

Fire Risk Assessment

Brooksby House, flats A-G

Version 3

29 August 2023



Review Date: 29 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	Fire Doors	<p>Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors:</p> <p>Riser cupboard doors.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Construction and Glazing	<p>There are cable and pipe penetrations within riser cupboards which require fire stopping.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified		
3	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Riser cupboard doors on the first and second floors.</p> <p>29/08/23 This task is still outstanding.</p>	Low	Identified		

4	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas.	Low	Identified
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29/08/23
This task is still outstanding.

5	Escape Routes & Fire Spread	Fire Doors	There are vent grilles installed in riser cupboard doors. These appear to be intumescent although this should be confirmed.	Medium	Identified
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29/08/23
This task is still outstanding.

Introduction

This report presents the significant findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

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.

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 compartmentation survey is carried out in this building. This is to ensure there is adequate fire separation to support a "stay put" policy.

Attempts were made at each flat in the building to gain access to assess the provision and suitability of the flat entrance doors regarding their fire resisting standard, and to assess the provision and suitability of any fire alarm provided within flats. However, this was not possible.

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.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

There are intumescent strips fitted in riser cupboard doors. These should be replaced with combined intumescent strips and cold smoke seals.

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 29/08/2023 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

Address line 1

Brooksby House, flats A-G

Town

Islington

Postcode

N1 1HF

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	3
Number of floors - below ground	0
Number of flats	7
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> • Direct from stair
Approximate period of construction	1990-2000
Is the top occupied storey over 18 metres above access level?	No

Construction details

Traditional brick construction with solid concrete intermediate floors and a covered pitched roof.

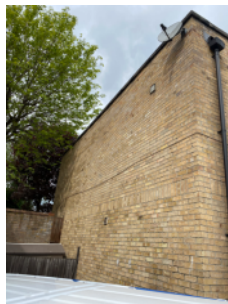
Access to common area via secure door entry system at front elevation, with flats accessed directly from communal staircase at each floor.

Flats C & D-E accessed from protected lobbies at 1st floor level.

Electric cupboard located at ground floor level with riser cupboards at each floor level



External walls - front elevation



External walls - end elevation



External walls - end elevation

External wall details

Brick external walls to all elevations, partially slated (vertical slates) facade on upper floor.

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 socket in 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?

No

Comments

The gas meters are located in cupboards externally. 3 out of 7 gas meter cupboards are damaged, one severely and detached from the wall. It is recommended to repair or replace these meter cupboards in order to ensure the gas installations are protected from potential damage.



Gas meters located externally

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

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

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?

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?

No

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?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Bikes should not be stored as to obstruct escape routes.

The condition of the stair carpet has deteriorated to such a degree as it may present a trip hazard on the stairs. This should be considered for replacement as soon as possible.



Thumb-turn device 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:

- Flats
- Lobbies
- Risers

Flat Doors

- Not confirmed

Lobby Doors

- FD30S self-closing

Riser Doors

- FD30 (notional)

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

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.

Flat entrance 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. From an external examination it is reasonable to assume that they are of the same fire resisting standard and would afford a notional 30 minutes fire resistance.

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.

Replace the intumescent strips in riser cupboard doors with combined intumescent strips and smoke seals.

There are vent grilles installed in riser cupboard doors. These appear to be intumescent although this should be confirmed.

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

There are cable and pipe penetrations within riser cupboards which require fire stopping.



Concrete/masonry walls floors and stairs.



Example of pipe and cable penetrations in riser cupboards.



Georgian wired glazing in lobby doors

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?

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

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?

N/A

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

N/A

Comments

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).

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:

- 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:

- None

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.



Street lighting immediately outside the building.



Street lighting immediately outside the building.

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?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide Fire Door Keep Locked Shut signs on the riser cupboard doors.

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

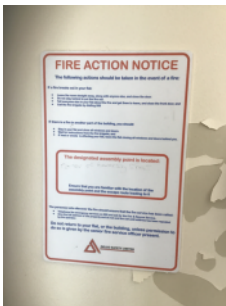
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



F.A.N - Suitable for a stay put policy.

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 notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering 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

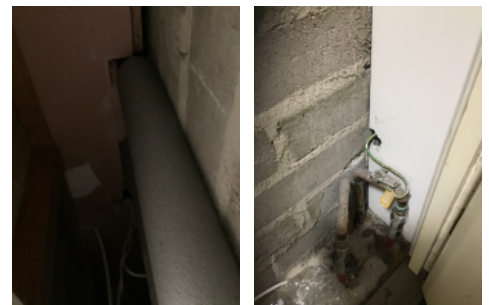
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the intumescent strips with combined intumescent strips and smoke seals on the following doors: Riser cupboard doors. 29/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	8 December 2020



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are cable and pipe penetrations within riser cupboards which require fire stopping. 29/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	8 December 2020



Task 3

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Riser cupboard doors on the first and second floors. 29/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	9 June 2021



Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas. 29/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	9 June 2021

Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	There are vent grilles installed in riser cupboard doors. These appear to be intumescent although this should be confirmed.
	29/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	8 December 2020



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

29 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.