

Fire Risk Assessment

179 Richmond Road

Version 3

15 August 2023



Review Date: 15 August 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 combustible items in staircases should be prohibited.</p> <p>There were a number of combustible items noted in the entrance hallway.</p> <p>15/08/23 This task is still outstanding</p>	Medium	Identified		
2	Fire Prevention	Smoking	<p>No Smoking signage should be provided in the communal areas.</p> <p>15/08/23 This task is still outstanding</p>	Low	Identified		
3	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>There are a number of items in the entrance hallway which may present an obstruction to escaping persons in the event of a fire.</p> <p>15/08/23 This task is still outstanding.</p>	Medium	Identified		

4	Escape Routes & Fire Spread	Fire Doors	<p>Install a self-closing device on the following doors:</p> <p>Entrance door to flat B.</p> <p>It should be confirmed that the entrance door to flat A also has a working self closer fitted and that both doors afford at least an FD30S SC standard of fire resistance.</p> <p>15/08/23 Access to the flat was obtained & This task is still outstanding.</p>	High	Identified
5	Escape Routes & Fire Spread	Fire Doors	<p>Replace the following doors with FD30S doors:</p> <p>Door to the electrical cupboard.</p> <p>This door should also be kept shut with appropriate signage fitted.</p> <p>15/08/23 This task is still outstanding.</p>	Low	Identified
6	Escape Routes & Fire Spread	Construction and Glazing	<p>There are cable penetrations in the electrical cupboard which require fire stopping. The inspection panel should also be made up to FR30 and be properly secured.</p> <p>15/08/23 This task is still outstanding.</p>	Medium	Identified

7	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Closed signs on the following doors:</p> <p>Electrical cupboard door.</p> <p>15/08/23 This task is still outstanding.</p>	Low	Identified
8	Signs & Notices	Other Signage	<p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>15/08/23 This task is still outstanding.</p>	Medium	Identified
9	Escape Routes & Fire Spread	Fire Doors	<p>The resident of flat B reported that the main entrance door swells severely during warm weather to the extent that it jams shut. Also the thumb turn device becomes unusable due to the swelling of the door. This door should be adjusted or replaced to ensure that it remains easily openable for escaping persons in the event of a fire</p> <p>15/08/23 This task is still outstanding.</p>	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@qfsm ltd.co.uk.

Executive Summary

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. It was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

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 electrical cupboard should be fully enclosed in an FR30 partition including an FD30S door fitted which should be kept closed.

It was possible to confirm that flat B has an entrance door fitted to FD30 (notional) standard and it was noted that the door does not have a self closing device fitted. The entrance door to flat A could not be assessed due to access. However, this appears to be of the same age, condition and design of flat B and was probably installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

Based on the flat sampled (flat B), it is reasonably assumed that all flats are provided with a BS5839-6 Grade D1 category LD3 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

There are cable penetrations in the electrical cupboard which are not fire stopped.

There is an unacceptable amount of combustible items, which may also present an obstruction, present in the entrance hallway.

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 15/08/2023 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

Building Information

Address line 1	179 A-B Richmond Road
Town	Hackney
Postcode	E8 3AA
FRA Type	Type 3 – Common parts and flats (non-destructive)
Description	<p>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.</p> <p>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.</p> <p>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 will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>
Client	ISHA
Use	Converted, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	2
Number of stair cores	0

Approach to flats

• Entrance hallway

Approximate period of construction

Pre 1900

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

No

Construction details

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

Access to common area via secure door intercom system providing access to an entrance hall at ground floor level.

Both flats are accessed at ground floor level, it is assumed flat A is located over the basement and ground floor and flat B over the first and second floor.

A service cupboard is accessed within the hallway at low and high level.

External wall details

Brick external walls with no external wall systems

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.



Electrical installations

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 any common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access was gained into this building via a secured main entrance door.

The main entrance door was found to be locked and secure, preventing unauthorised access.

