

Fire Risk Assessment

10 Stock Orchard Crescent

Version 3

12 October 2023



Review Date: 12 October 2024

Score: Moderate Risk

Assessor: Andy Harris

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	<p>The storage of combustible items in electrical cupboards is excessive and should be reduced.</p> <p>VERSION 2: Task not completed</p> <p>12/10/2023 This task remains outstanding.</p>	Medium	Identified		
2	Fire Prevention	Smoking	<p>No Smoking signage should be provided in the communal areas.</p> <p>VERSION 2: Task not completed</p> <p>12/10/2023 This task remains outstanding.</p>	Low	Identified		

3	Detection & Warning	Automatic Fire Detection	<p>The Simultaneous Evacuation philosophy is not incorrect, but requires management consideration. If the common fire alarm system (currently defective) should be considered for replacement or significant cost of remedial work there is value in reviewing the evacuation strategy. Following a Type 4 FRA, a decision may be taken to remove the common fire alarm and revert to a Stay Put philosophy.</p> <p>If this approach is adopted then it is recommended that the fire alarm is upgraded to the LACoRS Fire detection and alarm system recommendations; Three-or four-storey building converted into self-contained flats, which is:</p> <p>A mixed system</p> <ul style="list-style-type: none"> • Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to the fire separation recommendations as given in LACoRS) <p>12/10/2023 This task remains outstanding.</p>	Advisory	Identified
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4	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire. VERSION 2: Task not completed 12/10/2023 This task remains outstanding.	Medium	Identified
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5	Escape Routes & Fire Spread	Ease of Use	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape. VERSION 2: Task not completed 12/10/2023 This task remains outstanding.	Low	Identified
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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.

Executive Summary

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 was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

This building was originally a single private dwelling converted at some point, probably before the 1980's, to form separate flats. The building regulation standards in use today were not introduced until 1992, however, some of the principles within the early editions of ADB have been applied and generally the building meets the current guidance with the exception of smoke ventilation within the staircase. However, a BS5839 Part 6 fire alarm has been installed in the entrance hallway. Within the scope of this Type 1 FRA it was not possible to confirm whether this alarm extends into the flats. This indicates a Simultaneous Evacuation policy is in place rather than the more common approach of Stay Put. The Simultaneous Evacuation philosophy is not incorrect, but requires management consideration. Recommendations are made regarding considerations to be made around the evacuation policy and provision of a common fire alarm within the detection and alarm section of this report. However, any provided fire alarm should be maintained and working and it was evident that the detector head is damaged/removed and this should be repaired.

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.

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.

There is a 4-gang extension lead in use in the common area, being supplied from one of the flats which should be removed. It appears this lead powers an external CCTV camera which has been installed. The use of such leads is unacceptable in the common area and should power be required to the CCTV camera then this should be provided adhering to the appropriate electrical regulations.

Whilst there is a thumb turn device provided on the main entrance door, there is also a mortice lock, which should be removed or disabled to ensure that persons can escape from the building at all times without the use of a key.

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.

This new version was created on 12/10/2023 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

10 Stock Orchard Crescent

Town

Islington

Postcode

N7 9SL

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	Converted, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	3
Number of stair cores	0
Approach to flats	<ul style="list-style-type: none">• Direct external access• Entrance hallway
Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

Construction details

Traditional wall construction (rendered) with intermediate timber floors and a covered pitched roof.

Access to common area via secure door entry system with flats B & C accessed directly from the small ground floor hallway.

Flat A has direct external access and appears to cover the basement level. Electrical & gas meter cupboards located externally underneath the stoop leading to the main entrance door.



External walls, front elevation



External walls, end elevation



External walls, rear elevation

External wall details

The building is semi detached, with the rear and end elevation being constructed of the original brickwork with no additional external wall systems fitted. The front elevation is rendered, which appears to be applied directly to the original wall surface.

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 is a 4-gang extension lead in use in the common area, being supplied from one of the flats. It appears this lead powers an external CCTV camera which has been installed. The use of such leads is unacceptable in the common area and should power be required to the CCTV camera then this should be provided adhering to the appropriate electrical regulations.

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 or equipment in the 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 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

Access was gained into this building via a secured main entrance door. The main entrance door was found to be locked and secure, preventing unauthorised access.

Areas immediately around the external curtilage of the building were noted as having a build up of combustibles and rubbish.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

The storage of combustible items in communal areas is excessive and should be reduced.

There were some items in the common entrance hallway which should be removed.

The electrical and gas meter cupboards are located externally. Whilst not affecting the common parts of the building it is always advisable to prohibit the storage of combustible items in such areas as they are directly beneath the building.

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

"No Smoking" signage should be provided in the communal areas.

