



**QUALITY
FIRE SAFETY
MANAGEMENT**

Fire Risk Assessment

36 Hillmarton Road

Version 3

12 October 2023



Review Date: 12 October 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	Signs & Notices	Other Signage	<p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>12/10/2023 This task remains outstanding.</p>	High	Identified		
2	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard in the ground floor of the staircase.</p> <p>12/10/2023 This task remains outstanding.</p>	Low	Identified		
3	Detection & Warning	Automatic Fire Detection	<p>Consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.</p> <p>12/10/2023 This task remains outstanding.</p>	Advisory	Identified		

4	Fire Prevention	Smoking	A no smoking policy should be enforced in the premises. A 'No Smoking' sign should be provided at the entrance door to the common area.	Low	Identified
			12/10/2023 This task remains outstanding.		

5	Escape Routes & Fire Spread	Construction and Glazing	There is an access hatch in the entrance hallway giving access to water mains stopcocks. There is also electrical wiring passing through this space. It is recommended to enclose this hatch with suitable fire resisting material to maintain the fire resisting integrity of the escape route.	Low	Identified
			12/10/2023 This task remains outstanding.		

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 building comprises of five flats. Flat A is accessed directly from open air to the right of the building. Flats B-E are accessed directly from the stairs in the common area. Flat B is on the ground floor, flats C and D are on the first floor. Flat E is accessed from a half landing above the first floor and has internal stairs ascending to the second floor where it is reasonably believed the flat accommodation is situated. The staircase therefore only serves four flats.

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 some 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.

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

This building was probably 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. However, a Grade F1 fire alarm system has been provided in the common parts which may prompt a Simultaneous Evacuation rather than the more common approach of Stay Put.

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 to support a simultaneous evacuation strategy and it is recommended that it is upgraded to the recommendations of LACoRS guidance for fire detection and alarm systems for a 4 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 12/10/2023 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

36 Hillmarton Road

Address line 2

Islington

Town

London

Postcode

N7 9JE

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

Occupier

Occupant of Flat D

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	1
Number of flats	5
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Direct external access
Approximate period of construction	1940-1960
Is the top occupied storey over 18 metres above access level?	No
Construction details	Traditional masonry and timber construction under a pitched, tiled, roof. The single staircase is of timber construction.
External wall details	External walls are the original brick/mortar construction.
Are there any private balconies?	No

People

Are there any people especially at risk from fire?	Not Known
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Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

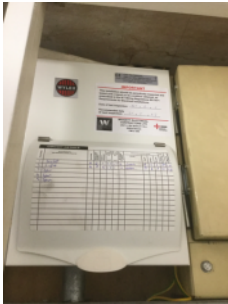
Yes

Are portable electrical appliances used?

No

Comments

Power outlets are provided in the common areas, however, there is no evidence of misuse by flat residents.



The electrical installation was last inspected on 29 August 2018.



Power outlet in common area.

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?

No

Comments

The gas meters are located to the right of the external steps leading to the main entrance. This location is inaccessible by motor vehicles mitigating the risk of accidental damage.

There is no gas provision within the internal common area.



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 the individual flats only, not the common areas.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

The main entrance door was found to be locked and secure.

CCTV is provided externally, however, it is not obvious if the images are recorded or monitored.



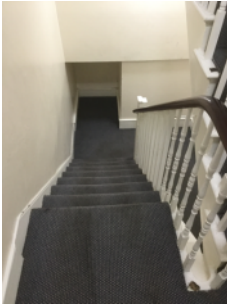
Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A



Sterile area of staircase.

Building Works

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

No

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

Yes

Smoking

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

No

Comments

'No Smoking' signage is not displayed, however, there was no evidence to suggest this rule is not observed.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

Comments

There is no obvious provision of a lightning protection system. A lightning protection system is not expected on a building of this height.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Yes

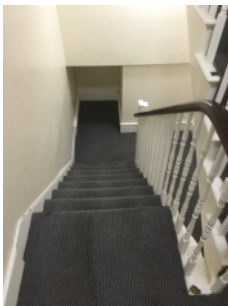
Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

The main entrance/egress door does not require the use of a key to escape.

The staircase carpet has stretched and become loose over the stair nosings . It should be considered to replace this carpet as it may begin to present a trip hazard.



Escape routes are reasonably sterile.



Latch on main entrance/egress door.



Loose carpet over stair nosings.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats

Electrical Cupboard Doors

- Not fire resisting

Flat Doors

- 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?

