

Fire Risk Assessment

29 Groombridge Road.

Version 3

7 November 2023



Review Date: 7 November 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	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations: In the electrical cupboard. The conduit for the electrical cable.</p> <p>VERSION 2: The remedial work recommended in this task in the previous FRA, has not been completed.</p> <p>07/11/2023 This task remains outstanding.</p>	Medium	Identified		

2	Detection & Warning	Automatic Fire Detection	<p>It should be confirmed if the fire alarm system in the common hallway connects to the fire alarm system in the flats. If the fire alarm does connect to the flats, removal of the system should be considered as it conflicts with national guidance which recommends a stay-put policy for buildings of this type. If there remains concern over compartmentation in the building, and the decision to maintain a common fire alarm provision is made, then the fire alarm should comply with 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>The current system does not comply with the LACoRS recommendations.</p> <p>07/11/2023</p> <p>There is no evidence to state if the fire alarm in the common area connects to the fire alarm system within the flats so this task remains outstanding.</p>	Advisory	Identified
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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

VERSION 1: The two flats are accessed from an entrance hallway on the ground floor. The entrance door to flat B was checked and found to be FD30 self-closing standard. The doors onto the internal staircase of flat B appeared to be FD30 self-closing standard. It was not possible to confirm the standard of the entrance door to flat A, although the door appears to be of the same design as flat B and can therefore be assumed to be of the same standard, however it was not possible to confirm that a self closing device had been provided.

Intumescent strips and smoke seals are not considered necessary on the flat entrance doors as a simultaneous evacuation strategy is in place for this building.

Flat B is arranged over the first and second floors and has access to the rear garden. Flat A appears to be arranged over the ground floor only although it was not possible to confirm whether it had access to the rear garden.

The electrical intake has been enclosed within a cupboard providing 30 minutes fire resistance and provided with FD30S doors which were kept locked shut. The water riser has not been enclosed with a 30 minute fire resisting cupboard, this is not considered to be a risk.

It should be confirmed if the fire alarm system in the common hallway connects to the fire alarm system in the flats. If the fire alarm does connect to the flats, removal of the system should be considered as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.

The resident of flat B could not confirm whether the fire alarm system in the hallway was connected to the system in there flat, the fire action notice states that a simultaneous evacuation policy is in place for this building which may suggest that the fire alarms are linked.

VERSION : 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.

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.

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.

The standard of housekeeping throughout the building was found to be unsatisfactory, with the exception of an unacceptable amount of combustible items and obstructions located in the entrance hallway.

There are cable penetrations in the electrical cupboard 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.

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 1993, however, some of the principles within the early editions of ADB have been applied and generally the building meets the current guidance. However, a BS5839 Part

6 fire alarm system has been installed in the common parts which prompts Simultaneous Evacuation rather than the more common approach of Stay Put. The Simultaneous Evacuation philosophy is not incorrect, but requires management consideration. If the common fire alarm system should be considered for replacement or significant cost of remedial work there is value in reviewing the evacuation strategy. Following a Type 4 FRA and confirmation that compartmentation in the building is adequate to support a stay put strategy, then a decision may be taken to remove the common fire alarm and revert to a Stay Put strategy. If the decision is made to continue to provide a common fire alarm then it should be made clear that the current fire alarm provision is not suitable and it is recommended that it is upgraded to the recommendations of LACoRS guidance for fire detection and alarm systems for a three storey building converted into self-contained flats

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 07/11/2023 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

29 Groombridge Road

Town

Hackney

Postcode

E9 7DP

FRA Type

Type 3 – Common parts and flats (non-destructive)

Description

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.

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.

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.

Client

ISHA

Building Information

Use	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	2
Number of stair cores	0
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	Not Known
Is the top occupied storey over 18 metres above access level?	No

Construction details

The history of the building is not confirmed, but it is expected that the building was constructed approximately in the Victorian era and converted into flats relatively recently. It is reasonably expected that the conversion met all necessary building consents at the time. It is not clear why a common fire alarm has been installed, or if it is linked to the fire alarm within the flats, it may be because there are concerns over the compartmentation in the building. The fire action notice states that a simultaneous evacuation policy for this building.



Original brick/mortar external walls



Original brick/mortar external walls

External wall details

Original brick/mortar external walls, with no addition external wall system installed.

