

Fire Risk Assessment

37-43 Gopsall Street

Version 4

4 September 2023



Review Date: 4 September 2024

Score: Tolerable Risk

Assessor: Mark Thomas

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>There is a cable penetration within the electrical cupboard which has been filled with mastic. This is not an acceptable material to use for fire stopping purposes, and indeed has resulted in a large gap at the corner of the wall/ceiling within the cupboard.</p> <p>Suitable supported fire stopping material should be installed to insure the fire integrity of the cupboard is maintained.</p> <p>VERSION 2: The recommended remedial work, detailed within this task in the previous FRA, has not yet been completed.</p> <p>Version 3 - This task is still outstanding.</p>	Medium	Identified		

2	Signs & Notices	Other Signage	<p>The current fire action notices are not suitable the simultaneous evacuation strategy which will be in place where a common fire alarm is provided.</p> <p>The notices should be replaced with ones which reflect the building's fire safety measures and explain the simultaneous evacuation strategy.</p> <p>(As noted elsewhere within this Fire Risk Assessment, a simultaneous evacuation policy contradicts national guidance for a building of this type)</p> <p>VERSION 2: The recommended remedial work, detailed within this task in the previous FRA, has not yet been completed.</p> <p>Version 3 - This task is still outstanding.</p>	Medium	Identified
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3	Detection & Warning	Automatic Fire Detection	The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.	Advisory	Identified
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4	Fire Prevention	Electrical	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671. Following task audit on the 4th September 23 the fixed electrical installation test is now out of date.	Low	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

Information regarding the cause and effect of the fire alarm system was gained from visual inspection of the system where possible. No documentation regarding the cause and effect of the system was available and it should be confirmed that this information is accurate. During any test of the alarm system it should be confirmed that the effect of the alarm actuation is as the evacuation strategy of this building requires.

A common fire alarm has been provided in this building which infers a simultaneous evacuation policy is in place. This contradicts national guidance for a building of this type and occupancy which recommends a stay put policy is adopted for purpose built self contained flats.

The Fire Action Notice provided in the entrance hallway gives instruction for a stay put policy and therefore contradicts the action that should be taken with a common fire alarm provided and a simultaneous evacuation policy in place. The Fire Action Notice should reflect the evacuation policy in place and detail the action that residents and visitors are required to take in the event of a fire.

The building was found to be clean and tidy with no combustibles or obstructions present in the common parts assessed.

There are some fire stopping issues which require remedial action within the electrical cupboard, and the wooden boxed risers that ascend through the ground and first floors and these are detailed within this report.

The electrical junction box serving the entrance door emergency release button was found to be extremely hot to the touch and detached from the wall and requires inspection from a suitably qualified electrician to ensure it is functioning correctly and is in a safe condition.

VERSION 3 - 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 either be completed and evidence provided so that this fire risk assessment can be updated.

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.

This new version was created on 04/09/2023 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

Building Information

Address line 1	37–43 Gopsall Street
Town	Hackney
Postcode	N1 5HJ

FRA Type	Type 3 – Common parts and flats (non-destructive)
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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
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Use	Purpose-built, self-contained flats
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Number of floors - ground and above	2
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Number of floors - below ground	0
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Number of flats	4
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Number of stair cores	1
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Approach to flats

- Direct from stair
- Entrance hallway

Approximate period of construction

1980-1990

Is the top occupied storey over 18 metres above access level?

No

Construction details

Building is of brick and concrete construction under a pitched tiled roof. Access to the roof space was not possible within the scope of this Fire Risk Assessment.

There is a single staircase, constructed of concrete, with concrete floors.



Brick/mortar external walls- front and side elevation



Brick/mortar external walls - rear elevation

External wall details

Brick/mortar external walls

Are there any private balconies?

No

People

Are there any people especially at risk from fire?

No

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

No

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.

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.

The electrical control box serving the electromagnetic door release and emergency door release mechanism was found to be very hot to the touch and is detached from the wall. This should be repaired as soon as possible. This was recommended in the previous FRA.



Evidence of testing of fixed electrical installations - electrical cupboard



Electrical sockets provided in common areas

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

Comments

Gas installations i.e meters, are located in bespoke cabinets externally.



Gas meters located externally

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 only takes place within flats and not within common parts of the building.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access was gained into the building via a secured main entrance door.

The main entrance door was found to be locked and secure, preventing unauthorised access.



Bin store located away from the building.

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, with no evidence of smoking taking place in the common parts.



The provided “No Smoking” signage

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

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.



Electromagnetic door release and emergency door release

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

- FD30

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

There is no smoke seal fitted on the top edge of the electrical cupboard doors, however, with the provision of a common fire alarm, this is considered acceptable in these circumstances.

