

Fire Risk Assessment

4 Tufnell Park 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	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: Items outside flats 3 and 4 Other storage in common areas. 12/10/2023 This task is outstanding.	High	Identified		
2	Signs & Notices	Other Signage	Remove the following redundant or incorrect signage; The break glass sign in the ground floor foyer. The Fire Door Keep Closed signs on the smoke vent doors. 12/10/2023 This task is outstanding.	Advisory	Identified		
3	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Closed signs on the following doors: Staircase doors. 12/10/2023 This task is outstanding.	Low	Identified		

4	Signs & Notices	Fire Door Signage	Replace Fire Door Keep Closed signs with Fire Door Keep Locked signs on the following doors: Riser cupboard doors. 12/10/2023 This task is outstanding.	Low	Identified
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5	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: Outside flat 5, 2nd floor. 12/10/2023 This task is outstanding.	Medium	Identified
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6	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Within the ground floor electrical riser, there are large cable penetrations that require fire stopping. Also it is evident that pink intumescent expanding foam has been used in great volume around gaps in the doorframe. This is not a recommended fire stopping material for gaps of this size.</p> <p>The cable penetrations should be Adequately fire stopped and the gap around the door frame sealed with an acceptable fire stopping material.</p> <p>12/10/2023 This task is outstanding.</p>	High	Identified
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7	Signs & Notices	Other Signage	<p>The signage for the dry riser inlet has become faded and illegible and should be replaced with new clear signage.</p> <p>12/10/2023 This task is outstanding 4th floor.</p>	Low	Identified
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8	Fire Prevention	Housekeeping	<p>The storage of combustibile items in escape routes should be prohibited.</p> <p>12/10/2023 This task is outstanding.</p>	Medium	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

These premises comprise of a terraced five storey block of general needs purpose built flats with eleven flats located over the first, second, third and fourth floors. The ground floor just provides access to the staircase, a firefighting lift and a door leading down to the basement where there are plant rooms.

Flat 6 was accessed and the entrance door had a functional self-closing device.

The external facade of this building appears to have a 'Sto-render' external wall system which should be inspected intrusively to see if it meets the current government guidance on combustible external wall systems.

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.

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.

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.

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 wall, floors and stairs in the common areas are of masonry/concrete construction.

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

The standard of housekeeping throughout the building was generally found to be satisfactory, with the exception of an unacceptable amount of combustible items and obstructions located in certain common corridors as identified in this report.

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

4 Tufnell Park Road

Town

Islington

Postcode

N7 0DP

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	Purpose-built, self-contained flats
Number of floors - ground and above	5
Number of floors - below ground	1
Number of flats	11
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	1990-2000
Is the top occupied storey over 18 metres above access level?	No

Construction details

A building of four floors, with brick walls and concrete floors and stairs under a flat roof.

There is a single staircase core, with flats being accessed via protected corridors.



External walls – rear elevation.



Construction of private balconies on rear elevation of the building



Decorative gridwork (timber) attached to 3rd and 4th floor external walls



Metallic ring screen and front face of building and around window openings
External wall details



External walls - front elevation

The external facade appears to be a render over insulation board.

There is a metallic rain screen covering sections of the front face of the building and around window openings.

There is some decorative gridwork which appears to be of timber construction attached to the external facade of the third and fourth floors

Whilst this building is not over 18 m, it should be considered to conduct an intrusive examination of the external walls to ensure that they meet the requirements of the building regulations regarding external fire spread.

Are there any private balconies?

Yes

Private balcony details

There are private balconies on the rear elevation of the building. These are steel framed with glazed up stands. The decking is of timber construction.

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?

Not Known

Are portable electrical appliances used?

No

Comments

Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671.

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.



No date on the EIC label

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 does not take place in the common areas.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

The building is accessed via a secured main entrance door.

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.



External bin store

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles should not be present in the common escape routes.

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.



No smoking sign

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

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?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There are a number of items located in the common areas, which should be removed.

In addition to the main entrance door there is a second escape route via a rear door which does lead to a place of ultimate safety.



Storage in common areas



Storage in common areas



Escape route from rear courtyard to 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:

- Basement
- Corridors
- Electrical Cupboards
- Flats
- Risers

Basement Doors

- FD30S

Corridor Doors

- FD60S self-closing

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S
- FD60S

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

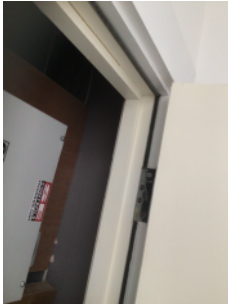
As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat 6 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway 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 door to the basement area has been secured by a keypad coded padlock. It was not possible to unlock this padlock despite numerous codes being given by the neighbourhood officer and therefore this area could not be accessed. It was noted from the previous fire risk assessment that this area had been accessed and that fire stopping, compartmentation, and housekeeping was acceptable at that time. It may be reasonably assumed that this remains the case, however this should be confirmed when access is possible.



