

Fire Risk Assessment

2 Pemberton Terrace

Version 4

3 October 2023



Review Date: 3 October 2024

Score: Substantial Risk

Assessor: Mark Thomas

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: The staircase at all levels, and landings.	High	Identified		
2	Fire Prevention	Housekeeping	The storage of combustible items in staircases should be prohibited. Considerable amount of combustible items located in the staircase, particularly outside flat C.	High	Identified		

3	Detection & Warning	Automatic Fire Detection	<p>If following an intrusive examination of fire compartmentation in the building, it is confirmed there is adequate fire compartmentation in the building to support a stay-put strategy then it should be considered to remove the provided common fire alarm. If there is not adequate compartmentation and it is not reasonably practicable to remedy, then the fire alarm should be provided as per the LACoRS Fire detection and alarm system recommendations for a Three-or four-storey building converted into self-contained flats which is:</p> <p>A mixed system</p> <ul style="list-style-type: none"> • Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat <p>(This is subject to the fire separation recommendations as given in LACoRS)</p> <p>It is noted that the provided fire alarm, particularly the panel is dated and it therefore it should be considered to remove the fire alarm following a compartmentation survey, or updating the existing system as per the LACoRS guidance above. The fire detection & alarm system appears to be quite dated. Consideration should be given to upgrading or replacing the system.</p>	Advisory	Identified
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4	Signs & Notices	Other Signage	Provide signage or plans to indicate the location of the fire detection & alarm system zones.	Medium	Identified
5	Fire Management	Testing & Maintenance	The fire alarm system should be tested and serviced in line with the recommendations of BS 5839-1.	High	Identified
6	Escape Routes & Fire Spread	Fire Doors	Repair the self-closing device on the following doors: Entrance door to flat B	High	Identified
7	Detection & Warning	Control Equipment	The fire alarm panel is in a fire condition. The panel should be serviced by an engineer. The sounder at the top of stairs appears to be broken and it is questionable if would raise the alarm.	Critical	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.

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.

There is a high volume of obstructions and combustible items in the common staircase and on landings which present both a fire risk and an obstruction to persons escaping in the event of a fire.

The provided fire alarm panel is without power, this was reported to ISHA immediately and should be rectified immediately. It should be noted that this panel was found to be in the same condition without power in the previous Fire Risk Assessment.

This building was originally a single private dwelling converted at some point, probably before the 1980's, to form separate flats. The building regulation standards in use today were not introduced until 1991, however, some of the principles within the early editions of ADB have been applied and generally the building meets the current guidance with the exception of smoke ventilation within the staircase.

However, a BS5839 Part 1 fire alarm system has been installed throughout the whole building including within the flats which prompts Simultaneous Evacuation rather than the more common approach of Stay Put. The Simultaneous Evacuation philosophy is not incorrect, but requires management consideration as detailed in the fire alarm and detection section of this report.

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 substantial risk. This is in the main part due to the current condition of the fire alarm in the building.

VERSION 2:

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

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.

Of highest concern is that the fire alarm is still without power and therefore would not raise an alarm in the event of a fire within this building. This was identified in the previous FRA and indeed in the FRA before that. This was reported to ISHA after the last FRA was conducted. It should be noted that this fire alarm system appears very dated and should the decision be made to maintain a common fire alarm this system then it should be considered to upgrade it to a more modern system which fully conforms to the recommendations of British Standard 5839.

During this inspection it was possible to access the ground floor flat to ascertain the standard of flat entrance doors provided. The flat entrance door to this flat was found to be of a FD30S (notional) standard with cold smoke seals and intumescent strips fitted to the door leaf. However, the PERKO style self-closing device did not function correctly and therefore this door would not close on its action in the event of a fire. It is imperative that all flat entrance doors in the building afford at least a standard.

The standard of housekeeping throughout the building remains unsatisfactory, with an unacceptable amount of combustible items and obstructions located in the staircase

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 substantial risk.

VERSION 3

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. In addition to this, the fire alarm panel is still without power.

Considering the number of high priority tasks which have not been completed following the two previous FRAs, it is recommended to review this FRA in three months.

This new version was created on 03/10/2023 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

2 Pemberton Terrace

Address line 2

Flats A-D

Town

Islington

Postcode

N19 5RY

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	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	1
Number of flats	4
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Direct external access
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 entry system with flats accessed directly from the stairwell at each floor level.

Flat A has direct external access and appears to cover the basement level.

Layout details



Front elevation - original brick/mortar walls



Side elevation - original brick/mortar walls



Rear elevation - original brick/mortar walls, with render to lower ground.

External wall details

Original Brick and mortar external walls. No additional external wall system evident.

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 socket in the common area

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 or equipment in the 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.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Considerable amount of combustible items located in the staircase, particularly outside flat C.

Building Works

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

No

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

Yes

Smoking

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

Yes

Comments

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

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

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

All levels were found to have a high number of plant pots, bicycles and other items which would present a significant obstruction to persons escaping in the event of a fire.

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:

- Flats

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?

N/A

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. However from external examination only, the flat entrance doors appear to be the original doors from the time of the conversion 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.

VERSION 2:

Access was gained into the ground floor flat, which has a Flat entrance door fitted to FD30S (notional) standard of fire resistance. There are intumescent strips and cold smoke seals fitted to the door leaf. However, there is a Perko style self-closing device fitted which is defective and does not fully close the door on its action. Given that the other flat entrance door in the building are of the same period and design it may be reasonably assumed that they are fitted to the same standard of fire resistance. These should be inspected when possible to confirm that they have working self closing devices and that they will afford the FD30S SC standard of fire resistance that is required for flat entrance doors in this building.