Are there any private balconies?	No
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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?

Not Known

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.

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?

Yes

Comments

There were combustible items stored 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?

Yes

Comments

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



Signage in the entrance hallway.

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?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Remove the mortice lock from the main entrance door which impede easy escape.

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

- FD30S

Flat Doors

- FD30 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

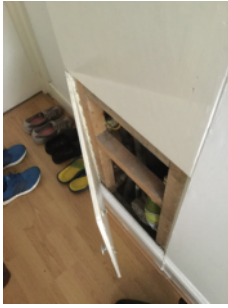
The two flats are accessed from an entrance hallway on the ground floor. The entrance door to flat B was checked and found to be FD30 self-closing standard. The doors onto the internal staircase of flat B appeared to be FD30 self-closing standard. It was not possible to confirm the standard of the entrance door to flat A, although the door appears to be of the same design as flat B and can therefore be assumed to be of the same standard, however it was not possible to confirm that a self closing device had been provided.

Intumescent strips and smoke seals are not considered necessary on the flat entrance doors as a simultaneous evacuation strategy is in place for this building.

Flat B is arranged over the first and second floors and has access to the rear garden. Flat A appears to be arranged over the ground floor only although it was not possible to confirm whether it had access to the rear garden.

The electrical intake has been enclosed within a cupboard providing 30 minutes fire resistance and provided with FD30S doors which were kept locked shut. The water riser has not been enclosed with a 30 minute fire resisting cupboard, this is not considered to be a risk.

VERSION 2: 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 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 may be found. There is no visible evidence to suggest that the standard of flat entrance doors differs from those found in the previous FRA.



Water riser cupboard.

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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Provide fire stopping around cable penetrations in the following locations:
In the electrical cupboard.
The conduit for the electrical cable.

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

There is a simultaneous evacuation strategy for this building therefore ventilation is not required.

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

- Whole building (single system)

Whole Building

System Category

- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Not confirmed

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?

Yes

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

Yes

Comments

It should be confirmed if the fire alarm system in the common hallway connects to the fire alarm system in the flats. If the fire alarm does connect to the flats, removal of the system should be considered as it conflicts with national guidance which recommends a stay-put policy for buildings of this type. If there remains concern over compartmentation in the building, and the decision to maintain a common fire alarm provision is made, then the fire alarm should comply with 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)

The resident of flat B could not confirm whether the fire alarm system in the hallway was connected to the system in there flat, the fire action notice states that a simultaneous evacuation policy is in place for this building which may suggest this is the case.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

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?

Yes

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Borrowed light

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:

- None

Is this provision reasonable?

Yes

Comments

Based on the guidance of Table 9 in Approved Document B, Emergency lighting is not generally required in blocks of flats comprising of ground and first floor only, particularly where borrowed light, on a separate electrical sub-circuit is available.

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?

N/A



Electrical cupboard doors.

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



Simultaneous evacuation fire action notice.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

A common fire alarm has been installed and a fire action notice that states a simultaneous evacuation strategy is on place for this building.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

Yes

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

The assembly point is outside 59a Groombridge Road.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

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 Construction and Glazing

Action Required Provide fire stopping around cable penetrations in the following locations:
In the electrical cupboard.
The conduit for the electrical cable.



VERSION 2: The remedial work recommended in this task in the previous FRA, has not been completed.

07/11/2023
This task remains outstanding.

Priority Medium

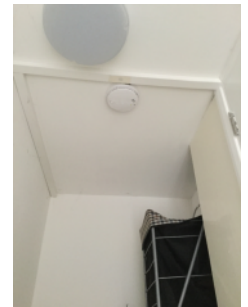
Status Identified

Owner Customer Homes

Due Date 4 February 2019

Task 2

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>It should be confirmed if the fire alarm system in the common hallway connects to the fire alarm system in the flats. If the fire alarm does connect to the flats, removal of the system should be considered as it conflicts with national guidance which recommends a stay-put policy for buildings of this type. If there remains concern over compartmentation in the building, and the decision to maintain a common fire alarm provision is made, then the fire alarm should comply with 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>The current system does not comply with the LACoRS recommendations.</p> <p>07/11/2023</p> <p>There is no evidence to state if the fire alarm in the common area connects to the fire alarm system within the flats so this task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	11 November 2020



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

7 November 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.