

Fire Risk Assessment

71 Linton House

Version 3

12 October 2023



Review Date: 12 October 2024

Score: Moderate 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	Fire Prevention	Gas	Repair the gas meter enclosure to prevent against accidental damage 12/10/2023 This task is outstanding.	Advisory	Identified		
2	Signs & Notices	Other Signage	The presence of a common fire alarm system suggests a simultaneous evacuation policy is in place in this building. However, the provided Fire Action Notice gives information and instruction for a 'stay put' policy. It is imperative that the Fire Action Notice reflects the evacuation policy in place. 12/10/2023 This task is outstanding.	Medium	Identified		

3	Escape Routes & Fire Spread	Ease of Use	<p>There is a large amount of items located on the top floor landing. It is assumed that the flat entrance doors located at this level give access and egress to the top floor of No.11 and No.12 duplex flats. Whilst the main entrances to these flats remain clear, in the event of a fire occurring on the lower floor of either flat, then these doors would be desirable to exit the flat. This area should therefore be kept clear of obstructions and combustibles.</p> <p>12/10/2023 This task is outstanding.</p>	Medium	Identified
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4	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut:</p> <p>All riser cupboards</p> <p>12/10/2023 This task is outstanding Ground floor Riser cupboard between ground & 1st floor.</p>	Medium	Identified
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5	Detection & Warning	Automatic Fire Detection	<p>This 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>12/10/2023 This task is 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.

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.

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.

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.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

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.

NB - the BS5839-1 detection is required for the actuation of the AOV and should remain.

There are cable penetrations in the riser cupboards and the electrical cupboard which are not fire stopped.

There is a large amount of items located on the top floor landing. It is assumed that the flat entrance doors located at this level give access and egress to the top floor of No.11 and No.12 duplex flats. Whilst the main entrances to these flats remain clear, in the event of a fire occurring on the lower floor of either flat, then these doors would be desirable to exit the flat. This area should therefore be kept clear of obstructions and combustibles.

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 new version was created on 12/10/2023 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

71 Linton House

Address line 2

Flats 7-12

Town

Islington

Postcode

N7 6DZ

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	4
Number of floors - below ground	0
Number of flats	6
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> • Direct from stair
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

Construction details

Traditional brick construction with solid concrete intermediate floors and a flat roof (assumed).

Access to common area via secure door entry system with flats accessed directly from communal staircase at each floor.

Under-stair electrical cupboard at ground floor level and riser cupboards at each floor level above.

The top floor flats appear to be two storey maisonettes accessed at 2nd floor level with alternative exit doors at 3rd floor level.

All other flats appear to be single storey.



Rendered surface on the ground floor external wall



Brick/mortar external walls on 1st and 2nd floors

External wall details

The external walls of this building are of a brick/mortar construction, with the ground floor external walls having render applied. The substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment, however it does appear to be applied directly to the brick surface. The third floor has a vertical-tiled facade.

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

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.

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 sockets are provided in the common staircase

Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

Gas meters are located externally and not in 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

Access was gained into this building via a secured main entrance door.

CCTV cameras are installed externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



Fob access to the main entrance door

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles should not be stored or found within electrical cupboards

There is a significant amount of combustible items located on the third floor within the staircase.

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 is provided, and there is no evidence of smoking taking place in the common parts.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

There is no lightning protection visible, However, if there is lightning 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

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?

No

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 large amount of items located on the top floor landing. It is assumed that the flat entrance doors located at this level give access and egress to the top floor of No.11 and No.12 duplex flats. Whilst the main entrances to these flats remain clear, in the event of a fire occurring on the lower floor of either flat, then these doors would be desirable to exit the flat. This area should therefore be kept clear of obstructions and combustibles.



Electromagnetic release device for the main gate.

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
- Risers

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Are fire doors to a suitable standard?

No

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?