Intumescent strips and cold smoke seals on riser cupboard doors.



Hinges to EN1935:2002 standard fitted in staircase doors



Acid etching on FR glazing installed in the staircase doors



It was not possible to access this door.

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:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There is some evidence of internal fire stopping, However cable penetrations within the ground floor electrical riser or not fire stopped. Also the gap between the riser door frame and the wall has not been sealed with a recommended material for a gap of this size.

The external wall system appears to be a render over insulated board.

Whilst this building is not over 18 m, it should be considered to conduct an intrusive examination of the external walls to ensure that they meet the requirements of the building regulations regarding external fire spread.



Fire stopping in basement



Sto-Render external wall system.



Timber decked balconies

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:

- Lobbies
- Staircases

Lobbies

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

There is an AOV at the top of the staircase and full height smoke vent doors in the lobbies, both are linked to smoke detectors in the common areas.



AOV



Smoke vent door



Smoke detection in corridors for the actuation of the smoke ventilation.



Smoke detection in staircase for the actuation of the smoke ventilation.

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?

Yes

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

Yes

Comments

A BS5839-6 Category LD3 D1 fire alarm has been installed inside the flats in this building.

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?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

No

Comments

The override facility was tested and found to be working.

The manual smoke vent actuators are showing in a fault condition.



Dry riser inlet



Dry riser outlet on each landing



Floor numbers are provided on each floor level.



Smoke vent actuators showing in a fault condition

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:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

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.



Maintained EL in the staircase

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



Escape route signage

Fire Doors

Is there signage suitable for self-closing fire doors?

No

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide Fire Door Keep Closed signs on the Staircase doors.

Other Signs & Notices

Is there suitable signage for fire service facilities?

No

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?

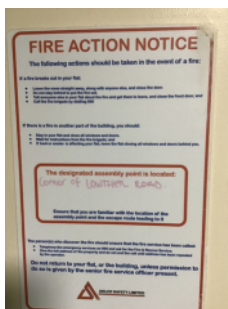
N/A

Comments

Redundant signage on the ground floor can be removed.

The smoke vent doors do not need signs.

The signage for the dry riser inlet has become faded and illegible and should be replaced with new clear signage.



The provided fire action notice



Remove redundant signage



Wrong signs on smoke vent signs

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 notice is provided which would give employees from outside organisations information regarding action to be taken in the event of a fire.

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

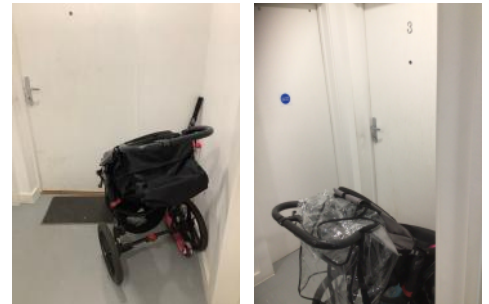
Comments

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	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Items outside flats 3 and 4 Other storage in common areas. 12/10/2023 This task is outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	24 June 2020



Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Remove the following redundant or incorrect signage; The break glass sign in the ground floor foyer. The Fire Door Keep Closed signs on the smoke vent doors. 12/10/2023 This task is outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	26 March 2022



Task 3

Source Version	2
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Closed signs on the following doors: Staircase doors. 12/10/2023 This task is outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	8 March 2022



Task 4

Source Version	2
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Replace Fire Door Keep Closed signs with Fire Door Keep Locked signs on the following doors: Riser cupboard doors. 12/10/2023 This task is outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	8 March 2022



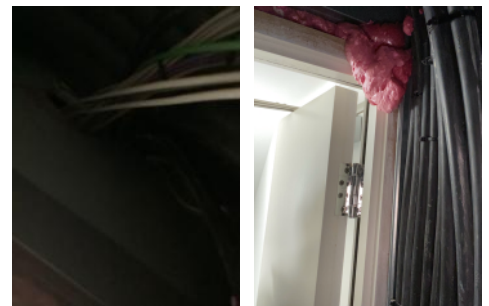
Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Outside flat 5, 2nd floor. 12/10/2023 This task is outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	6 September 2021



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Within the ground floor electrical riser, there are large cable penetrations that require fire stopping. Also it is evident that pink intumescent expanding foam has been used in great volume around gaps in the doorframe. This is not a recommended fire stopping material for gaps of this size. The cable penetrations should be Adequately fire stopped and the gap around the door frame sealed with an acceptable fire stopping material. 12/10/2023 This task is outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	6 June 2021



Task 7

Source Version	2
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The signage for the dry riser inlet has become faded and illegible and should be replaced with new clear signage. 12/10/2023 This task is outstanding 4th floor.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	8 March 2022



Task 8

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. 12/10/2023 This task is outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	6 September 2021



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.