Fire Risk Assessment

148-156 Quill Street

Version 3

31 July 2023

Review Date: 31 July 2024

Score: Moderate Risk

Assessor: Mark Thomas

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	There are grill-vents installed in the enclosed (boarded) risers. It should be confirmed that these are intumescent grilles to ensure the required compartmentation is maintained. If these are not intumescent grilles then these should be replaced with ones which are.	Medium	Identified		
2	Fire Prevention	Housekeeping	The storage of combustible items in electrical cupboards should be prohibited.	High	Identified		
3	Escape Routes & Fire Spread	Construction and Glazing	There are pipe penetrations in the gas meter cupboards which require fire stopping.	Medium	Identified		
4	Escape Routes & Fire Spread	Fire Doors	There are grills fitted into the gas meter cupboard doors. It should be confirmed that these are intumescent, and if not, replace them with grills which have intumescent protection to ensure the fire resisting integrity of the whole door set is maintained.	Medium	Identified		
5	Escape Routes & Fire Spread	Smoke Ventilation	Repair the smoke vents in the following locations: Third floor window AOV and smoke ventilation system defective in this building.	High	Identified		

Introduction

This report presents the significant findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

• there is reason to suspect that the fire risk assessment is no longer valid; or
• there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsmltd.co.uk.

Executive Summary

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.

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. However, the smoke ventilation system (window AOV) was found to be defective and permanently in an open position. This was not able to be reset via the manual controls. A resident reported that this has been in this condition for some time and the test label on the smoke control panel shows it was last tested in February 2020. It is imperative that this is repaired and maintained in an serviceable condition at all times should the fire service require it.

There are grills fitted into the gas meter cupboard doors. It should be confirmed that these are intumescent, and if not, replace them with grills which have intumescent protection to ensure the fire resisting integrity of the whole door set is maintained. There are also grill-vents installed in the enclosed (boarded) risers. It should be confirmed that these are intumescent grilles to ensure the required compartmentation is maintained. If these are not intumescent grilles then these should be replaced with ones which are.

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

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

The building was found to be generally well maintained and clear of combustable items in common parts.

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.

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 part due to the apparent defective smoke ventilation system.

Premises Details

Building Information

Address line 1	148-156 Quill Street
Town	Islington
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
Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	8
Number of stair cores	1
Approach to flats	• Direct from stair • Via protected lobbies / corridors
Approximate period of construction	2010-2020

Is the top occupied storey over 18 metres above access level?

No

Construction details

Traditional brick construction with solid concrete intermediate floors and a covered pitched roof.

Access to common area via secure door entry system with flats accessed directly from communal staircase at ground, 1st and 3rd floor, flats at 2nd floor level accessed from protected lobbies.

Gas meter cupboards (2nr) at ground floor level adjacent to main exit door. Electric cupboard located under common area stair.

Brick/mortar external walls

Indicating where it appears this section is a vertical hung tile syste

External wall details

The external walls to the front elevation of this building are of brick/mortar construction. There is a central section of the front face which although appears to be of a block construction, closer examination reveals that is probably a vertical tile system installed for aesthetic purposes.

It was not possible to access the rear of the building to inspect the external walls on the rear elevation, however, inspection of the rear external walls of other similar buildings on this Terrace revealed that they are also of brick/mortar construction with no additional wall systems evident.

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?

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 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. There are lockable covers fitted although no lock was provided. It is advised to provide locks to these covers to prevent misuse.

Electrical sockets in common area with lockable covers

Gas

Are gas installations and appliances free from any obvious defect?	Yes
Is gas equipment protected/located so as not to be prone to accidental damage?	Yes

Comments

Gas meters are provided in meter cupboards either side of the main entrance door. It is advised to gain expert advise from a gas legislation expert to ascertain if the practice of housing gas installations in cupboards opening immediately inside the main entrance door onto the single escape route is permitted.

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.

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

CCTV is provided internally and externally

CCTV is provided internally and externally

Housekeeping

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

Comments

There is a large quantity of combustible items within the electrical cupboard on the ground floor.

Building Works

Are there any hot works being carried-out at this time?	No
Are the premises free of any obvious signs of incorrect hot work procedures in the past?	Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?	Yes

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.

“No Smoking” signage is provided

Dangerous Substances

Are dangerous substances present, or liable to be present?	No

Lightning

Is a lightning protection system installed?	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?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

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.

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 • Lobbies
Electrical Cupboard Doors	• FD30S
Flat Doors	• Not confirmed
Lobby 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?	N/A
Are doors kept locked where appropriate?	Yes

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 from the time of the buildings construction which should provide a notional 30 minutes fire resistance. All 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.

