and this should be confirmed to ensure all flat entrance doors afford at least FD30S SC standard of fire resistance.

VERSION 3:

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.

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

It is evident that a programme of fire stopping of pipe and cable penetrations has been undertaken and where visible, is of an acceptable standard.

However, within the water/gas cupboard in the entrance lobby ground floor, there is a void/space between this cupboard, through to another compartment of the building which has not been fire stopped.

It appears that this has been constructed to provide ventilation from fresh air, through the bin store. However, the shaft terminates in the bin store and is open within the store.

This means that any fire within the bin store is able to spread into the building and into the riser via this route. This should be properly fire stopped.

Example of acceptable fire stopping within electrical cupboard.

Acid etching, on staircase door glazing.

Certification label on fire stopping, meter cupboard, 2nd floor.

Fire stopping within the bin store

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:	• Corridors • Staircases
Corridors	• Natural Vent - Automatic
Staircases	• Openable Windows (with restrictors) • Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	Yes

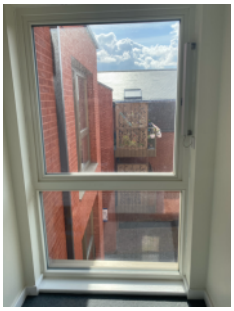
Comments

An AOV is located at the head of the staircase. There are additional window AOVs located in corridors greater than 4.5 m. This ventilation system is actuated by the provision of a BS5839-1 category L3 smoke detection system. Manual activators are also provided for Fire Services use.

A smoke detector, provided for the purpose of actuating the automatic smoke ventilation, is missing from the ceiling of the staircase on the third floor. Please see task generated in automatic fire detection section of this report.

Smoke control override, showing status “ok”

Missing smoke detector at head of staircase on the third floor.



Window AOVs provided in corridors

Detection & Warning

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	Yes
Areas covered	• Communal areas

Communal Areas

System Category	• BS 5839 Pt1 Category L3
Cause & Effect	• Operates smoke ventilation

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?	Yes
Is the type of automatic fire detection suitable and free from obvious defect?	No

Comments

Access into any flat was not possible to assess the provision and suitability of any fire alarm. However, 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.

A BS5839-1 Category L3 Smoke detection system has been provided for the purpose of actuating the automatic smoke ventilation system. However, a smoke detector situated at the head of the staircase on the third floor has been removed. This detector should be replaced and the automatic smoke ventilation system tested to ensure its functions correctly.

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

Comments

Fire service override was tested an operated correctly

Floor numbers are clearly identified at each floor level.

Floor numbers are clearly identified at each floor level.

Dry riser outlets located within the staircase

Manual smoke control devices

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

Comments

Normal lighting provided is actuated by PIR units.

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:

- Maintained emergency lighting (local)

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 emergency lighting units are provided externally

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?	Yes

“Fire door keep locked” signage provided on riser cupboard doors

“Automatic fire door keep clear” signage provided on Staircase doors

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put

Further details

I stay put policy is in place in this building, however the fire action notice is applicable to a simultaneous evacuation policy. A task has been generated in the signs and notices section of this report.

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 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

Provide the correct fire action notices which confirm the action to take in the event of 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

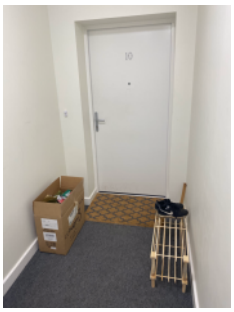
Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. A fire action notice has been provided, although it is that for a simultaneous evacuation policy, whereas a stay put policy is in place in this building. The correct fire action notice should be provided.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 September 2019

Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	3 July 2020

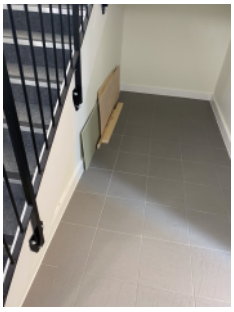
Task 3

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up. These items were identified outside this flat in the previous FRA
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	4 June 2021



Task 4

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Although the amount of combustibles currently in communal areas is not unreasonable, the premises should be monitored to ensure the amount of items does not build-up. It was also identified that timber and construction materials were located at the base of this staircase in the previous FRA
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	3 December 2020



Task 5

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Obstructions were located outside of flat 7.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	8 October 2021

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	2 October 2024