

Fire Risk Assessment

143 Alfred Wallis House

Version 4

12 October 2023



Review Date: 31 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 | Fire Prevention | Housekeeping | <p>The storage of combustibles in the following locations was excessive and should be significantly reduced:</p> <p>Electrical cupboard.</p> <p>12/10/2023 This task remains outstanding. Ground floor</p> | Medium | Identified | | |
| 2 | Escape Routes & Fire Spread | Construction and Glazing | <p>Provide fire stopping at the following locations:</p> <p>It is recommended to conduct a compartmentation survey of the building particularly focusing on riser cupboards to ensure adequate compartmentation is provided to support the stay put policy in place in this building.</p> <p>12/10/2023 There is no evidence that this task has been completed so remains outstanding.</p> | Medium | Identified | | |

| | | | | | |
|---|-----------------------------|-------------|--|--------|------------|
| 3 | Escape Routes & Fire Spread | Ease of Use | <p>Obstructions should be removed from the escape routes in the following locations:</p> <p>Within common corridors and staircases and landings. There was also two stepladders and two child's scooters is located at the base of the staircase.</p> <p>12/10/2023 This task remains outstanding.</p> | Medium | Identified |
|---|-----------------------------|-------------|--|--------|------------|

| | | | | | |
|---|-----------------|--------------|--|----------|------------|
| 4 | Fire Prevention | Housekeeping | <p>There were combustibile materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustibile materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>12/10/2023 This task remains outstanding.</p> | Advisory | 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

A BS5839-6 Category LD3 fire alarm has been installed in the common parts of this building. This is contradictory to National Guidance for a building of this type (LGA Guidance - Fire Safety in Purpose Built Blocks of Flats) and could cause confusion where a stay put policy is in place. It is advised to consider removing the fire alarm in the common areas to align with the above national guidance.

Access was gained into a sample flat where a Grade F fire alarm had been provided only. 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.

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

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.

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.

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 in some areas of the building was found to be unsatisfactory, with an unacceptable amount of combustible items and obstructions located in common corridors, particularly the 2nd floor (outside flats 9 and 10).

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

There are cable penetrations in the riser cupboards which are not fire stopped. Given the presence of other services being carried throughout the building common areas, such as water and electrics, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building. This is to ensure there is adequate fire separation to support a "stay put" policy.

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 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

143 Alfred Wallis House, Flats 1-11

Town

Islington

Postcode

N7 8NG

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 | 11 |
| Number of stair cores | 1 |
| Approach to flats | <ul style="list-style-type: none">• Via protected lobbies / corridors |
| Approximate period of construction | 1980-1990 |
| Is the top occupied storey over 18 metres above access level? | No |

Construction details

A building of four floors, with brick walls and concrete floors and stairs under a flat roof.

There is a single staircase core, with flats being accessed via protected corridors.



Private balconies at the rear of the building



External walls – rear elevation.



External walls - front elevation

External wall details

The external facade (both front and rear elevations) of the building appears to be of brick/mortar construction.

Are there any private balconies?

Yes

Private balcony details

It is noted that the private balconies (located on both front and rear elevations) have timber decking over a steel base. Upstands are of steel construction.

There were combustible materials noted on these private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)

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?

Not Known

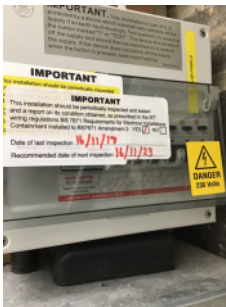
Are portable electrical appliances used?

No

Comments

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.

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.



EIC test sticker



Electrical sockets are provided in the common staircase

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 is no gas provision or equipment in 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 building is accessed via a secured main entrance door.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

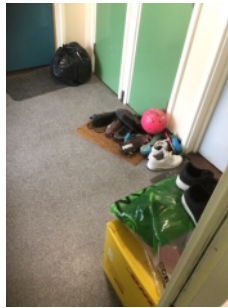
There is some combustible storage in the electrical cupboard under the stairs which should be removed.

It was also noted there is an unacceptable amount of combustible items located in common corridors, particularly the second floor corridor (serving flats 9 and 10)

There are a number of pictures and posters located in the common staircase. At present due to not present a significant hazard whether they should be monitored to ensure that they don't build up.



