

Fire Risk Assessment

102 Morning Lane

Version 4

5 October 2023



Review Date: 5 October 2024

Score: Tolerable 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 combustibles in the following locations was excessive and should be significantly reduced:</p> <p>Cardboard boxes in the electrical cupboard under the stairs</p> <p>05/10/2023 This task remains outstanding.</p> | High | Identified | | |
| 2 | Detection & Warning | Automatic Fire Detection | <p>Consider removing the Part 6 smoke detectors from the staircase.</p> <p>05/10/2023 This task remains outstanding.</p> | Advisory | Identified | | |
| 3 | Escape Routes & Fire Spread | Fire Doors | <p>Confirm that self-closers are provided on the following doors:</p> <p>Flat numbers 2,4, 7, 8 and 9</p> <p>This is a medium task due to the open balconies which lowers the risk.</p> <p>05/10/2023 It was not possible to gain access to the above properties so this task remains outstanding.</p> | Medium | Identified | | |

| | | | | | |
|---|--------------------------------|-------------|--|--------|------------|
| 4 | Escape Routes & Fire Spread | Ease of Use | The staircase door on the first floor does not open in the direction of escape. It is not known why this door has been configured this way, as it also presents an obstruction to the common balcony when opened. It should be considered to rehang this door so that it opens in the direction of escape. 05/10/2023 This task remains outstanding. | Medium | Identified |
|---|--------------------------------|-------------|--|--------|------------|

| | | | | | |
|---|-----------------|-------|--|--------|------------|
| 5 | Fire Prevention | Arson | Do not keep bins adjacent to the building. 05/10/2023 This task remains outstanding. | 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@qfsm ltd.co.uk.

Executive Summary

These premises are a modern three storey terraced block of ten purpose built flats which are accessed from first and second floor open balconies to the front of the building.

There are five flats accessed from each balcony via a central staircase which means the end balcony flats (numbers 1, 5 on the first floor and 6, 10 on the second floor) do not require fire resisting entrance doors because no other residents need to pass by those doors as part of their escape route.

The remaining flats (numbers 2, 3, 4, 7, 8 and 9) should be 30 minute fire resisting and fitted with self closing devices but no smoke seals or intumescent strips are required due to the open balconies.

From the outside the doors do appear to be the original fire resisting door blanks but access was not possible to check if self closing devices are fitted, so an internal check of the flat entrance doors has been included as a task at the end of this review.

There are Part 6 domestic smoke alarms installed in the staircase which are not required for this design and use of building and serve no purpose in a stay put block. These could be removed if they become a nuisance.

Checks should also be made to ensure that each flat has suitable smoke alarms fitted.

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.

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.

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

The standard of housekeeping throughout the building was found to be unsatisfactory, with an unacceptable amount of combustible items and obstructions located in the staircase and electrical cupboard.

There is a common fire alarm in the staircase meeting the recommendations of BS5839-6, which contradicts national guidance for a building of this type (LGG Guidance - 'Fire Safety in purpose built blocks of flats'). A letter dated 6th January 2020 from QFSM to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision.

This Part-6 fire alarm system may be regarded as a well intended over provision, however, this may be problematic. A Part-6 system would not give sufficient warning to support a simultaneous evacuation policy, and conversely its actuation may compromise a stay-put policy. As it is not suitable for either a stay-put or a simultaneous evacuation policy, for the purpose of this fire risk assessment it has been disregarded and this FRA has been approached with the expectation that suitable fire safety measures for a stay-put policy are provided i.e. adequate compartmentation, sufficient smoke ventilation, Fire Action notices etc.

Attention should be drawn to the provision of staircase doors provided in the building. It should be confirmed that the glazing installed in the doors is fire resisting as per the recommendations of BS9991 Figure 5, and it should be considered to reconfigure the door on the first floor to ensure that it opens in the direction of escape and does not obstruct the common balcony.

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.

Version 3 - 9/9/22

Shopping trolleys in electrical cupboard and cupboard unlocked.

This new version was created on 05/10/2023 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

102 Morning Lane

Town

Hackney

Postcode

E9 6LH

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 | 3 |
| Number of floors - below ground | 0 |
| Number of flats | 10 |
| Number of stair cores | 1 |
| Approach to flats | <ul style="list-style-type: none">• Via balconies / decks |
| Approximate period of construction | 2000-2010 |
| Is the top occupied storey over 18 metres above access level? | No |

Construction details

Masonry and concrete construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof. Access to common areas is via a secure entrance controlled by an intercom system and firefighter override switch.

It is a mixed use building with offices occupying part of the ground floor, these are completely imperforate to the flats above.