The lock to the electrical cupboard requires adjustment as it will not lock.

Access was gained into flat 39 which has an entrance door provided to FD30S SC Standard. The internal doors which opened onto the entrance hallway are FD30 doors (not SC). 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.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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

There is a cable penetration within the electrical cupboard which has been filled with mastic. This is not an acceptable material to use for fire stopping purposes, and indeed has resulted in a large gap at the corner of the wall/ceiling within the cupboard.

Suitable supported fire stopping material should be installed to insure the fire integrity of the cupboard is maintained.

A boxed riser ascends through the ground and first floors containing electrical cables serving the building. This wooden boxing is damaged and would not afford the required 30 mins fire resistance and should be repaired/made good accordingly.

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:

• None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Ventilation is not required as there is a simultaneous evacuation policy in place, however there are openable windows and doors available.

Detection & Warning

Control Equipment

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

- Whole building (single system)

Whole Building

System Category

- BS 5839 Pt1 Category L2

Cause & Effect

- Sounds alarm in whole building

Is the control equipment suitably located?

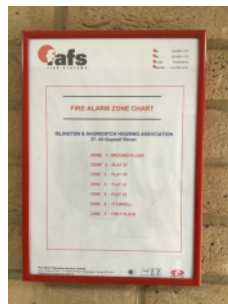
Yes

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

Yes



Fire alarm panel



Fire Alarm Zone chart

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

There is only one manual call point available near the ground floor exit. Normally a call point would be expected on each floor however with the very short distance and the small number of flats within the building this is considered reasonable.

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

Information regarding the cause and effect of the fire alarm system was gained from visual inspection of the system where possible. No documentation regarding the cause and effect of the system was available and it should be confirmed that this information is accurate. During any test of the alarm system it should be confirmed that the effect of the alarm actuation is as the evacuation strategy of this building requires.

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms. It was difficult to fully inspect the provision within a flat due to full access being denied by residents, however, access was gained into flat 39. This appeared to have a BS5839-1 LD2 system provided within the flat, linked to a BS5839-1 LD3 common fire alarm by means of a heat detector in the entrance hallway.

The BS5839-1 LD3 fire alarm may be provided due to concerns over compartmentation within the building. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

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

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?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-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?

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?

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?

Yes

Comments

The current fire action notices are not suitable the simultaneous evacuation strategy which will be in place where a common fire alarm is provided.

The notices should be replaced with ones which reflect the building's fire safety measures and explain the simultaneous evacuation strategy.

(As noted elsewhere within this Fire Risk Assessment, a simultaneous evacuation policy contradicts national guidance for a building of this type).

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

A common fire alarm is provided, which suggests that a simultaneous evacuation policy is in place. This contradicts national guidance which advises a stay put policy is adopted for purpose built self contained flats.

The provided Fire Action Notice is that for a stay put policy which may cause confusion for residents in the event of a fire.

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

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

A suitable and correct Fire Action Notice applicable to the evacuation policy adopted should be provided.

Testing & Maintenance

Was testing & maintenance information available?

Yes

Is there suitable checking, testing & maintenance of the following fire safety measures:

Fire alarm system?

Yes

Emergency lighting?

Yes

Smoke ventilation systems?

N/A

Fixed fire-fighting installations?

N/A

Fire mains?

N/A

Fire-fighting lifts?

N/A

Other fire safety measures?

N/A

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:



There is a cable penetration within the electrical cupboard which has been filled with mastic. This is not an acceptable material to use for fire stopping purposes, and indeed has resulted in a large gap at the corner of the wall/ceiling within the cupboard.

Suitable supported fire stopping material should be installed to insure the fire integrity of the cupboard is maintained.

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

Version 3 - This task is still outstanding.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 July 2020

Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>The current fire action notices are not suitable the simultaneous evacuation strategy which will be in place where a common fire alarm is provided.</p> <p>The notices should be replaced with ones which reflect the building's fire safety measures and explain the simultaneous evacuation strategy.</p> <p>(As noted elsewhere within this Fire Risk Assessment, a simultaneous evacuation policy contradicts national guidance for a building of this type)</p> <p>VERSION 2: The recommended remedial work, detailed within this task in the previous FRA, has not yet been completed.</p> <p>Version 3 - This task is still outstanding.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	9 July 2020



Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 July 2022

Task 4

Source Version	4
Category	Fire Prevention
Sub Category	Electrical
Action Required	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671. Following task audit on the 4th September 23 the fixed electrical installation test is now out of date.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	3 September 2024



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

4 September 2024