Example of flat entrance door to FD30S (notional) standard.

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

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:

- None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Simultaneous evacuation.

Converted flats of a stay put standard would not normally be expected to have a common fire alarm provided. Converted flats of a stay put standard would normally be expected to have a stay put evacuation strategy. The presence of a common fire alarm suggests that there is a simultaneous evacuation policy in this building and therefore smoke ventilation would not be required. Should the decision be made to remove the common fire alarm (as discussed later in this report) and a stay put policy be put in place, then smoke ventilation by means of openable windows in the staircase is available.

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?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L3

Cause & Effect

- Not confirmed

Control Equipment

Is the control equipment suitably located?

Yes

Is the control equipment free from any obvious fault or defect?

No

Comments

THE FIRE ALARM PANEL WAS FOUND TO HAVE NO POWER - this was reported to ISHA via telephone immediately (04.06.20)



Fire alarm panel with no power supply evident.

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

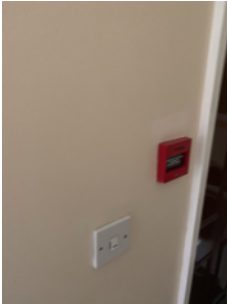
Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

Consider removing manual call points from public areas to reduce the likelihood of false alarms.



Manual call points are provided

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

No

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

No

Comments

THE FIRE ALARM PANEL WAS FOUND TO HAVE NO POWER - this was reported to ISHA via telephone immediately (04.06.20)

A BS5839 Part 1 fire alarm system has been installed throughout the whole building including presumably within the flats which prompts Simultaneous Evacuation rather than the more common approach of Stay Put. The Simultaneous Evacuation philosophy is not incorrect, but requires management consideration.

Should a decision be made to maintain this fire alarm provision, then it should be provided as per the LACoRS Fire detection and alarm system recommendations for a Three-or four-storey building converted into self-contained flats which is:

A mixed system

- Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and
- Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat

(This is subject to the fire separation recommendations as given in LACoRS)

It is noted that the provided fire alarm, particularly the panel is dated and it therefore it should be considered to remove the fire alarm following a compartmentation survey, or updating the existing system as per the LACoRS guidance above.

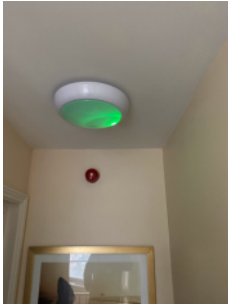
Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

Please see task generated in Automatic Fire Detection section above.



Fire alarm sounder on the second floor

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?

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 emergency lighting is provided in 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?

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?

N/A

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?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

No

Comments

Provide signage or plans to indicate the location of the fire detection & alarm system zones.



Fire action notice and “no smoking” signage.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

The provision of a common fire alarm suggest that there is a simultaneous evacuation policy in place in this building. However as discussed earlier in this report, the fire alarm currently has no power and therefore would not raise the alarm in the event of a fire in the building. It may be that terminating the power supply to the fire alarm has been made in order to remove the provision of a common fire alarm in the building. However, smoke detection and alarms and manual call points are still present in the common areas. If following a comprehensive compartmentation survey the decision is made to remove the fire alarm then it is imperative that all detection equipment and manual call points are removed in order to avoid confusion to residents and visitors.

Should the decision be made to maintain this common fire alarm in the building then it should be provided within the recommendations of LACoRS guidance as detailed within the fire alarm and detection section of this fire risk assessment report.

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?

Yes

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?

Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire alarm actuation or discovering a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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

Record Keeping

Were fire safety records available?

No

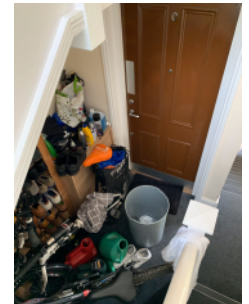
Comments

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

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: The staircase at all levels, and landings.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	2 September 2020



Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in staircases should be prohibited. Considerable amount of combustible items located in the staircase, particularly outside flat C.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	2 September 2020



Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>If following an intrusive examination of fire compartmentation in the building, it is confirmed there is adequate fire compartmentation in the building to support a stay-put strategy then it should be considered to remove the provided common fire alarm. If there is not adequate compartmentation and it is not reasonably practicable to remedy, then the fire alarm should be provided as per the LACoRS Fire detection and alarm system recommendations for a Three-or four-storey building converted into self-contained flats which is:</p> <p>A mixed system</p> <ul style="list-style-type: none">• Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and• Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to the fire separation recommendations as given in LACoRS) <p>It is noted that the provided fire alarm, particularly the panel is dated and it therefore it should be considered to remove the fire alarm following a compartmentation survey, or updating the existing system as per the LACoRS guidance above. The fire detection & alarm system appears to be quite dated. Consideration should be given to upgrading or replacing the system.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	4 June 2022



Task 4

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage or plans to indicate the location of the fire detection & alarm system zones.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	3 December 2020

Task 5

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire alarm system should be tested and serviced in line with the recommendations of BS 5839-1.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	2 September 2020

Task 6

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the self-closing device on the following doors: Entrance door to flat B
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	15 November 2021

Task 7

Source Version	4
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	The fire alarm panel is in a fire condition. The panel should be serviced by an engineer. The sounder at the top of stairs appears to be broken and it is questionable if would raise the alarm.
Priority	Critical
Status	Identified
Owner	Customer Homes
Due Date	3 October 2023



Risk Score

Risk Score

Substantial Risk

Next Assessment Due

3 October 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Significant potential for serious injury or death of one or more occupants.