There is an unacceptable large gap at the top of the electrical cupboard door.

There are grills fitted into the gas meter cupboard doors. It should be confirmed that these are intumescent, and if not, replace them with grills which have intumescent protection to ensure the fire resisting integrity of the whole door set is maintained.

Example of a typical flat entrance door in the building.

Vents in gas meter cupboard doors.

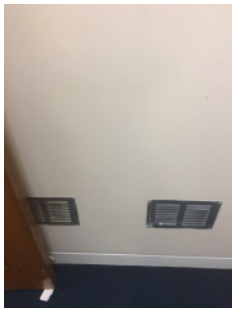
Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	No
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• Lobbies
Lobby Glazing	• Georgian wired
Is glazing reasonable and free from any obvious defects?	Yes

Comments

There are grill-vents installed in the enclosed (boarded) risers. It should be confirmed that these are intumescent grilles to ensure the required compartmentation is maintained.

There are pipe penetrations in the gas meter cupboards which require fire stopping.



Confirm grill-vents are intumescent protected

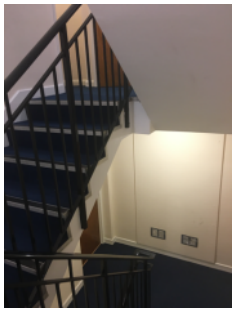


Photo showing concrete stairs and floors.

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:	• Staircases
Staircases	• Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	No

Comments

The window AOV on the third floor was noted as being defective and in the open position. A resident reports this has been in this condition for some time. It is imperative that this is repaired as soon as possible in order for the Fire service to have full control of smoke ventilation of the staircase if required.

Smoke vent control panel.

Window AOV on the 3rd floor defective in open position

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	No
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

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 D1 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up).

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?	Yes
Predominant types of fire extinguisher:	• Carbon dioxide - 2kg
Last test date of extinguishers:	November 2003
Are fire extinguishers readily accessible?	No
Is the provision of fire extinguishers reasonable?	No

Comments

There is a 2 kg CO2 extinguisher located in the electrical cupboard. It is evident that this extinguisher has not been tested in a long time and furthermore the security tag and safety pin has been removed. It is not necessary to provide a fire extinguisher in this location however if one is provided then it should be tested and serviced accordingly.

Fixed Systems

Are any fixed systems provided?	No
Is provision of fixed systems reasonable?	Yes

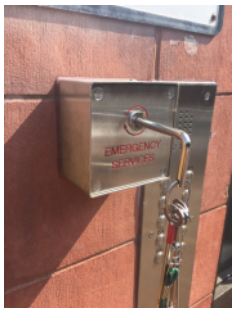
Fire Service Facilities

Are any fire service facilities provided?	Yes
Types of facility	• Smoke ventilation • Entrance door override
Is provision of fire service facilities reasonable?	No

Comments

The entrance door override was tested and found to function correctly.

The smoke ventilation system was found to be defective, please see comments in tasks in the escape routes and fire spread section of this report.



Entrance door override was tested and found to function correctly.

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.

Maintained (local) emergency lighting provided 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?	No
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	N/A

Comments

Self closing lobby doors were found to be wedged open. “Fire Door Keep” closed signage should be installed on both sides of these doors to remind residents to keep them closed.

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
Are fire action notices suitable?	No
Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A

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	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 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

Provide fire action notices which confirm the action to take in the event of a 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. However a test label on the smoke ventilation control panel showed this had not been tested since February 20 20. This was also noted to be defective.

Evidence of last testing of defective smoke ventilation system in Feb 2020

Record Keeping

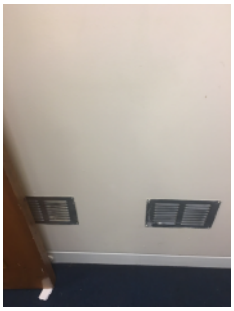
Were fire safety records available?	No

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	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are grill-vents installed in the enclosed (boarded) risers. It should be confirmed that these are intumescent grilles to ensure the required compartmentation is maintained. If these are not intumescent grilles then these should be replaced with ones which are.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 December 2020

Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in electrical cupboards should be prohibited.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	22 September 2020

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are pipe penetrations in the gas meter cupboards which require fire stopping.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 December 2020

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	There are grills fitted into the gas meter cupboard doors. It should be confirmed that these are intumescent, and if not, replace them with grills which have intumescent protection to ensure the fire resisting integrity of the whole door set is maintained.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 December 2020

Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	Repair the smoke vents in the following locations: Third floor window AOV and smoke ventilation system defective in this building.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	15 August 2021

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	31 July 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.