

Fire Risk Assessment

6 Horsell Road

Version 3

3 October 2023



Review Date: 3 October 2024

Score: Tolerable Risk

Assessor: Andy Harris

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Action Plan Summary

| Task No. | Category | Sub Category | Action Required | Priority | Status | Action Taken | Date Completed |
|----------|-----------------------------|---------------|--|----------|------------|--------------|----------------|
| 1 | Signs & Notices | Other Signage | <p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>03/10/2023 This task is still outstanding.</p> | Low | Identified | | |
| 2 | Escape Routes & Fire Spread | Fire Doors | <p>Install an overhead positive action self-closing device on the following doors:</p> <p>Flat A as the original concealed closer has been removed.</p> <p>VERSION 2: It was not possible to access this flat to confirm if this task has been completed .</p> <p>03/10/2023 This task is still outstanding.</p> | Medium | Identified | | |

| | | | | | |
|---|-----------------------------|-------------------|---|--------|------------|
| 3 | Escape Routes & Fire Spread | Fire Doors | <p>Confirm that self-closers are provided on the following doors:</p> <p>Flat B</p> <p>23/10/2023 Unable to gain access to flat B to confirm if this task has been completed to remains identified.</p> | Low | Identified |
| 4 | Fire Prevention | Smoking | <p>"No Smoking" signage should be provided in the communal areas.</p> <p>03/10/2023 This task is still outstanding.</p> | Medium | Identified |
| 5 | Signs & Notices | Fire Door Signage | <p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Electrical cupboard doors</p> <p>03/10/2023 This task is still outstanding.</p> | Low | 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

This is a small converted period property over three storeys comprising of two flats. Flat A is accessed from the entrance hallway and a single staircase leads to Flat B.

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.

Attempts were made at each flat in the building to gain access to assess the provision and suitability of the flat entrance doors regarding their fire resisting standard, and to assess the provision and suitability of any fire alarm provided within flats. However, this was not possible.

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.

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 found to be unsatisfactory, with the an unacceptable amount of combustible items and obstructions located on the first floor.

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.

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 Horsell Road

Town

London

Postcode

N5 1XR

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

Construction details

A mid-terraced, converted period property of two floors containing 2 flats. The building is of a brick and mortar construction under a pitched tiled roof



External walls - front elevation



External walls - rear elevation

External wall details

The external walls of this mid-terraced building are of brick and mortar construction, which are the original walls from the builders construction with no additional external wall system is fixed to the building.

| | |
|----------------------------------|----|
| 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?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

The electrical main fuses and meters are enclosed in a timber cupboard in the entrance hallway. The doors are timber with an asbestolux type lining which appears to provide additional fire resistance.

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.



Electrical cupboard

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

Gas meters are located externally and not in common areas.



External gas meter cabinets

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

There is a secure main entrance door and the rubbish bins are stored a reasonable distance from the building.

Areas immediately around the external curtilage of the building were noted as having a build up of combustibles and rubbish which should be removed.



Rubbish bin area.



Build up of combustibles against the building

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

It was noted that there is an excessive amount of combustibles in the common areas particularly on the first floor landing.

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 should be provided in the communal areas.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

A lightning protection system is not expected on a building of this height.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There is a thumb turn quick release mechanism on the shared entrance door.

Tenants are presumed to be a typical cross section of the 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.



Quick release mechanism opens the shared entrance door.



Bicycles in staircase



Personal storage in staircase



Bicycle in staircase

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

- FD20 (notional)

Flat Doors

- FD30 self-closing (notional)

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

Both flat entrance doors appear to be flush timber door blanks with no letter boxes fitted. They appear in reasonable condition with no obvious sign of damage and should provide up to a notional 30 minutes fire resistance.

There are no smoke seals or intumescent strips but have one inch door stops instead which would have met the appropriate regulations at the time of the conversion.

Flat A was accessed and has had a Perko style concealed self closer removed. A replacement self closing device should be fitted.

Flat B was not accessed but has an external overhead self closer fitted.

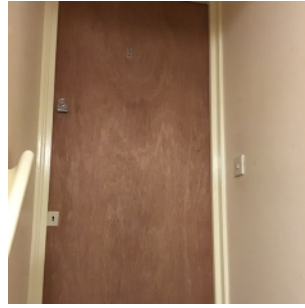
The electrical cupboard is small and is enclosed in a solid timber cupboard with doors that have been provided with some additional protection. The cupboard should be kept locked and provided with appropriate keep locked signage and this would lower the risk sufficiently to be reasonable and not require any additional measures.

VERSION 2:

Whilst a resident allowed access into the common areas, it was not possible to access a flat to ascertain if the tasks identified in the previous FRA had been completed.



Flat A entrance door



Flat B entrance 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:

• 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?

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

There is no smoke ventilation provided for the first floor, however, the common area is small with a short travel distance. This must have been deemed an acceptable arrangement by the building control bodies at the time of the buildings conversion.

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?

No

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?

N/A

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

N/A

Comments

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 D1 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.

This should be checked by the ISHA Neighbourhood Officer.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

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?

Minor Defects

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

There is no requirement for emergency lighting in the small entrance hallway.

The external area at the front of the building benefits from borrowed lighting provided by street lights.



Red led light on emergency lighting unit

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?

No

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

Fire Action notices are not displayed.

Fire Safety Management

Procedures & Arrangements

| | |
|--|----------|
| Current evacuation policy | Stay Put |
| Are fire action procedures suitable and appropriately documented? | Yes |
| 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

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? | No |

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire alarm actuation or discovering 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.

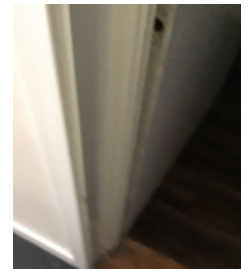
Tasks

Task 1

| | |
|-----------------|--|
| Source Version | 1 |
| Category | Signs & Notices |
| Sub Category | Other Signage |
| Action Required | Provide fire action notices which confirm the action to take in the event of fire. |
| | 03/10/2023 This task is still outstanding. |
| Priority | Low |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 28 May 2021 |

Task 2

| | |
|-----------------|--|
| Source Version | 1 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Fire Doors |
| Action Required | Install an overhead positive action self-closing device on the following doors: Flat A as the original concealed closer has been removed. |
| | VERSION 2: It was not possible to access this flat to confirm if this task has been completed . |
| | 03/10/2023 This task is still outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 26 November 2020 |



Task 3

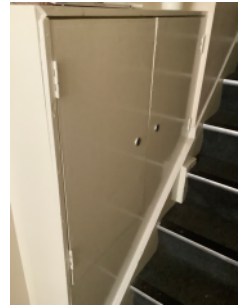
| | |
|-----------------|---|
| Source Version | 1 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Fire Doors |
| Action Required | Confirm that self-closers are provided on the following doors: Flat B 23/10/2023 Unable to gain access to flat B to confirm if this task has been completed to remains identified. |
| Priority | Low |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 28 May 2021 |

Task 4

| | |
|-----------------|---|
| Source Version | 2 |
| Category | Fire Prevention |
| Sub Category | Smoking |
| Action Required | "No Smoking" signage should be provided in the communal areas. 03/10/2023 This task is still outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 4 March 2022 |

Task 5

| | |
|-----------------|--|
| Source Version | 2 |
| Category | Signs & Notices |
| Sub Category | Fire Door Signage |
| Action Required | Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard doors 03/10/2023 This task is still outstanding. |
| Priority | Low |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 3 September 2022 |



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.