QFSM QUALITY FIRE SAFETY MANAGEMENT

Fire Risk Assessment

27-45 Mildmay Avenue

Version 6

29 January 2024

Review Date: 31 August 2024

Score: Tolerable Risk

Assessor: Andy Corby

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to enable the doors to easily close: First floor corridor door leading to flat 32 Both corridor doors on the third floor. 31/08/23 This task is still outstanding.	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	The following doors should be kept locked shut: Most riser cupboards were found to be unlocked. 31/08/23 This task is still outstanding.	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• there is reason to suspect that the fire risk assessment is no longer valid; or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.

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

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 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.

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

There are cable penetrations in the electircal riser cupboards which are not fire stopped. Given the presence of other services being carried throughout the building common areas, such as water and electrics, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building. This is to ensure there is adequate fire separation to support a "stay put" policy.

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.

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.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors, or the provision and standard of fire alarms within flats was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found.

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.

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.

VERSION 3:
CHPK Fire Engineering Ltd have produced a report, “Fire Safety Review of External Walls and Attachments” dated 2 June 2021, following their intrusive survey of the external walls of this building.

They have identified that the building has 3 main external wall types, and these are detailed on p9 of their report.

They have concluded that in the event of a fire, Wall Types 1 and 2 would be somewhat likely, or likely to result in the fire

spreading within the external wall cavity but not across the surface of the external walls.

They have concluded that in the event of a fire, Wall Type 3 would be unlikely to result in the fire spreading either across the surface of the external wall, but may allow fire spread within the external wall cavity. This wall type is found to the top floor elevations only.

Given the existing fire safety measures within this building, whilst the overall risk may be considered low, CHPK would conclude that the overall fire risk due to the external wall and balconies is moderate. The potential life safety consequences are considered moderate which is where a fire could result in injury to one or more occupants, but unlikely to involve multiple fatalities.

ISHA have stated (23.09.21) that they do not yet have a confirmed timescale for remedial works to commence on this building. They are in the process of obtaining high level quotes for the recommended remedial work. Should it become apparent that the timescale for he completion of this work is going to be protracted, then additional interim fire safety measures should be considered in line with the NFCC Guidance Document “Simultaneous Evacuation Guidance- Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats”

VERSION 4 - 17/11/21
This is the annual review of the fire risk assessment and it is noted that there are a number of outstanding actions from the previous assessment.

These actions should be completed and evidence provided so that this fire risk assessment can be updated.

This new version was created on 31/08/2023 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.

VERSION 6 - Desktop Review 29/1/24
This review was carried out at the request of the client following receipt of an EWS1 form and External Wall System report carried out by CH/PK Fire Engineering dated 23/1/24.
The EWS1 assessment resulted in a B1 rating which means that although there are some combustible materials present, no remedial works are required and there is no significant risk to life.
The evacuation strategy can now revert to Stay Put and the overall risk rating can now be re-assessed as TOLERABLE.

Premises Details

Address line 1	27-45 Mildmay Avenue
Town	Islington
Postcode	N1 4FD

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	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	19
Number of stair cores	1
Approach to flats	• 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 intermediate timber floors and a flat roof.

Access to common area via secure door entry system at front elevation, with flats accessed from protected lobbies/corridors at each floor.

Passenger lift provided at each floor level.

Under-stair cleaners store at ground floor level and electric/riser cupboards at each floor level.

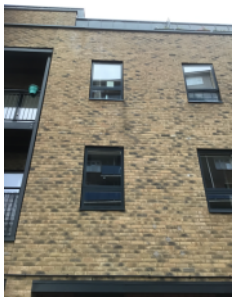
Access to bicycle store at ground floor level.

Externally accessed bin store.

Dry Riser inlet located at front elevation, with outlets in stairwell at each floor level above ground.

Private balconies

Metallic cladded external wall system on fourth (uppermost) floor.



Brick/mortar external walls to ground, 1st, 2nd and 3rd floors

External wall details

Brick/Mortar external walls to ground, first, second and third floors, with ground floors being partially timber clad. Fourth (uppermost) floor has some metallic external wall system evident, the material composition and construction be confirmed within the scope of this FRA.

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 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the "Advice Note").
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.

VERSION 3:
CHPKFE have concluded that there are three main external wall types in this building. These are detailed in their report dated 02 June 2021.

Are there any private balconies?

Yes

Private balcony details

Balconies are inset, with steel frames and timber decks

BS9991 states that an open balcony is one that could reasonably be assumed to not become smoke-logged in a flat fire situation. At least 50% of the vertical section should be open and the area of opening should be uniformly spread around the surface.

