

Fire Risk Assessment

12 Ainsworth Road

Version 5

7 November 2023



Review Date: 7 November 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 escape routes should be prohibited.</p> <p>VERSION 2: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>VERSION 3: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>VERSION 4: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>07/11/2023 This task remains outstanding.</p>	High	Identified		
2	Fire Prevention	Smoking	<p>No Smoking signage should be provided in the entrance hall.</p> <p>VERSION 2: This has not yet been provided.</p> <p>VERSION 3: This has not yet been provided.</p> <p>07/11/2023 This task remains outstanding.</p>	Low	Identified		

3	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard. VERSION 2: This is yet to be provided. VERSION 3: This has not yet been provided. VERSION 4: This has not yet been completed 07/11/2023 This task remains outstanding.	Low	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: This is yet to be provided. VERSION 3: This has not yet been provided. VERSION 4: This has not yet been 07/11/2023 This task remains outstanding.	Low	Identified
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5	Fire Prevention	Arson	<p>Do not store combustible materials adjacent to the building.</p> <p>There is a large quantity of combustible items stored directly against the front of the property, directly against glazed windows. Any fire occurring here would undoubtedly affect the building as a whole. This area should be cleared.</p> <p>VERSION 3: This has not yet been cleared and a large quantity of combustible items still remain.</p> <p>VERSION 4: This has not yet been cleared and a large quantity of combustible items still remain.</p> <p>07/11/2023 This task remains outstanding.</p>	Medium	Identified
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6	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>VERSION 2: There still remains a significant amount of obstructions in the entrance hallway which should be removed.</p> <p>VERSION 3: There still remains a significant amount of obstructions in the entrance hallway.</p> <p>VERSION 4: There still remains a significant amount of obstructions in the entrance hallway.</p> <p>07/11/2023 This task remains outstanding.</p>	Medium	Identified
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7	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>Entrance door to Flat A.</p> <p>It may be reasonably assumed that the entrance door to flat B does not have intumescent strips and smoke seals installed either. These should be installed in both doors.</p> <p>Both doors have 1” door stops provided, and therefore this task is assessed as a low priority.</p> <p>VERSION 3: This has not yet been completed</p> <p>VERSION 4: This has not yet been completed</p> <p>07/11/2023 This task remains outstanding.</p>	Low	Identified
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8	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut:</p> <p>Electrical cupboard doors should be provided with locks and kept locked shut.</p> <p>VERSION 2: This task has not yet been completed.</p> <p>VERSION 4: This has not yet been completed</p> <p>07/11/2023 This task remains outstanding.</p>	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.

Tasks identified in the previous FRA, including the entrance hallway containing a large amount of combustible items and obstructions have not been completed. There is also a large quantity of combustible items situated directly up against the front face of the building which should be removed.

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.

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 is in the main due to the large quantity of combustibles in the entrance hallway, and directly against the buildings exterior.

VERSION 2:

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. It was noted that there was a high volume of tasks generated in the previous 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 none of the tasks generated in the previous FRA have been completed and therefore this building still presents a moderate risk.

VERSION 4:

It is again 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 evident that the fire safety measures and overall fire safety of this building has not been improved at all since the last FRA conducted in 2020, nor indeed since any FRAs conducted in previous years. In summary, no task identified in the previous FRA has been completed.

This new version was created on 07/11/2023 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

12 Ainsworth Road

Town

Hackney

Postcode

E9 7LP

FRA Type

Type 3 – Common parts and flats (non-destructive)

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client

ISHA

Building Information

Use	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	2
Number of stair cores	0
Approach to flats	<ul style="list-style-type: none">• Entrance hallway
Approximate period of construction	1920-1940
Is the top occupied storey over 18 metres above access level?	No

Construction details

Traditional masonry and timber construction under a pitched, tiled, roof.



Original brick exterior walls

External wall details

Brick exterior walls, original from time of buildings construction.

Are there any private balconies?	No
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People

Are there any people especially at risk from fire?

Not Known

Comments

The common area of this street block measures approximately 2m x2m. Both flats are accessed from the ground floor level and it is reasonably assumed that one of the flats is a maisonette across the first and second floors.

A third flat appears to be accessed directly from open air at lower ground floor level and does not form a part of this fire risk assessment.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Not Known

Are portable electrical appliances used?

No

Comments

There are no power outlets in the common area.

Documentation for the testing and maintenance of fixed electrical installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to 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

There is no gas provision in the common area.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

Heating is not provided in the entrance hall.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within the individual flats only, not the common area.

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 locked and secure.

However, there is a large quantity of combustible items stored directly against the front of the property, directly against glazed windows. Any fire occurring here would undoubtedly affect the building as a whole. This area should be cleared.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There was a significant volume of combustible materials found in the entrance hall.

VERSION 2: The entrance hallway still contains a significant amount of combustible items. These should be removed.

VERSION 4: The entrance hallway still contains a significant amount of combustible items. These should be removed.

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 is not provided in the common area.

VERSION 2: This has not yet been provided.

VERSION 4: This has not yet been provided.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

There is no obvious provision of a lightning protection system and a lightning protection system is not expected on a building of this height.

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?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

The main entrance/egress door is provided with a thumb turn device and does not require the use of a key to escape.

