

Fire Risk Assessment

11-22 Trays Hill Close

Version 4

2 October 2023



Review Date: 2 October 2024

Score: Tolerable Risk

Assessor: Mark Thomas

Contents

1 Action Plan Summary	3
2 Introduction	4
3 Executive Summary	5
4 Premises Details	6
5 Fire Prevention	9
6 Escape Routes & Fire Spread	13
7 Detection & Warning	18
8 Firefighting	20
9 Lighting	22
10 Signs & Notices	23
11 Fire Safety Management	25
12 Tasks	27
13 Risk Score	29

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Signs & Notices	Other Signage	The current fire action notices are not suitable for a stay-put evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the stay-put evacuation strategy.	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	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to reduce the gaps around the doors: There are excessive gaps at the threshold of the staircase door on the 1st floor	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

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.

It is evident that a programme of fire stopping has been undertaken throughout the building and for the most part this is to an acceptable standard. However, there is a large waste pipe in the bin store which penetrates the ceiling and is not fire stopped and could result in fire spread to the building above if there were to be a fire in this location. This should be properly fire stopped.

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 tolerable 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 within riser cupboards

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.

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

11-22 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	12
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> • 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 11, 12 and 13 have direct external access, whilst flats 14-16 are accessed on the 1st floor, 17-19 on the 2nd floor, and 20-22 on the 3rd floor.

There is a single protected stair core, and a single car accommodation lift.

There is a rear access to a small courtyard containing residents bike sheds. This does not afford a route to ultimate safety and cannot be considered as an escape route.



External walls rear elevation



Showing external walls with balconies front elevation



External walls and elevation.

External wall details

External walls are predominantly of brick and mortar construction and all external elevations, with the exception of a section of tiled facade on the third 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. 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.

Are there any private balconies?

Yes

Private balcony details

Private balcony is a recessed into the building with no protruding deck.

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

Within electrical cupboards and risers, installations have valid test labels affixed.

There is a photovoltaic system installed, with control panel and PV generator isolator located in 3rd floor riser.



Cleaners secured sockets in common areas



Photovoltaic generator isolator in third floor riser



Evidence of fixed electrical installation inspection in May 2019

Gas

Are gas installations and appliances free from any obvious defect?

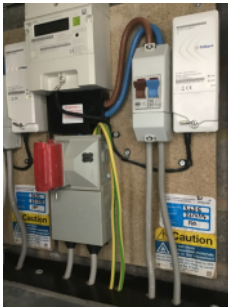
Yes

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

Yes

Comments

Main gas intake and meters in a separate bespoke room accessed externally from the building. Repeater meters are provided internally within risers.



Repeater meters within risers.



Gas installations in external gas cupboard/room.



Intrinsically safe strip light within the gas meter cupboard



Vented door to gas meter cupboard

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place within the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access gained into the building via a secured man 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 were found to be clean and tidy and free from combustibles.

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?

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?

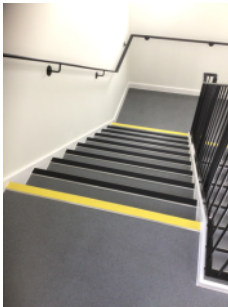
Yes

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 nosings 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?

No

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

Access was gained into flat 19, where it was confirmed that this flat has an FD30S SC front door. All doors on the entrance hallway are FD30 doors (not self closing).

VERSION 3:

As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat 21 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

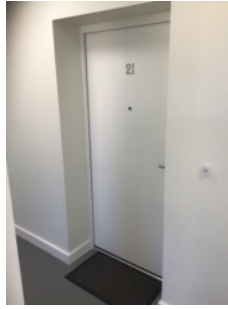
The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same 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.

There are excessive gaps at the threshold of the staircase door on the 1st floor.



Automatic FD30S SC doors provided
on the staircase



FED to flat 21, assessed during this
inspection

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:

- 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 has been undertaken to fire stop all pipe and cable penetrations. This appears to be of an acceptable standard with certification labels present, with the exception of a large pipe penetration within the bin store.



Acid etching, on staircase door glazing



Example of fire stopping installed, with certification label.



Fire stopping around pipes with intumescent collars fitted



Fire stopping within the gas meter cupboard

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:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



AOV at the head of the staircase



Window AOVs in corridors



Manual smoke control device

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?

Yes

Comments

Access was gained into flat 19 which has a fire alarm provided to BS5839-6 LD2 Category.

VERSION 3:

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 21 which has a fire alarm provided to BS5839-6 LD2 D1 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Category LD1 Standard (a system of one or more mains powered detectors, each with a tamper?proof standby supply consisting of a battery or batteries), although Grade F1 alarms (a system of one or more battery-powered detectors powered by a tamper?proof primary battery or batteries) are a reasonable short-term measure.

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



Floor numbers are clearly identified



Dry riser outlets provided within the staircase



Manual smoke control device

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:

- 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:

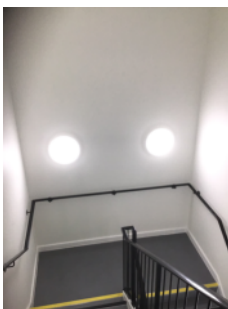
- Not applicable

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 EL within 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?

Yes



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



Fire Door Keep locked signage on riser doors

Other Signs & Notices

Is there suitable signage for fire service facilities?

Minor Defects

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

There is a stay put policy in place within this building however the fire action notice provided is one applicable to a simultaneous evacuation strategy. It is essential that they provided fire action notice accurately reflects the evacuation policy in place within the building.

There is a dry riser outlet sign provided on the external dry riser inlet. Whilst it is reasonable to expect the fire service would be able to identify the dry riser inlet, correct signage should be fixed nonetheless.



Incorrect fire action notice.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
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 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?	Yes

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

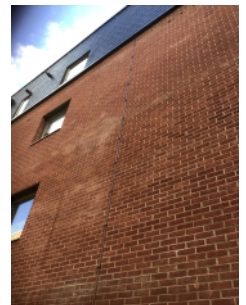
Task 1

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The current fire action notices are not suitable for a stay-put evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the stay-put evacuation strategy.
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	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors: There are excessive gaps at the threshold of the staircase door on the 1st floor
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	8 October 2021



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

2 October 2024