No

Comments

As part of this Fire Risk Assessment, access was gained into a sample flats to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flats 2 and 4 which have an entrance door fitted to FD30S SC standard. Residents refused full access into any flat so it was not possible to assess the provision of any fire resisting doors inside of the flats. The self closing device on the entrance door to flat 2 requires adjustment to ensure the door closes fully on the action of this device.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are 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 these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

There are double fire resisting doors fitted to riser cupboards located in the staircase. These have intumescent strips and cold smoke seals fitted to the sides and tops of the doors, however, there are none fitted to the central gaps. These should be fitted to ensure the whole of the door set protects the staircase from the passage of heat and smoke.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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

There are a number of cable and pipe penetrations into common areas of the building from riser cupboards and the electrical intake cupboard which present a high risk of smoke and fire spread in the event of a fire. These penetrations should be fire stopped using methods and materials suitable to such penetration sizes in line with current industry recommendations, and Approved Document B, Volume 2, Section 10 - "Protection of Openings and Fire Stopping".

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:

- Staircases

Staircases

- Openable Windows
- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

AOV at head of the staircase, with additional manual vent controls at ground floor level - not tested.



Manual Smoke Vent Control

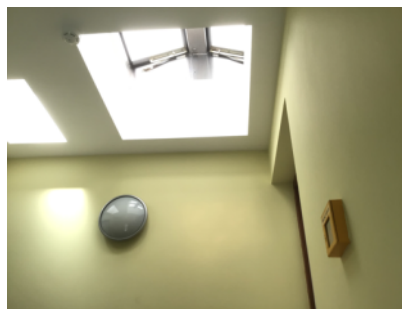


Photo showing AOV, Part-1 detector, and manual smoke vent actuator

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

Communal Areas

System Category

- BS 5839 Pt1 Category L5
- BS 5839 Pt6 Grade D Category L3

Cause & Effect

- Sounds alarm in communal areas
- Operates smoke ventilation

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?

No

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

No

Comments

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.

This 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.

It was not possible to access flats due to the current pandemic restrictions, however following discussion with the resident of flat 7 it is probable that a fire alarm has been provided to BS 5839-6 Category LD2 D1 standard. 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.

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

A BS5839-6 fire alarm system located in the common areas, not interlinked, is insufficient to give warning of a fire in the building to occupants in all flats. A task has been generated in the "Automatic Fire Detection" section of this report.

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?

Yes

Types of facility

- Smoke ventilation

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:

- 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.



Maintained EL is provided within the staircase.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

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?

Yes

Is there signage suitable for automatic fire doors?

N/A



“Keep Locked Shut” signage on the electrical cupboard door.



“Keep Locked Shut” signage on riser doors.

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

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

The presence of a common fire alarm system suggests a simultaneous evacuation policy is in place in this building. However, the provided Fire Action Notice gives information and instruction for a 'stay put' policy. It is imperative that the Fire Action Notice reflects the evacuation policy in place.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

Purpose built, self contained flats of general needs occupancy would normally have a stay put policy in place under national guidance.

However, there is a common fire alarm provided which, by its very presence, would encourage occupants to leave their flats and leave the building in the event of a fire.

Please refer to the letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in the common parts of purpose built buildings containing self contained flats, and guidance regarding the correct evacuation policy and appropriate fire action notices.

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

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

A correct Fire Action notice would 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. A task has been generated in the "Signs and Notices" section of this report.

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	Fire Prevention
Sub Category	Gas
Action Required	Repair the gas meter enclosure to prevent against accidental damage
	12/10/2023 This task is outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2023



Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The presence of a common fire alarm system suggests a simultaneous evacuation policy is in place in this building. However, the provided Fire Action Notice gives information and instruction for a 'stay put' policy. It is imperative that the Fire Action Notice reflects the evacuation policy in place.
	12/10/2023 This task is outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2021

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a large amount of items located on the top floor landing. It is assumed that the flat entrance doors located at this level give access and egress to the top floor of No.11 and No.12 duplex flats. Whilst the main entrances to these flats remain clear, in the event of a fire occurring on the lower floor of either flat, then these doors would be desirable to exit the flat. This area should therefore be kept clear of obstructions and combustibles.
Priority	12/10/2023 This task is outstanding.
Status	Medium
Owner	Identified
Due Date	Neighbourhood Services
	12 February 2021



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: All riser cupboards
Priority	12/10/2023 This task is outstanding
Status	Medium
Owner	Identified
Due Date	Neighbourhood Services
	Ground floor Riser cupboard between ground & 1st floor.
	13 August 2020



Task 5

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>This 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>12/10/2023 This task is outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	12 February 2022

Risk Score

Risk Score

Moderate Risk

Next Assessment Due

12 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.