

Fire Risk Assessment

63A Richmond Road

Version 4

15 August 2023



Review Date: 15 August 2024

Score: Trivial 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	<p>There is a security gate and bars across the entrance door and windows to the flat . Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.</p> <p>15/08/23 This task is still outstanding</p>	Advisory	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>There are storage cupboards outside of the front door to the flat. There is a large gap at the top of the doors to these cupboards. . Should a fire occur in one of these cupboards It would compromise the front escape route from the flat.</p> <p>It is advised to upgrade these doors close this gap with fire resisting material to enhance their fire resistance.</p> <p>15/08/23 This task is still outstanding</p>	Advisory	Identified		

3	Fire Prevention	Arson	There is a small amount of combustible items located directly outside the front entrance door within the security gate which may be accessible by intruders. Residents should be advised to keep this area clear as it may compromise their escape from the building via this route.	Advisory	Identified
			15/08/23 This task is still outstanding		

4	Escape Routes & Fire Spread	Ease of Use	It may be advisable to paint the step nosings to a contrasting colour to assist identification.	Advisory	Identified
			15/08/23 This task is still outstanding		

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

63A Richmond Road comprises a converted, self contained flat with general needs occupancy.

The flat has direct external access and is completely imperforate to the flats above, and has no shared common areas to the other flats. This therefore falls outside of the scope of the Regulatory Reform (Fire Safety) Order 2005, but this Fire Risk Assessment has been prepared on the instruction of Islington and Shoreditch Housing Association as part of that organisations commitment to fire safety and overall safety of its residents. This assessment considers the external areas only and does not include the fire safety arrangements in the internal areas of the flat itself, which should be assessed separately under the requirements of the Housing Act and the Housing Health and Safety Rating System (HHSRS). To that end, it has made comments where fire safety may be improved in the external areas of the flat, and tasks generated as “advisory” only.

Giving consideration to the general fire safety arrangements within the building, and the tasks required as detailed within this report, it is assessed that the external areas of this flat presents a trivial risk.

This new version was created on 15/08/2023 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

Building Information

Address line 1

63A Richmond Road

Town

Hackney

Postcode

E8 3AA

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

Use

Converted, self-contained flats

Number of floors - ground and above

1

Number of floors - below ground

0

Number of flats

1

Number of stair cores

0

Approach to flats

- Direct external access

Approximate period of construction

Pre 1900

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

No

Construction details

63A Richmond Road comprises a converted, self contained flat with general needs occupancy. The flat is part of a larger converted building, which also comprises 63B and 63C Richmond Road above. The flat is located at lower ground floor level and is accessed down a short concrete staircase from street level. The flat is completely imperforate to the flats and common areas above.

The flat has a rear exit to the rear garden, however this garden is fully enclosed and does not provide a route to ultimate safety.



External wall - front elevation

External wall details

The original brick/mortar constructed external walls.

Are there any private balconies?

No

People

Are there any people especially at risk from fire?

Not Known

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

No electrical installations present in the external areas assessed.

Documentation regarding the testing and maintenance of fixed electrical installations within the building are held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

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

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Cooking

Does cooking take place on the premises?

No

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

There is a small amount of combustible items located directly outside the front entrance door within the security gate which may be accessible by intruders. Residents should be advised to keep this area clear as it may compromise their escape from the building via this route.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

See comments and tasks in the 'arson' section of this report.

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?

Minor Defects

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

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.

There is a security gate across the entrance to the flat . Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

It may be advisable to paint the step nosings to a contrasting colour to assist identification.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

• None

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

N/A

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

N/A

Comments

There are storage cupboards outside of the front door to the flat. There is a large gap at the top of the doors to these cupboards. . Should a fire occur in one of these cupboards It would compromise the front escape route from the flat.

It is advised to upgrade these doors close this gap with fire resisting material to enhance their fire resistance.

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

Detection & Warning

Control Equipment

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

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

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
- 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?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Not applicable

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

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

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

No

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

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?

N/A

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

Current evacuation policy	Simultaneous
Are fire action procedures suitable and appropriately documented?	Yes
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

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	There is a security gate and bars across the entrance door and windows to the flat . Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.
	15/08/23 This task is still outstanding
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	2 February 2023



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	There are storage cupboards outside of the front door to the flat. There is a large gap at the top of the doors to these cupboards. . Should a fire occur in one of these cupboards It would compromise the front escape route from the flat.
	It is advised to upgrade these doors close this gap with fire resisting material to enhance their fire resistance.
	15/08/23 This task is still outstanding
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	2 February 2022



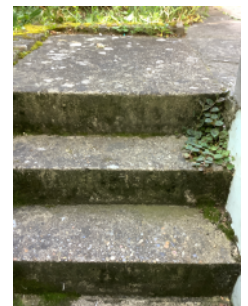
Task 3

Source Version	2
Category	Fire Prevention
Sub Category	Arson
Action Required	There is a small amount of combustibile items located directly outside the front entrance door within the security gate which may be accessible by intruders. Residents should be advised to keep this area clear as it may compromise their escape from the building via this route.
	15/08/23 This task is still outstanding
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	15 March 2023



Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	It may be advisable to paint the step nosings to a contrasting colour to assist identification.
	15/08/23 This task is still outstanding
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	15 March 2023



Risk Score

Risk Score

Trivial Risk

Next Assessment Due

15 August 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.