

Fire Risk Assessment

6 Ashbrook Road

Version 3

3 October 2023



Review Date: 3 October 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	Ease of Use	Obstructions should be removed from the escape routes in the following locations: The common escape route.	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	Confirm that self-closers are provided on the following doors: Flat B	Medium	Identified		
3	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire.	Medium	Identified		
4	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors: Flat A	High	Identified		
5	Detection & Warning	Automatic Fire Detection	Extend the fire detection & alarm system to include the following areas: The Part 6 system should be extended into the flats.	Medium	Identified		

6	Fire Prevention	Electrical	It was noted that an electrical charging lead was plugged into the electrical socket in the entrance hallway. Electrical items should not be used in the common areas, particularly items left on charge.	Medium	Identified
7	Fire Prevention	Housekeeping	There were combustibile materials found in the entrance hallway which should be removed.	High	Identified

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 are a converted three storey terraced house which comprises of two separate self contained flats.

The main entrance door opens onto a short entrance hallway which leads to the entrance door to Flat A and a short staircase to Flat B on the first floor.

Flat A occupies the ground and lower ground floors and has rear garden access. Flat B occupies the first and second floors and has no rear access.

The hallway is partially obstructed with building materials which could impede escape in an emergency. These obstructions should be removed.

The shared entrance door has two locks but neither require a key to exit which is reasonable.

Both flat entrance doors appear to be solid flush timber doors and well fitting and they would have met the relevant standard when the conversion took place, this means they should provide up to a notional 30 minutes fire resistance. They should also both be fitted with self-closing devices.

Flat A was accessed and the Perko style self closing device has been removed, this should be replaced as a matter of urgency as the common hallway is the only means of escape from Flat B.

Flat B was unable to be checked for a self closing device.

A Part 6 fire alarm has been installed within the common hallway, possibly because of the small non-FR electrical cupboard but this does not extend into the flats. Flat A has two non-interlinked smoke alarms which are dated but working. The Part 6 system in the hallway was tested but does not extend into the flats and it is unlikely that the occupants of Flat B would hear the alarm on the second floor.

There are two solutions, either remove the fire alarm from the hallway and upgrade the electrical cupboard to provide 30 minutes fire resistance or extend the common alarm into the flats.

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.

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.

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.

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

This building was originally a single private dwelling converted at some point, probably before the 1980's, to form separate flats. The building regulation standards in use today were not introduced until 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 BS5839 Part 6 fire alarm system has been installed in the common parts which prompts Simultaneous Evacuation rather than the more common approach of Stay Put. The Simultaneous Evacuation philosophy is not incorrect, but requires management

consideration. If the common fire alarm system should be considered for replacement or significant cost of remedial work there is value in reviewing the evacuation strategy. Following a Type 4 FRA and confirmation that compartmentation in the building is adequate to support a stay put strategy, then a decision may be taken to remove the common fire alarm and revert to a Stay Put strategy. If the decision is made to continue to provide a common fire alarm then it should be made clear that the current fire alarm provision is not suitable and it is recommended that it is upgraded to the recommendations of LACoRS guidance for fire detection and alarm systems for a 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 03/10/2023 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 Ashbrook Road

Address line 2

Hackney

Town

London

Postcode

N19 3DQ

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	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	2
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Entrance hallway
Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

Construction details

This is a traditional Victorian terraced building of brick construction which has been converted into two self contained flats.



External walls - front elevation



External walls - side elevation



External walls - rear elevation

External wall details

The original external walls are of brick/mortar construction with no additional external wall systems fitted.

Are there any private balconies?	No
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People

Are there any people especially at risk from fire?

No

Comments

This building is designed for and occupied by general needs residents.

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

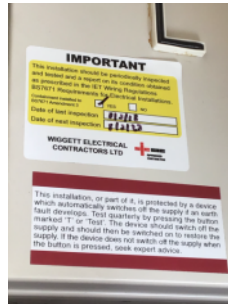
Comments

The electrical installations in the ceiling level cupboard have been inspected.