Areas immediately around the external curtilage of the building were noted as being clear of combustibles and rubbish.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There were a number of combustible items noted in the entrance hallway.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

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

No

Comments

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

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

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

The provision of thumb turn devices on final exits means the doors can be opened without the use of a key.

Tenants are presumed to be a typical cross section of the public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

There are a number of items in the entrance hallway which may present an obstruction to escaping persons in the event of a fire.

The resident of flat B reported that the main entrance door swells severely during warm weather to the extent that it jams shut. Also the thumb turn device becomes unusable due to the swelling of the door. This door should be adjusted or replaced to ensure that it remains easily openable for escaping persons in the event of a fire

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

- Not fire resisting

Flat Doors

- Not confirmed

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

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.

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 B which has an entrance door fitted to FD30 (notional) standard and it was noted that the door does not have a self closing device fitted.

The entrance door to flat A could not be assessed due to access. However, this appears to be of the same age, condition and design of flat B and was probably 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 this door however could not be assessed and this should be confirmed ensure both doors afford FD30S SC standard of fire resistance.

The small high level door to the electrical installations should afford an FD30S standard of fire resistance.

The resident of flat B reported that the main entrance door swells severely during warm weather to the extent that it jams shut. Also the thumb turn device becomes unusable due to the swelling of the door. This door should be adjusted or replaced to ensure that it remains easily openable for escaping persons in the event of a fire

Construction & Glazing

Are escape routes protected with suitable walls and floors?

No

Is there adequate compartmentation?

Minor Defects

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 are cable penetrations in the electrical cupboard which require fire stopping. The inspection panel should also be made up to FR30 and be properly secured.

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:

• Lobbies

Lobbies

• Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Control Equipment

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

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

Discussion with the resident of flat B suggests that there is a working smoke alarm in the flat, however the resident would not allow full access and this should be confirmed.

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).

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:

- 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 EL provided in the entrance hallway

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

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	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

A Fire Action notice would provide sufficient information to inform persons from outside organisations of the action to take in the event of a discovering a fire.

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?

No

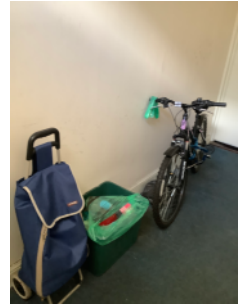
Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in staircases should be prohibited. There were a number of combustible items noted in the entrance hallway. 15/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	31 December 2020



Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas. 15/08/23 This task is still outstanding
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	2 July 2021

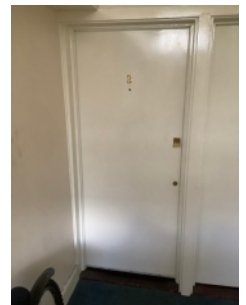
Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: There are a number of items in the entrance hallway which may present an obstruction to escaping persons in the event of a fire. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	31 December 2020



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Entrance door to flat B. It should be confirmed that the entrance door to flat A also has a working self closer fitted and that both doors afford at least an FD30S SC standard of fire resistance. 15/08/23 Access to the flat was obtained & This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	30 September 2020



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the following doors with FD30S doors: Door to the electrical cupboard. This door should also be kept shut with appropriate signage fitted. 15/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	2 July 2021



Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are cable penetrations in the electrical cupboard which require fire stopping. The inspection panel should also be made up to FR30 and be properly secured. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	31 December 2020



Task 7

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Closed signs on the following doors: Electrical cupboard door. 15/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	2 July 2021

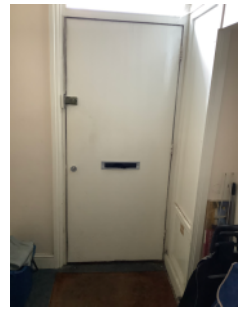


Task 8

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. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	31 December 2020

Task 9

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The resident of flat B reported that the main entrance door swells severely during warm weather to the extent that it jams shut. Also the thumb turn device becomes unusable due to the swelling of the door. This door should be adjusted or replaced to ensure that it remains easily openable for escaping persons in the event of a fire
	15/08/23 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	7 November 2021



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

15 August 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.