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?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

The provision of thumb turn devices on final exits means the doors can be opened without the use of a key, however it should be confirmed the lock has been disabled to ensure this door cannot be locked by a key.

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 small number of items located in the common areas, which whilst currently do not present a significant risk, these areas should be monitored to ensure they do not build up.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats

Flat Doors

- Not confirmed

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?

N/A

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 flat entrance doors within the building could not be assessed due to access within the scope of this Type 1 Fire Risk Assessment. However from external examination only, the flat entrance doors appear to be flush timber original doors, in good condition and appear to be recently installed. It is reasonable to assume these doors would provide a notional 30 minutes fire resistance. Both the flat entrance doors appear to be of the same age, condition and design and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same FD30 (notional) 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 FD30SC standard of fire resistance.

The flat entrance door on the right hand side opens out onto the common area. This may be the only option due to the layout of the staircase inside of the flat entrance. However, this does raise the risk of the door not being able to be fully opened if there is any obstructions in the common area immediately outside of the flat (as was the case at the time of the inspection). It is therefore imperative that the common area is clear of combustibles at all times, and it is recommended to review the layout of this flat entrance.

VERSION 2: A tenant granted access into the common area, but not into their flat.

External observations of flat entrance doors draw the same conclusion as to their fire resistance as noted in the previous FRA.



Flat entrance door



Flat entrance door

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:

- Flats

Flats Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes



Georgian wired glazed fanlights



Georgian wired glazed fanlights

Dampers, Ducts & Chutes

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

Not Confirmed

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

A common fire alarm has been provided indicating a simultaneous evacuation policy is in place. However, this alarm is currently in a defective condition. Please see comments and tasks in the Detection and Warning section of this report which gives recommendations about the provision of a suitable standard and coverage of a fire alarm expected in a building of this type, and/or consideration to remove the fire alarm and adopt a stay put policy.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Converted flats of stay-put standard

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category L3

Cause & Effect

- Not confirmed

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?

Minor Defects

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

No

Comments

This building was originally a single private dwelling converted at some point, probably before the 1980's, to form separate flats. The building regulation standards in use today were not introduced until 1991, however, some of the principles within the early editions of ADB have been applied and generally the building meets the current guidance with the exception of smoke ventilation within the staircase.

However, a BS5839 Part 6 fire alarm system has been installed, at least in the common hallway of the building, which prompts Simultaneous Evacuation rather than the more common approach of Stay Put. It could not be confirmed within the scope of this FRA whether this fire alarm extends into the flats. It was noted that the detector has been removed and is therefore currently defective. This requires repair, after given consideration to the following recommendations:

This Simultaneous Evacuation philosophy is not incorrect, but requires management consideration. If the common fire alarm system should be considered for replacement or significant cost of remedial work there is value in reviewing the evacuation strategy. Following a Type 4 FRA, a decision may be taken to remove the common fire alarm and revert to a Stay Put philosophy.

If this approach is adopted then it is recommended that the fire alarm is upgraded to the LACoRS Fire detection and alarm system recommendations; Three-or four-storey building converted into self-contained flats, which is:

A mixed system

- Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and
 - Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat
- (This is subject to the fire separation recommendations as given in LACoRS)

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

Please see comments and task generated above.

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

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:

- 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.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

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

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

Please see comments in the Detection and Warning section of this report regarding the provision of a fire alarm and considerations around the suitability of a simultaneous evacuation policy.

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

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire alarm actuation or 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	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in electrical cupboards is excessive and should be reduced. VERSION 2: Task not completed 12/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	15 December 2020

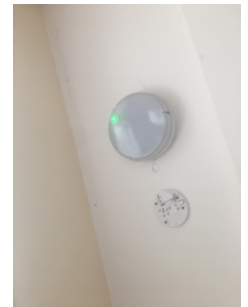


Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas. VERSION 2: Task not completed 12/10/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	16 June 2021

Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>The Simultaneous Evacuation philosophy is not incorrect, but requires management consideration. If the common fire alarm system (currently defective) should be considered for replacement or significant cost of remedial work there is value in reviewing the evacuation strategy. Following a Type 4 FRA, a decision may be taken to remove the common fire alarm and revert to a Stay Put philosophy.</p> <p>If this approach is adopted then it is recommended that the fire alarm is upgraded to the LACoRS Fire detection and alarm system recommendations; Three-or four-storey building converted into self-contained flats, which is:</p> <p>A mixed system</p> <ul style="list-style-type: none">• Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and• Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to the fire separation recommendations as given in LACoRS) <p>12/10/2023 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	16 June 2022



Task 4

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. VERSION 2: Task not completed 12/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	15 December 2020

Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape. VERSION 2: Task not completed 12/10/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	16 June 2021

Risk Score

Risk Score

Moderate Risk

Next Assessment Due

12 October 2024

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.