

Fire Risk Assessment

65 Lansdowne Drive

Version 2

15 August 2023



Review Date: 15 August 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	<p>Bikes should not be stored as to obstruct escape routes.</p> <p>5/08/23 This task is still outstanding</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that self-closers are provided on the following doors:</p> <p>Flats B and C</p> <p>5/08/23 This task is still outstanding</p>	Medium	Identified		
3	Escape Routes & Fire Spread	Ease of Use	<p>Remove the fittings from the under-mentioned doors which impede easy escape:</p> <p>The mortise lock on the shared entrance door should be removed or replaced with a lock that does not require a key to exit.</p> <p>5/08/23 This task is still outstanding</p>	Medium	Identified		

4	Signs & Notices	Other Signage	Provide fire action notices which describe the Stay Put policy and confirm the action to take in the event of fire. 5/08/23 This task is still outstanding	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 are a converted three storey terraced house which comprises of three separate self contained flats. The lower ground floor flat has its own separate entrance door and does not share any common parts with the other two flats.

Although outside of the scope of this review it was noted that Flat A has a security gate across the entrance door. Residents should be reminded of the impact of such doors on their means of escape in an emergency.

The main entrance door is accessed via set of concrete stairs and opens onto a short entrance hallway which leads to two further flat entrance doors, one to Flat B on the first floor and one to a staircase that leads to Flat C on the second floor.

The hallway is cluttered with two bicycles which could impede escape in an emergency and there is a dated plug-in air freshener which could pose a risk should it overheat.

The shared entrance door has two locks, a Yale and a mortise. The mortise lock should be removed or replaced with a lock that does not require a key to exit.

Both entrance doors to Flats B and C also have additional mortise locks which are not ideal.

Neither flat was able to be accessed at the time of this visit so the doors can only be assessed from the outside. Both appear to be solid flush timber doors and well fitting and they would have met the relevant standard when the conversion took place. They could provide up to a notional 30 minutes fire resistance. They should both be fitted with self-closing devices but this was unable to be checked.

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	65 Lansdowne Drive
Address line 2	Hackney
Town	London
Postcode	E8 3DQ

FRA Type	Type 1 - Common parts only (non-destructive)
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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.
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Client	ISHA
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Use	Converted, self-contained flats
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Number of floors - ground and above	3
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Number of floors - below ground	0
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Number of flats	3
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Number of stair cores	1
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Approach to flats

- Direct external access
- Entrance hallway

Approximate period of construction

Pre 1900

Construction details

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

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?

Not Known

Are portable electrical appliances used?

No

Comments

There are no electrical installations within the common areas however there is a single 13A socket which had a dated plug-in air freshener which does provide a low risk of overheating.



Plug-in air freshener

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

Cooking

Does cooking take place on the premises?

No

Comments

Only within the flats.

Arson

Is security against arson reasonable?

Yes

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

Yes

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

Wheelie bins are provided in the front garden.

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?

Yes

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Minor Defects

Comments

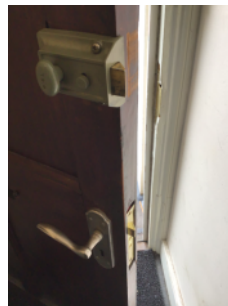
The common hallway is partially blocked with two bicycles which could impede the means of escape, especially for persons with mobility disabilities.

There is a mortise lock on the shared entrance door which requires a key to open it. This presents the risk of an occupier not being able to escape in an emergency if the mortise is locked. This should be removed or replaced with a lock that has a lever on the inside.

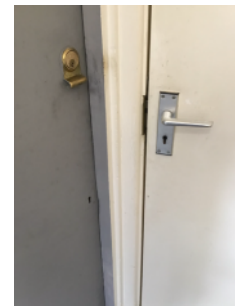
It is noted that both flat entrance doors also have mortise locks fitted and although this does not impact on other building occupants it is not recommended in case there is confusion in an emergency and the key cannot be located.



Two bicycles within common hallway.



Mortise lock on the shared entrance door should be removed or replaced.



Mortise locks on flat entrance doors are not recommended.

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?

Minor Defects

Is there suitable provision of hold-open devices?

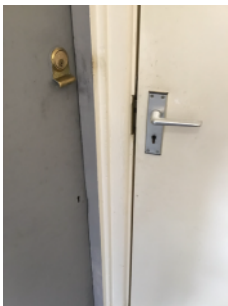
N/A

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 not possible to check if they are fitted with self closing devices. This should be carried out by an ISHA Housing Officer.



Two flush timber doors

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

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

Comments

Neither flat was able to be accessed to check if they have smoke detectors. A check should be made by an ISHA Housing Officer to check if smoke detectors are installed. BS 5839 Part 6 Category LD3 is recommended within flats.

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?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- None

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

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

Stay Put

Further details

This is a terraced house converted into flats.

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 Notice describing the Stay Put policy 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

Record Keeping

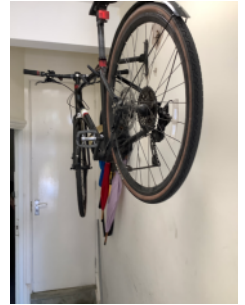
Were fire safety records available?

No

Tasks

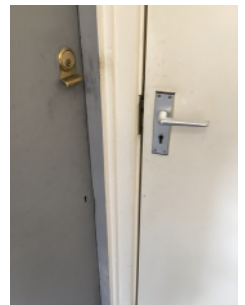
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes. 5/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2019



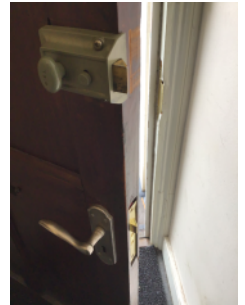
Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that self-closers are provided on the following doors: Flats B and C 5/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 June 2019



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Remove the fittings from the under-mentioned doors which impede easy escape: The mortise lock on the shared entrance door should be removed or replaced with a lock that does not require a key to exit. 5/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 June 2019



Task 4

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which describe the Stay Put policy and confirm the action to take in the event of fire. 5/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2019

Risk Score

Risk Score

Tolerable 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.