There are private balconies at the front elevation of the building which are "inset" i.e. are recessed into the vertical face of the building and do not have a protruding balcony deck, however more than 50% of the vertical section is open and therefore are not considered "enclosed`"

People

Are there any people 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.

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.

Electrical sockets in common areas

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

Heating

Are fixed heating installations free from any obvious defect?	N/A
Are portable heaters used?	No

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

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.

Housekeeping

Is accumulation of combustibles or waste avoided?	Yes
Are there appropriate storage facilities for combustible & hazardous materials?	Yes

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?	Yes
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.

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Fire Doors

Doors which are expected to be fire resisting:	• Corridors • Flats • Risers
Corridor Doors	• FD30S self-closing
Flat Doors	• FD30S self-closing
Riser Doors	• FD60S self-closing
Are fire doors to a suitable standard?	Minor Defects
Is there suitable provision of self-closing devices?	Yes
Is there suitable provision of hold-open devices?	Yes
Are doors kept locked where appropriate?	Minor Defects

Comments

As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flats 36 and 42 which have an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway in these flats are fire resisting.

The remainder of flat front doors within the building 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.

The self closing device on the corridor door on the 2nd floor (to flats 39-41) requires adjusting to ensure it fully closes the door.

There are also significant and excessive gaps around Riser cupboard doors on the 1st, 2nd floor, 3rd floor

It should be remembered that hold open devices on corridor doors should be regularly checked as part of the buildings fire safety systems testing and maintenance regime.

Version 4
There are a number of corridor doors that do not close fully into the frame. These doors are crucial as they protect the single staircase and must be checked regularly by the Neighbourhood Officer.

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
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:	• Corridors
Corridor Glazing	• 30 mins E
Is glazing reasonable and free from any obvious defects?	Yes

Comments

There are some cable penetrations within the electrical intake and meter riser cupboard on the 4th floor which require fire stopping.

There are numerous penetrations through the concrete slab ceiling in the basement carpark/plant rooms which require fire stopping. This carpark is accessed via 1-26 Mildmay Avenue, however, these penetrations may present a risk of smoke and fire spread into 27-45. Recommendations and tasks regarding this issue have been raised in the FRA for 1-26 Mildmay Avenue.

Version 6 - 29/1/24
An EWS1 form has been completed following an intrusive external wall survey which has resulted in a B1 rating and no remedial works required.

"Pyroguard" FR Glazing in corridor doors.

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

Areas where smoke ventilation is expected:	• Corridors • Staircases
Corridors	• Natural Vent - Automatic
Staircases	• Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	Minor Defects

Comments

Smoke vent showing a fault light on the 2nd floor.

Fault light on smoke vent actuator

Detection & Warning

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

Communal Areas

System Category	• BS 5839 Pt1 Category L5
Cause & Effect	• Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?	N/A
Is the control equipment free from any obvious fault or defect?	N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?	N/A
Are manual callpoints appropriately located and free from obvious defect?	N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?	N/A
Is the type of automatic fire detection suitable and free from obvious defect?	N/A

Comments

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

Access was gained into flats 32 and 36 which have a fire alarm provided to BS5839-6 LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

Audibility

Are there adequate means of alerting all relevant persons?	N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	• Not practicable to train residents • Fire unlikely in communal areas • Vandalism concerns
Are fire extinguishers provided?	No
Is the provision of fire extinguishers reasonable?	Yes

Fixed Systems

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

Fire Service Facilities

Are any fire service facilities provided?	Yes
Types of facility	• Dry rising main • Smoke ventilation
Is provision of fire service facilities reasonable?	Yes

Floor numbers are clearly identified on each level

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.

Signs & Notices

Escape Routes

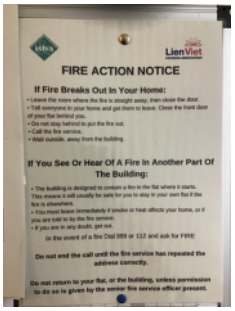
Is escape route signage necessary?	No
Why not?	• Simple escape routes • Routes in ordinary use
Is escape route signage provided?	Yes
Is provision of escape route signage suitable?	Yes

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?	Yes

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
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?	N/A



The provided Fire Action Notice

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?	Yes

Comments

Fire Action notices provide sufficient information to inform persons of outside organisations of 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.

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	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close: First floor corridor door leading to flat 32 Both corridor doors on the third floor. 31/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	18 May 2022

Task 2

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: Most riser cupboards were found to be unlocked. 31/08/23 This task is still outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	15 February 2022

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	31 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.