N/A

Comments

The entrance door to flat D was inspected and was reasonably assumed to provide a notional 30 minutes fire resistance. An effective concealed door jamb closer was installed and 25mm door stops provided. These door stops meet the expectations of previous editions of Approved Document B.

The entrance doors to the other flats accessed from the staircase appear to be the same and it is reasonably assumed are to the same standard. The provision of self-closing devices could not be confirmed.

VERSION 2:

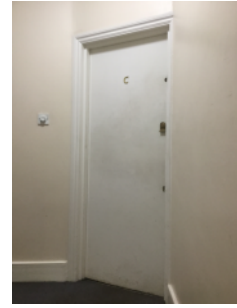
Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.



Concealed door jamb closer to entrance door of Flat D



High-level electrical cupboard.



FED to flat C



FED to flat B



Concealed door jamb closer on lounge door.



25mm door stops to internal flat doors.

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

- Georgian wired - above 1.1m only

Is glazing reasonable and free from any obvious defects?

Yes

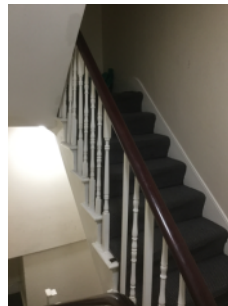
Comments

The majority of electrical equipment is enclosed and is likely to provide a reasonable level of fire resistance.

There is an access hatch in the entrance hallway giving access to water mains stopcocks. There is also electrical wiring passing through this space. It is recommended to enclose this hatch with suitable fire resisting material to maintain the fire resisting integrity of the escape route.



Georgian wired fanlight above lounge door in Flat D



Timber construction staircase.



Missing hatch cover exposing wiring in entrance hallway.

Dampers, Ducts & Chutes

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

Not Confirmed

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes

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

- Flats
- Communal areas

Flats

System Category

- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in flat of origin

Communal Areas

System Category

- Other

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



Part 6 smoke alarm on first floor landing.



Part 6 smoke alarm on ground floor.

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

Grade F2 smoke detectors are located within the current common areas. This contradicts national guidance for a building of this type (self-contained purpose-built flats). This may have been provided due to concerns over compartmentation within the building, however, if it has been provided with the intention of supporting a simultaneous evacuation strategy then it is not sufficient to meet the requirements for such an evacuation strategy.

If the decision is made to maintain the provision of a common fire alarm then it should meet 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)

NB: The resident of Flat D suggested that the smoke alarms in the common area do not work.

A more practicable solution would be to conduct a full fire stopping survey of the building to ensure it is sufficient to support a stay put strategy, remove the common fire alarm, and move to a stay put strategy.

Flat D was sampled and is provided with a mains powered (with integrated battery back-up) smoke alarm in the hallway only.

This meets the minimum expected standard of BS5839 Part 6 Grade D Category LD3 for purpose built, general needs, flats. The device had been removed and the resident was aware that it should be reinstated.



No detection within Flat D kitchen.



Part 6 smoke alarm in staircase.



Part 6 smoke alarm in ground floor hallway.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- None
- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- None
- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- None

Is this provision reasonable?

Yes

Comments

The common areas extend to the second floor only and therefore emergency lighting is not required. However, the staircase is unfenestrated and the provision of non-maintained emergency lighting is beneficial.



Borrowed light from street lighting.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

No

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

It is not necessary to provide 'Fire Door Keep Shut' signage on flat entrance doors.

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Undefined

Further details

The provision of smoke alarms in the common area suggests a simultaneous evacuation strategy, however, these are not linked to the Part 6 LD3 provision within the flats.

Are fire action procedures suitable and appropriately documented?

No

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

N/A

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?

Not Known

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Records are held centrally.

Record Keeping

Were fire safety records available?

No

Comments

Records are held centrally.

Tasks

Task 1

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. 12/10/2023 This task remains outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	26 November 2018



Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard in the ground floor of the staircase. 12/10/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	29 October 2019



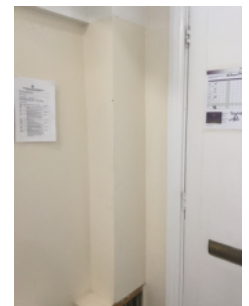
Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.
	12/10/2023 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	28 October 2020



Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	A no smoking policy should be enforced in the premises. A 'No Smoking' sign should be provided at the entrance door to the common area.
	12/10/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	29 October 2019



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There is an access hatch in the entrance hallway giving access to water mains stopcocks. There is also electrical wiring passing through this space. It is recommended to enclose this hatch with suitable fire resisting material to maintain the fire resisting integrity of the escape route.
	12/10/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	20 January 2022



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

12 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.