External walls-front elevation



External walls – rear elevation



External walls - end elevation



Undercroft vehicular access and parking area

External wall details

External walls on both front and rear elevations is of Brick/mortar construction.

Are there any private balconies?

No

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

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally but there is evidence that Electrical Installation Inspections have taken place and are in 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.



Evidence of EIC inspection in date

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 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

The main entrance door was found to be unsecured at the time of this inspection. It is evident that the doorlock is defective which should be repaired to prevent unauthorised access into the building.

Wheelie bins and paladins are currently being stored directly against the building. There is access to this area directly from the main street. There is sufficient space to create an alternative area for the storage of these bins so that they can be stored away from the building.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There are combustible items located on the second floor in the staircase.



Discarded cardboard in electrical cupboard



Combustibles in escape route

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.



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?

No

Are escape routes unobstructed and safe to use?

No

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.

The staircase door on the first floor does not open in the direction of escape. It is not known why this door has been configured this way, as it also presents an obstruction to the common balcony when opened. It should be considered to rehang this door so that it opens in the direction of escape.



Electromagnetic door release mechanism with emergency override.

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

Electrical Cupboard Doors

- FD60S

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?

Yes

Comments

The flat entrance doors appear to be solid and could provide a notional 30 minutes fire resistance but access was not possible to check if self-closers are fitted.



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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There is no acid etching evident on the glazed doors and panels to the staircase to confirm that it is fire resisting. . BS9991, figure 5, recommends that common escape routes in balcony/deck approach, single-stair buildings should have a staircase protected with fire resisting construction with an openable vent for fire and rescue service use from the top story. It should be confirmed that this glazing is fire resisting meets these recommendations.



It should be confirmed that the staircase glazing is fire resisting.



Fire resisting construction below 1.1 m on common balconies.

Dampers, Ducts & Chutes

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

Yes

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows

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?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category LD3

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?

N/A

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

Yes

Comments

There is no requirement for smoke detection in the staircase which is imperforate from the flats.



Part 6 smoke alarm in staircase

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Comments

No check was possible inside a flat to check if suitable smoke alarms are installed.

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?

Yes

Types of facility

- Entrance door override

Is provision of fire service facilities reasonable?

Yes



Defective override control

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:

- 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.



Emergency lighting in 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?

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?

Yes

Is there signage suitable for automatic fire doors?

N/A

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

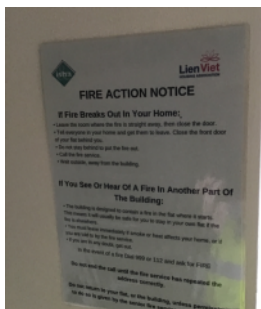
N/A

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.



Suitable fire action notice

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

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

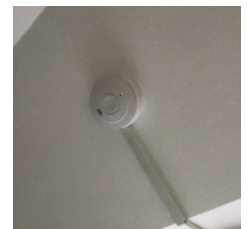
Task 1

| | |
|-----------------|--|
| Source Version | 1 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | The storage of combustibles in the following locations was excessive and should be significantly reduced: Cardboard boxes in the electrical cupboard under the stairs |
| | 05/10/2023 This task remains outstanding. |
| Priority | High |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 27 July 2020 |



Task 2

| | |
|-----------------|--|
| Source Version | 1 |
| Category | Detection & Warning |
| Sub Category | Automatic Fire Detection |
| Action Required | Consider removing the Part 6 smoke detectors from the staircase. 05/10/2023 This task remains outstanding. |
| Priority | Advisory |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 28 April 2022 |



Task 3

| | |
|-----------------|--|
| Source Version | 1 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Fire Doors |
| Action Required | Confirm that self-closers are provided on the following doors: Flat numbers 2,4, 7, 8 and 9 This is a medium task due to the open balconies which lowers the risk. 05/10/2023 It was not possible to gain access to the above properties so this task remains outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 27 October 2020 |



Task 4

| | |
|-----------------|--|
| Source Version | 2 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Ease of Use |
| Action Required | The staircase door on the first floor does not open in the direction of escape. It is not known why this door has been configured this way, as it also presents an obstruction to the common balcony when opened. It should be considered to rehang this door so that it opens in the direction of escape. 05/10/2023 This task remains outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 13 September 2021 |



Task 5

| | |
|-----------------|--|
| Source Version | 2 |
| Category | Fire Prevention |
| Sub Category | Arson |
| Action Required | Do not keep bins adjacent to the building. 05/10/2023 This task remains outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 13 September 2021 |



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

5 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.