It was noted that an electrical charging lead was plugged into the electrical socket in the entrance hallway. Electrical items should not be used in the common areas, particularly items left on charge.



Small ceiling level electrical cupboard



EIC inspection sticker

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 are no gas installations within the common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

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

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

Wheelie bins are provided in the front garden.

There were combustible materials including paint tins found in the entrance hallway which should be removed.

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?

N/A

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Minor Defects

Comments

The common hallway is partially blocked with building materials which could impede the means of escape, especially for persons with mobility disabilities.



Items obstructing escape route

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats

Flat Doors

- FD30 (notional)

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

N/A

Comments

The two flat entrance doors appear to be the original flush timber doors from when the building was converted. They are both in reasonable condition and are well fitting but access was gained to Flat A which was missing its Perko style self closing device.

It was not possible to check Flat B for a self closing device so this should be checked by an ISHA Housing Officer.



Missing Perko style self closing device

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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

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:

• None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Converted flats of stay-put standard

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in communal areas

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?

Minor Defects

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

N/A

Comments

A Part 6 fire alarm has been installed within the common hallway, possibly because of the small non-FR electrical cupboard but this fire alarm system does not appear to extend into the flats. Flat A has two non-interlinked smoke alarms which are dated but working. The Part 6 system in the hallway was tested but does not extend into the flats and it is unlikely that the occupants of Flat B would hear the alarm on the second floor.

This common fire alarm system should either be extended into the flats or removed. If it is removed, the small timber ceiling height electrical cupboard should be upgraded to provide 30 minutes fire resistance.



Part 6 system in hallway

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

See above comments regarding the common fire alarm. This was tested as part of this review and the fire alarm did not sound in the flats.

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

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:

- None

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.



Emergency light within common hallway

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?

N/A

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?

N/A

Comments

There is no Fire Action Notice provided within the common area.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

This is a small terraced house converted into flats which should support a Stay Put policy but this has been confused by the Installation of a partial common fire alarm.

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?

Yes

Comments

A suitable Fire Action should be provided in the common area.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?

No

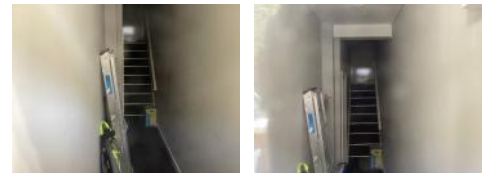
Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

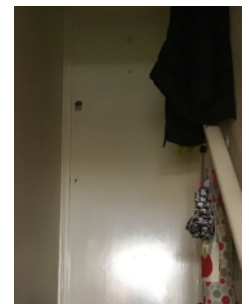
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: The common escape route.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2019



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that self-closers are provided on the following doors: Flat B
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2019

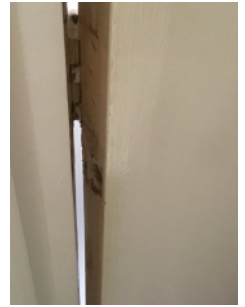


Task 3

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.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 June 2019

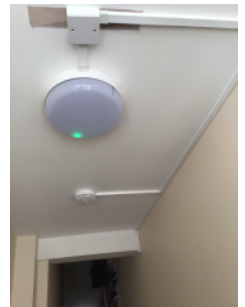
Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Flat A
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	15 April 2019



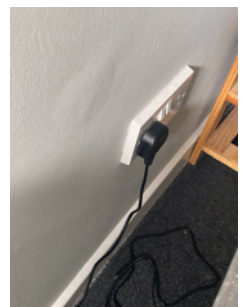
Task 5

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Extend the fire detection & alarm system to include the following areas: The Part 6 system should be extended into the flats.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 June 2019



Task 6

Source Version	2
Category	Fire Prevention
Sub Category	Electrical
Action Required	It was noted that an electrical charging lead was plugged into the electrical socket in the entrance hallway. Electrical items should not be used in the common areas, particularly items left on charge.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2021



Task 7

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	There were combustibile materials found in the entrance hallway which should be removed.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2021



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

3 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.