The entrance door to flat A was obstructed by a bicycle and other sizeable obstructions. The task to remove these items is incorporated within a task within the Fire Prevention section.

VERSION 2: There still remains a significant amount of obstructions in the entrance hallway which should be removed.

VERSION 4: There still remains a significant amount of obstructions in the entrance hallway which should be removed.



Thumb turn device provided on the main entrance door.

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

- FD30

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?

No

Comments

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 A which has an entrance door fitted to FD30 SC (notional) standard, however the internal doors are not fire resisting. It has a PERKO type self closing device which appeared to operate correctly . However, it has no intumescent strips or cold smoke seals fitted.

It does have 1” door stops which would provide some protection to the common parts from escaping flame and smoke during a fire.

The entrance door to flat B could not be assessed due to access. However, it appears to be of the same age, condition and design of that installed in flat A and was probably installed at the same time. It is therefore reasonable to assume that it is 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 this door however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.



25mm door stops on electrical cupboard.



25mm door stops provided around both flat entrance doors.

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 glazing in the common area that is required to be fire resisting.

Dampers, Ducts & Chutes

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

Not Confirmed

Smoke Ventilation

Areas where smoke ventilation is expected:

• None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

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?

No

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?

N/A

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

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

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.

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
- 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?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Borrowed light

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:

- None

Is this provision reasonable?

Yes

Comments

Emergency lighting is not required in the entrance hall to this premises.

Street lighting provides adequate borrowed light to illuminate the external stone steps.

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?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

It is not necessary to provide 'Fire Door Keep Shut' signage on flat entrance doors.

The electrical cupboard is not provided with a 'Fire Door Keep Locked' sign.

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

No Fire Action notice is displayed.

VERSION 2: This is yet to be provided.

VERSION 4: This has not yet been completed

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

The omission of a common fire detection and alarm system supports the intended Stay Put strategy for this Street block of two general needs flats.

Are fire action procedures suitable and appropriately documented?

Not Known

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?

N/A

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?

Not Known

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

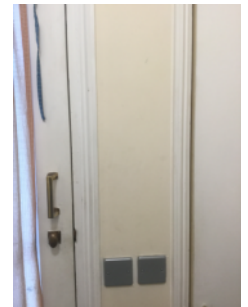
Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. VERSION 2: The entrance hallway still contains a significant amount of combustible items. These should be removed. VERSION 3: The entrance hallway still contains a significant amount of combustible items. These should be removed. VERSION 4: The entrance hallway still contains a significant amount of combustible items. These should be removed. 07/11/2023 This task remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	5 February 2019



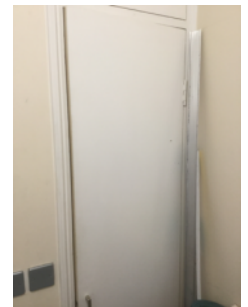
Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the entrance hall. VERSION 2: This has not yet been provided. VERSION 3: This has not yet been provided. 07/11/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	8 January 2020



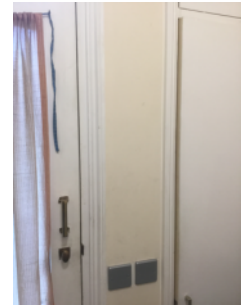
Task 3

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard. VERSION 2: This is yet to be provided. VERSION 3: This has not yet been provided. VERSION 4: This has not yet been completed 07/11/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	8 January 2020



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: This is yet to be provided. VERSION 3: This has not yet been provided. VERSION 4: This has not yet been 07/11/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	8 January 2020



Task 5

Source Version	2
Category	Fire Prevention
Sub Category	Arson
Action Required	Do not store combustible materials adjacent to the building. There is a large quantity of combustible items stored directly against the front of the property, directly against glazed windows. Any fire occurring here would undoubtedly affect the building as a whole. This area should be cleared. VERSION 3: This has not yet been cleared and a large quantity of combustible items still remain. VERSION 4: This has not yet been cleared and a large quantity of combustible items still remain. 07/11/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	7 October 2020



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: VERSION 2: There still remains a significant amount of obstructions in the entrance hallway which should be removed. VERSION 3: There still remains a significant amount of obstructions in the entrance hallway. VERSION 4: There still remains a significant amount of obstructions in the entrance hallway. 07/11/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	7 October 2020



Task 7

Source Version 2
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Install intumescent strips and smoke seals on the following doors:

Entrance door to Flat A.

It may be reasonably assumed that the entrance door to flat B does not have intumescent strips and smoke seals installed either. These should be installed in both doors.

Both doors have 1" door stops provided, and therefore this task is assessed as a low priority.

VERSION 3: This has not yet been completed

VERSION 4: This has not yet been completed

07/11/2023

This task remains outstanding.

Priority Low

Status Identified

Owner Customer Homes

Due Date 7 October 2021



Task 8

Source Version 2

Category Escape Routes & Fire Spread

Sub Category Fire Doors

Action Required The following doors should be kept locked shut:

Electrical cupboard doors should be provided with locks and kept locked shut.

VERSION 2: This task has not yet been completed.

VERSION 4: This has not yet been completed

07/11/2023

This task remains outstanding.

Priority Low

Status Identified

Owner Neighbourhood Services

Due Date 7 October 2021



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

7 November 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.