Storage under stairs



Combustibles in corridors

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 lightening 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?

Yes

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

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.

It was noted there is an unacceptable amount of items located in common corridors and staircase landing which may present an obstruction for escaping persons in the event of a fire.



Thumb-turn device only, on main entrance door.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Corridors
- Electrical Cupboards
- Flats
- Risers

Corridor Doors

- FD30S self-closing

Electrical Cupboard Doors

- FD60S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30

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?

Yes

Comments

The lobby door leading to flats 9 and 10 needs adjusting as it does not close fully and it is missing part of the smoke seal.



Lobby door not closing fully



Missing section of smoke seal

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:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

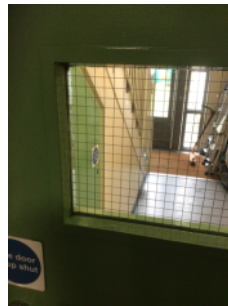
Yes

Comments

Visual inspection of the inside of riser cupboards raises doubt as to whether acceptable fire stopping has been provided around cable penetrations, particularly cable penetrations entering into flats. It is recommended to conduct a compartmentation survey of the building particularly focusing on riser cupboards to ensure adequate compartmentation is provided to support the stay put policy in place in this building.



Cable penetrations in the second floor riser cupboard



Georgian wired glazing in staircase doors

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 (with restrictors)

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category L3

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?

Yes

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

Yes

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms. Access was gained into flat 9 which has a single Grade F fire alarm in the entrance hallway only.

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.

VERSION 2:

It is evident that the common fire alarm has been removed as per the recommendations of the previous fire risk assessment.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

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?

Yes

Types of facility

- Entrance door override

Is provision of fire service facilities reasonable?

Yes

Comments

The Fire service override was tested at the time of this inspection and was found to function correctly.



Defective override facility

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:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

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?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A



Fire door signage on locked fire doors



Fire door signage on locked fire doors



Fire door signage on self-closing fire doors

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

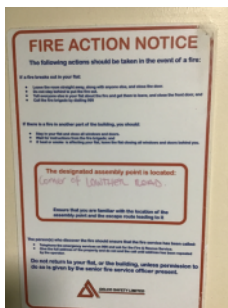
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided fire action notice

Fire Safety Management

Procedures & Arrangements

| | |
|--|-----------|
| Current evacuation policy | Stay Put |
| 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? | Yes |

Comments

Fire action notice is provided which would give employees from outside organisations information regarding action to be taken in the event of 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 | 2 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | The storage of combustibles in the following locations was excessive and should be significantly reduced: Electrical cupboard. 12/10/2023 This task remains outstanding. Ground floor |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 24 September 2020 |



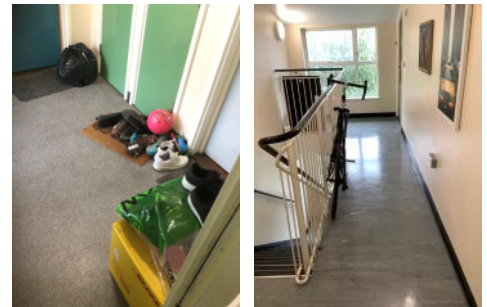
Task 2

| | |
|-----------------|--|
| Source Version | 3 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Construction and Glazing |
| Action Required | Provide fire stopping at the following locations: It is recommended to conduct a compartmentation survey of the building particularly focusing on riser cupboards to ensure adequate compartmentation is provided to support the stay put policy in place in this building. 12/10/2023 There is no evidence that this task has been completed so remains outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 13 September 2021 |



Task 3

| | |
|-----------------|---|
| Source Version | 3 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Ease of Use |
| Action Required | Obstructions should be removed from the escape routes in the following locations: Within common corridors and staircases and landings. There was also two stepladders and two child's scooters is located at the base of the staircase. |
| | 12/10/2023 This task remains outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 13 September 2021 |



Task 4

| | |
|-----------------|--|
| Source Version | 3 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | There were combustibile materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustibile materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019) |
| | 12/10/2023 This task remains outstanding. |
| Priority | Advisory |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 15 March 2023 |

Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

31 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.