

**Fire Risk Assessment**

**289 Amhurst Road**

Version 4

7 September 2023



Review Date: 7 September 2024

Score: Moderate Risk

Assessor: Mark Thomas

# Contents

<b>1 Action Plan Summary</b> .....	3
<b>2 Introduction</b> .....	6
<b>3 Executive Summary</b> .....	7
<b>4 Premises Details</b> .....	8
<b>5 Fire Prevention</b> .....	10
<b>6 Escape Routes &amp; Fire Spread</b> .....	14
<b>7 Detection &amp; Warning</b> .....	18
<b>8 Firefighting</b> .....	20
<b>9 Lighting</b> .....	21
<b>10 Signs &amp; Notices</b> .....	23
<b>11 Fire Safety Management</b> .....	24
<b>12 Tasks</b> .....	26
<b>13 Risk Score</b> .....	29

## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas.	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors:  Entrance door to Flat A  VERSION 2: This door was inspected and it was found that it still becomes jammed on the carpet inside the flat, and does not close on the action of the self-closing device.	High	Identified		
3	Detection & Warning	Automatic Fire Detection	There is a Grade F single smoke alarm located in the entrance hallway. This may cause confusion considering there is a stay put policy in place in this building. It is advised to remove this smoke alarm as it contradicts the evacuation policy normally expected for a building of this type.	Advisory	Identified		
4	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire.	Medium	Identified		
5	Escape Routes & Fire Spread	Construction and Glazing	Construct an enclosure affording 30 minutes of fire resistance around the fixed electrical installation in the entrance hallway.	Medium	Identified		



6	Fire Prevention	Housekeeping	The first half-landing on the staircase contains an unacceptable amount of combustibles and items which would cause an obstruction to escaping persons in the event of a fire.	High	Identified
---	-----------------	--------------	--	------	------------

---

7	Escape Routes & Fire Spread	Ease of Use	The first half-landing now contains an unacceptable amount of combustibles and items which would cause an obstruction to escaping persons in the event of a fire.	High	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](mailto:office@qfsm ltd.co.uk).

# Executive Summary

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 building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

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.

Access was gained into flat A which has an entrance door fitted to FD30S SC (notional) standard, however, the PERKO type self closing device failed to fully close the door unaided, and there are no cold smoke seals nor intumescent strips fitted. 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 of the buildings original conversion. 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.

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 A which has a fire alarm provided to BS5839-6 LD1 standard. It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Category LD1 Standard (a system of one or more mains powered detectors, each with a tamper?proof standby supply consisting of a battery or batteries), although Grade F1 alarms (a system of one or more battery-powered detectors powered by a tamper?proof primary battery or batteries) are a reasonable short-term measure.

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.

## VERSION 2

Since the previous FRAS, the risk rating for this building has been increased from a tolerable risk to a moderate risk due to the unacceptable amount of obstructions and combustibles located in the staircase.

This new version was created on 07/09/2023 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	289 Amhurst Road, Flats A-C
Address line 2	Hackney
Town	London
Postcode	N16 7UX

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 may 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	4
-------------------------------------	---

Number of floors - below ground	0
---------------------------------	---

Number of flats	3
-----------------	---



Number of stair cores

1

Approach to flats

- Direct from stair

Approximate period of construction

Pre 1900

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

No

#### Construction details

Traditional brick construction with intermediate timber floors and a covered pitched roof. Access to common area via secure door entry system at front elevation up a flight of steps, with flats accessed directly from the stairwell at each floor level. Flat A covers the ground and basement level, flat B covers the 1st floor level and flat C covers the 2nd floor level. High level electrics located at ground floor level.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.



Original brick/mortar external walls

External wall details

Original, traditional brick/mortar external walls. No combustible external wall system evident within the scope of this FRA.

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

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.



Electrical sockets provided in 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.

Gas meters are located externally and not in any common areas.



Gas meters are located externally and not in any 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.

The main entrance door was found to be locked and secure, preventing unauthorised access.

## Housekeeping

---

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

The first half-landing contains an unacceptable amount of combustibles and items which would cause an obstruction to escaping persons in the event of a fire.



Combustibles and obstructions on 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

Comments

There is a scaffold erected to the front face of the neighbouring building (291 Amhurst Rd). The nature of the works being carried out could not be confirmed, but do not appear to affect No.289.

## Smoking

---

Are there suitable arrangements taken to prevent fires caused by smoking?

No

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?

Not Known

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?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

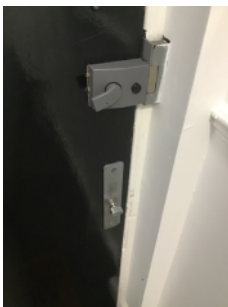
There are a small number of items located in the common areas, which whilst currently do not present a significant risk, these areas should be monitored to ensure they do not build up.

