

**Fire Risk Assessment**

**6-7 Protea Place**

Version 4

5 October 2023



Review Date: 5 October 2024

Score: Moderate Risk

Assessor: Andy Harris

# Contents

<b>1 Action Plan Summary</b> .....	3
<b>2 Introduction</b> .....	6
<b>3 Executive Summary</b> .....	7
<b>4 Premises Details</b> .....	8
<b>5 Fire Prevention</b> .....	11
<b>6 Escape Routes &amp; Fire Spread</b> .....	14
<b>7 Detection &amp; Warning</b> .....	18
<b>8 Firefighting</b> .....	21
<b>9 Lighting</b> .....	22
<b>10 Signs &amp; Notices</b> .....	23
<b>11 Fire Safety Management</b> .....	24
<b>12 Tasks</b> .....	26
<b>13 Risk Score</b> .....	28

## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Smoking	<p>A no smoking policy should be enforced in the premises and signage provided.</p> <p>05/10/2023 This task remains outstanding.</p>	Medium	Identified		
2	Detection & Warning	Manual Fire Alarms	<p>Consider removing manual call points from public areas to reduce the likelihood of false alarms, as it contradicts guidance for this property type and for a stay put policy.</p> <p>05/10/2023 This task remains outstanding.</p>	Low	Identified		

3	Detection & Warning	Automatic Fire Detection	<p>There is a BS5839-6 fire alarm provided in the common parts of this building. This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. 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> <p>It was noted that the low-battery alarm is sounding. A resident reports it has been like this for some considerable time.</p> <p>NB: The smoke detection provided for the actuation of the smoke ventilation system should remain, it is the fire alarm sounders that should be removed to support the stay put policy.</p> <p>05/10/2023 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](mailto:office@qfsm ltd.co.uk).

## Executive Summary

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

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 a BS5839-6 fire alarm provided in the common parts of this building. This may be provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. 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.

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.

The smoke ventilation control was noted as being in an alarm condition. This should be serviced as soon as possible to ensure it is in a serviceable condition and will operate correctly should it be required in the event of a fire.

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 moderate risk. This is in the main due to the condition of the smoke ventilation system.

This new version was created on 05/10/2023 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

6-7 Protea Place

Town

Hackney

Postcode

E9 6NB

FRA Type

Type 1 - Common parts only (non-destructive)

Description

A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.

Client

ISHA



## Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	2
Number of floors - below ground	0
Number of flats	2
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Direct from stair</li></ul>
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

### Construction details

A building of two floors, of brick and concrete construction.

No's 6 and 7 Protea Place are accessed via a single stair, with two flats below which have direct external access.

It is part of a terrace of buildings, with the same layout and construction being found in neighbouring 8 and 9 Protea Place.



External walls – front elevation.



External walls – rear elevation.

### External wall details

External walls to the front and rear elevations are of brick and mortar construction.

Are there any private balconies?	No
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## People

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Are there any people especially at risk from fire?

Not Known

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### 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.

# 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.

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.

## 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

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

Areas immediately around the external curtilage of the building were noted as being clear of combustibles and rubbish.

## Housekeeping

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Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

All common areas appeared clean, tidy and free of combustible items.

## Building Works

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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

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

No

Comments

There is no "No Smoking" signage provided.

## Dangerous Substances

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Are dangerous substances present, or liable to be present?

No

## Lightning

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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

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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.

The provision of thumb turn devices on the main entrance door final exits means it can be opened without the use of a key.

## Dimensions

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Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

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Doors which are expected to be fire resisting:

- Flats

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?

N/A

### Comments

As part of this Type 3 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 7 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

The flat front doors to flat 6 could not be assessed due to access. However, it appears to be of the same age, condition and design of that installed in Flat 7 and was probably installed at the same time. It is therefore reasonable to assume that it is 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 this door however could not be assessed and this should be confirmed ensure all flat entrance doors afford FD30S SC standard of fire resistance.

### 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.

## Construction & Glazing

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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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It was not possible to access the roof space within the scope of this FRA. It should be confirmed there is adequate fire separation between flats, and between flats and the common parts in this area.

## Dampers, Ducts & Chutes

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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:

- Staircases

Staircases

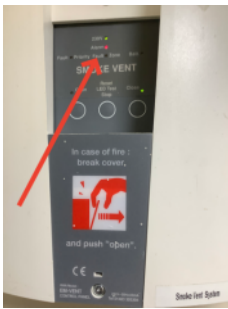
- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

The smoke vent control is showing in an alarm condition. This should be serviced as soon as possible to ensure the ventilation operates correctly if required.



Smoke vent control in alarm condition

## 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

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### Communal Areas

System Category

- BS 5839 Pt6 Grade D Category L3

Cause & Effect

- Not confirmed
- Operates smoke ventilation

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## 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?

No

Are manual callpoints appropriately located and free from obvious defect?

No

### Comments

Manual call points are located at storey exits and the final exit. Consider removing manual call points from public areas to reduce the likelihood of false alarms, as it contradicts guidance for this property type and for a stay put policy.



Manual call point located at the final exit (main entrance door).

## 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?

N/A

### Comments

There is a BS5839-6 fire alarm provided in the common parts of this building. This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. 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.

NB: The smoke detection provided for the actuation of the smoke ventilation system should remain, it is the fire alarm sounders that should be removed to support the stay put policy.

## Audibility

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Are there adequate means of alerting all relevant persons?

No

### Comments

It is unlikely that the current provision of fire alarm in the common parts of the building would produce sufficient audibility to support a simultaneous evacuation policy. As previously stated in this report a letter dated 6th January 2020 from QFSM Ltd to ISHA offers guidance and recommendations on the provision of common fire alarms in common areas and this should be referred to if the decision to maintain a common for alarm is made.

# Firefighting

## Fire Extinguishers

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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

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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Are any fire service facilities provided?

Yes

Types of facility

- Smoke ventilation

Is provision of fire service facilities reasonable?

Yes

# Lighting

## Normal Lighting

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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

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Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

# Signs & Notices

## Escape Routes

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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

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Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

N/A

Is there signage suitable for automatic fire doors?

N/A

## Other Signs & Notices

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Is there suitable signage for fire service facilities?

N/A

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

# Fire Safety Management

## Procedures & Arrangements

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Current evacuation policy

Simultaneous

Further details

The provision of a common fire alarm suggests that there is a simultaneous evacuation strategy in place in this building. As stated earlier in this report this is unusual for purpose-built blocks of flats where it would normally be expected that a stay put policy is in place. The current provision of fire alarm is insufficient to support a simultaneous evacuation strategy and it is strongly recommended that the evacuation strategy of this building is given consideration.

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

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Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

## Testing & Maintenance

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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

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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	Fire Prevention
Sub Category	Smoking
Action Required	A no smoking policy should be enforced in the premises and signage provided.
	05/10/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 April 2019

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## Task 2

Source Version	1
Category	Detection & Warning
Sub Category	Manual Fire Alarms
Action Required	Consider removing manual call points from public areas to reduce the likelihood of false alarms, as it contradicts guidance for this property type and for a stay put policy.
	05/10/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	7 January 2020

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### Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>There is a BS5839-6 fire alarm provided in the common parts of this building. This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. 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> <p>It was noted that the low-battery alarm is sounding. A resident reports it has been like this for some considerable time.</p> <p>NB: The smoke detection provided for the actuation of the smoke ventilation system should remain, it is the fire alarm sounders that should be removed to support the stay put policy.</p> <p>05/10/2023 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	6 January 2021

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# Risk Score

Risk Score

Moderate Risk

Next Assessment Due

5 October 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	<b>Moderate</b>	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.