

**Fire Risk Assessment**

**23-38 Trays Hill Close**

Version 2

04-06-2020



Review Date: 04-06-2021

Score: Tolerable Risk

Assessor: Richard Willingham

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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	Construction and Glazing	There is no acid etching or identification on the glazed side panels to flat entrance doors. It should be confirmed that this glazing will afford 30 minutes of fire resistance (integrity only) to maintain the fire resisting integrity of the whole flat entrance door set.	High	Identified		
2	Fire Prevention	Housekeeping	<p>The storage of combustible items in escape routes should be prohibited. Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.</p> <p>Flat 28-27, there are combustibles located under the stairs, including an electrically powered pressure washer adjacent an electrical socket.</p> <p>There is a small amount of combustibles in the riser cupboard, flats 33-34.</p> <p>Prams and other items located entrance hallway to flats 36-37</p>	Medium	Identified		
3	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas.	Low	Identified		

4	Signs & Notices	Other Signage	Provide the correct fire action notices which confirm the action to take in the event of fire. Current fire action notices provided are for a simultaneous evacuation policy, not for a stay put policy which is in place.	Medium	Identified
5	Fire Management	Procedures & Arrangements	Documentation was not available for viewing. It should be confirmed that fire action procedures are suitable and appropriately documented.	Advisory	Identified
6	Fire Management	Training & Drills	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.	Low	Identified
7	Fire Management	Testing & Maintenance	The fire detection system should be tested and serviced in line with the recommendations of BS 5839-1.	Medium	Identified
8	Fire Management	Testing & Maintenance	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.	Low	Identified
9	Fire Management	Testing & Maintenance	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.	Medium	Identified
10	Fire Management	Record Keeping	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.	Advisory	Identified

11	Fire Prevention	Lightning	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.	Low	Identified
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12	Escape Routes & Fire Spread	Ease of Use	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.	Low	Identified
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## Executive Summary

This building is of recent construction and is generally in a good state of repair and was found to be clean, tidy and free from combustibles and obstructions in the common parts of the building. It forms one part of the overall larger complex of buildings which make up Trays Hill Close.

There is no acid etching or identification on the glazed side panels to flat entrance doors. It should be confirmed that this glazing will afford 30 minutes of fire resistance (integrity only) to maintain the fire resisting integrity of the whole flat entrance door set.

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

Giving consideration to the general fire safety arrangements within the building, and the tasks required as detailed within this report, it is assessed that this building presents a tolerable risk.

# 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](mailto:office@qfsm ltd.co.uk).

# Premises Details

## Building Information

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Address line 1	23-38 Trays Hill Close
Address line 2	Ashmont Road
Town	Islington
Postcode	N19 3FE
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>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.</p>
Client	ISHA
Use	Purpose-built, self-contained flats
Number of floors - ground and above	2
Number of flats	10
Number of stair cores	4



Approach to flats

- Direct from stair
- Direct external access

Approximate period of construction

2010-2020

Construction details

A modern building of brick and concrete construction. 23-38 Tray Hill Close comprises of a number of duplex flats with direct external access, and a further 4 stair cores each containing 2 self contained flats

Flats 23, 24, 25, 26, have direct external access,

whilst flats 28 and 27, 31 and 30, 33 and 34, and 36 and 37 are accessed via separate single staircase cores respectively.

## Occupants

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Are there any occupants especially at risk from fire?

No

# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

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.



Secured cleaners electrical sockets in common areas.



Example of test labels on electrical installations

## 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

## Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

## Cooking

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Does cooking take place on the premises?

No

Comments

Cooking does not take place in the common parts of the building.

## Arson

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Is security against arson reasonable?

Yes

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

Yes

Comments

Access gained into all stair cores via secured main entrance doors.

## Housekeeping

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Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Since the last FRA the number of items, particularly in flats 36-37 has escalated and residents should be reminded of the importance of keeping escape routes clear of combustibles.

## Building Works

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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

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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

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Are dangerous substances present, or liable to be present?

No

## Lightning

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Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

Comments

The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

# Escape Routes & Fire Spread

## Ease of Use

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Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

Racks and locking stations are provided in each entrance hallway, to secure bicycles. This is acceptable, provided residents are reminded and recognise when a build up of items such as prams reach a level where they may present an obstruction for escaping persons in the event of a fire. This is particularly the case in the entrance hallway to flats 36-37 where a high number of prams and other items are present.

## Dimensions

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Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Electrical Cupboards
- Flats

Cupboard Doors

- FD30S

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

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?