Bicycles are stored on the first floor landing, however, these are mounted on a wall bracket and positioned where they maintain a clear escape route.

Providing these bicycles are only stored on these brackets it is considered reasonable.

### VERSION 2:

The number of items in the staircase has significantly increased since the last inspection. The first half-landing now contains an unacceptable amount of combustibles and items which would cause an obstruction to escaping persons in the event of a fire.



Thumb-turn device fitted in 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:

- Flats

Flat Doors

- FD30

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?

N/A

### Comments

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors.

Access was gained into flat A which has an entrance door fitted to FD30S SC (notional) standard, however, the PERKO type self closing device failed to fully close the door unaided, and there are no cold smoke seals nor intumescent strips fitted.

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 of the buildings original conversion. 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.



Example of FED in the building

## Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

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

Construct an enclosure affording 30 minutes of fire resistance around the fixed electrical installation in the entrance hallway.



Walls and ceilings in good state of repair.

## Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Not Confirmed

Comments

No Dampers, Ducts or Chutes evident.



## Smoke Ventilation

---

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Minor Defects

Comments

The window in the staircase is positioned in the external wall at a lower height than the highest point of the flat entrance doors to flats B and C.

It would not be practicable to install additional smoke ventilation in this building, but should any major refurbishments be planned in this building then the provision of an additional window, positioned higher in the external wall may be considered.

(Advisory, no task generated)

# 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?

Yes

Areas covered

- Communal areas
- 

### Communal Areas

System Category

- BS 5839 Pt6 Grade F Single smoke alarm

Cause & Effect

- Sounds alarm in communal areas
- 

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

There is a Grade F single smoke alarm located in the entrance hallway. This may cause confusion considering there is a stay put policy in place in this building. It is advised to remove this smoke alarm as it contradicts the evacuation policy normally expected for a building of this type.

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 A which has a fire alarm provided to BS5839-6, Grade D1, LD3 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Grade D1 Category LD3 Standard (a system of one or more mains powered detectors, each with a tamper-proof standby supply consisting of a battery or batteries), although Grade F1 alarms (a system of one or more battery-powered detectors powered by a tamper-proof primary battery or batteries) are a reasonable short-term measure.

## Audibility

---

Are there adequate means of alerting all relevant persons?

No

### Comments

See comments and task above.

# 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:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light
- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

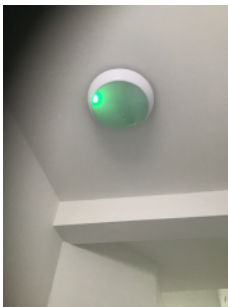
Yes

### Comments

Based on the guidance of Table 9 in Approved Document B, Emergency lighting is not generally required in blocks of flats comprising of ground and first floor only, particularly where borrowed light, on a separate electrical sub-circuit is available.

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

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 provided in the staircase and entrance hallway

# 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?

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

Provide fire action notices which confirm the action to take in the event of a fire.

# 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?

No

Comments

A Fire Action notice would provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire.  
(task generated in signs and notices section)

## 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	Smoking
Action Required	No Smoking signage should be provided in the communal areas.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	19 May 2021

---

## Task 2

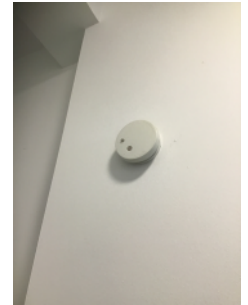
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors:  Entrance door to Flat A  VERSION 2: This door was inspected and it was found that it still becomes jammed on the carpet inside the flat, and does not close on the action of the self-closing device.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	16 February 2021

---

### Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	There is a Grade F single smoke alarm located in the entrance hallway. This may cause confusion considering there is a stay put policy in place in this building. It is advised to remove this smoke alarm as it contradicts the evacuation policy normally expected for a building of this type.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	18 November 2022

---



### Task 4

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.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	19 May 2021

---

### Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Construct an enclosure affording 30 minutes of fire resistance around the fixed electrical installation in the entrance hallway.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	19 May 2021

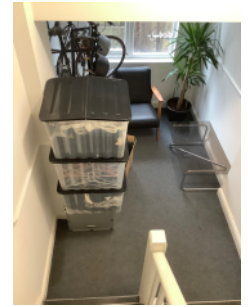
---



## Task 6

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The first half-landing on the staircase contains an unacceptable amount of combustibles and items which would cause an obstruction to escaping persons in the event of a fire.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	15 March 2022

---



## Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	The first half-landing now contains an unacceptable amount of combustibles and items which would cause an obstruction to escaping persons in the event of a fire.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	15 March 2022

---



# Risk Score

Risk Score

Moderate Risk

Next Assessment Due

7 September 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	<b>Moderate</b>	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.