Yes

Comments

Access was gained into flat 37 which has an FD30S SC entrance door. The doors which open onto the entrance hallway are FD30 doors.

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

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

## 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:

• Flats

Flats Glazing

• Not confirmed

Is glazing reasonable and free from any obvious defects?

No

Comments

There is no acid etching or identification on the glazed side panels to flat entrance doors. It should be confirmed that this glazing will afford 30 minutes of fire resistance (integrity only) to maintain the fire resisting integrity of the whole flat entrance door set.



## Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

## Smoke Ventilation

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Areas where smoke ventilation is expected:

- Staircases

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



# Detection & Warning

## Control Equipment

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Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

• Communal areas

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### Communal Areas

System Category

• BS 5839 Pt1 Category L3

Cause & Effect

• Operates smoke ventilation

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Is the control equipment suitably located?

N/A

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

N/A

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## Manual Fire Alarms

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Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

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## Automatic Fire Detection

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Is there sufficient provision of automatic fire detection?

Yes

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

Yes

Comments

Access was gained into flat 37 which has a fire alarm provided to BS5839-6 LD2 standard.

## Audibility

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Are there adequate means of alerting all relevant persons?

N/A

# Firefighting

## Fire Extinguishers

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Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

## Fixed Systems

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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Are any fire service facilities provided?

Yes

Types of facility

- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

Yes

# Lighting

## Normal Lighting

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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

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Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

# 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?

Yes

Is there signage suitable for automatic fire doors?

N/A

## 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 the correct fire action notices which confirm the action to take in the event of fire. Current fire action notices provided are for a simultaneous evacuation policy, not for a stay put policy which is in place.

# Fire Safety Management

## Procedures & Arrangements

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Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

### Comments

These are general needs flats and as such no specific occupancy risk identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

## Training & Drills

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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 fire.

## Testing & Maintenance

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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

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Were fire safety records available?

No

Comments

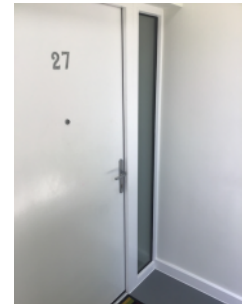
Fire safety records are held centrally at the ISHA Head Office.

# Tasks

## Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There is no acid etching or identification on the glazed side panels to flat entrance doors. It should be confirmed that this glazing will afford 30 minutes of fire resistance (integrity only) to maintain the fire resisting integrity of the whole flat entrance door set.
Priority	High
Status	Identified
Due Date	01-08-2019

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## Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>The storage of combustible items in escape routes should be prohibited.</p> <p>Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.</p> <p>Flat 28-27, there are combustibles located under the stairs, including an electrically powered pressure washer adjacent an electrical socket.</p> <p>There is a small amount of combustibles in the riser cupboard, flats 33-34.</p> <p>Prams and other items located entrance hallway to flats 36-37</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	01-01-2020

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### Task 3

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas.
Priority	Low
Status	Identified
Due Date	03-07-2020

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### Task 4

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide the correct fire action notices which confirm the action to take in the event of fire. Current fire action notices provided are for a simultaneous evacuation policy, not for a stay put policy which is in place.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26-09-2019

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### Task 5

Source Version	1
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	Documentation was not available for viewing. It should be confirmed that fire action procedures are suitable and appropriately documented.
Priority	Advisory
Status	Identified
Due Date	03-07-2022

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## Task 6

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.
Priority	Low
Status	Identified
Due Date	03-07-2020

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## Task 7

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire detection system should be tested and serviced in line with the recommendations of BS 5839-1.
Priority	Medium
Status	Identified
Due Date	26-09-2019

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## Task 8

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.
Priority	Low
Status	Identified
Due Date	03-07-2020

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## Task 9

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.
Priority	Medium
Status	Identified
Due Date	26-09-2019

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## Task 10

Source Version	1
Category	Fire Management
Sub Category	Record Keeping
Action Required	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.
Priority	Advisory
Status	Identified
Due Date	03-07-2022

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## Task 11

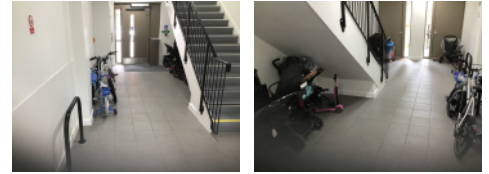
Source Version	1
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.
Priority	Low
Status	Identified
Due Date	03-07-2020

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## Task 12

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	04-06-2021

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# Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

04-06-2021