

**Fire Risk Assessment**

**84 Britannia Walk, Flats 1-14**

Version 3

29 August 2023



Review Date: 29 August 2024

Score: Tolerable Risk

Assessor: Mark Thomas

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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	Construction and Glazing	Provide fire stopping around able and pipe penetrations in the following locations:  Within all riser cupboards.	High	Identified		
2	Escape Routes & Fire Spread	Construction and Glazing	Conduct a full fire stopping survey of this building.	Medium	Identified		
3	Fire Prevention	Housekeeping	The storage of combustibile items in escape routes should be prohibited.	High	Identified		
4	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations:  3rd floor corridor .	Medium	Identified		
5	Escape Routes & Fire Spread	Fire Doors	The following doors should be kept locked shut:  There were a number of riser cupboard doors which were found to be open and ajar.	Medium	Identified		
6	Escape Routes & Fire Spread	Fire Doors	Ventilation grills on riser doors should be replaced with ones which are intumescent.	Medium	Identified		

7	Detection & Warning	Automatic Fire Detection	<p>At least one of the smoke detectors provided for the purpose of actuating the smoke ventilation system has a sounder which constitutes a fire alarm sounder being provided in the common parts of this building.</p> <p>It is recommended to remove the sounders, whilst maintaining the smoke detection provided for the actuation of the smoke ventilation.</p>	Advisory	Identified
8	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>	Medium	Identified
9	Escape Routes & Fire Spread	Fire Doors	<p>The self-closing device on the staircase door on the third floor should be adjusted because although the door eventually closed, the time taken for the door to fully close was excessive and unacceptable.</p>	Medium	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

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.

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.

At least one of the detector heads provided for the purpose of actuating the smoke ventilation system is a combined detector/sounder. The sounding of an alarm in the common parts of a building where there is a stay put policy in place may cause confusion to residents. 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 - it is the sounders which are of concern, and any detection provided as part of the ventilation system should remain.

There are pipe and cable penetrations in the riser cupboards, electrical cupboards and gas meter 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 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

84 Britannia Walk

Address line 2

Flats 1-14

Town

Hackney

Postcode

N1 7NS

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	5
Number of floors - below ground	0
Number of flats	14
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> <li>Via protected lobbies / corridors</li> </ul>
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

### Construction details

Masonry construction, intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation, with flats accessed from lobbies at each floor. Service/riser cupboards at each floor. Passenger lift provided

There is an underground carpark beneath the building. There is no internal access to this car park and access was not possible as part of this inspection. It is reasonably assumed that this car park is imperforate to the flats above, however the standard of fire separation and fire stopping provided cannot be confirmed within the scope of this Fire Risk Assessment.



External walls - front elevation



Unidentified EWS fitted on the fourth and fifth floor



External walls-rear elevation.

### External wall details

Exterior walls on both the front and rear elevations of the building are for the most part of brick/water construction. However, there is an unidentified EWS on the upper floor exterior walls. The construction and composition of this could not be confirmed within the scope of this fire risk assessment.



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 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the “Advice Note”).

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.

Are there any private balconies?

Yes

Private balcony details

There is a limited number of small private balconies located on the front elevation of the building. These are steel framed with steel deck and upstands.

These were noted to be clear of combustibles at the time of this inspection.

## People

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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.

## 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 located in FR cupboards on the ground floor.

## 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

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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.

## Housekeeping

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Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustible items located outside of flats 9, 10 and 11.



Excessive amount of combustibles in corridors

## Building Works

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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

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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.



Provided “No Smoking” signage

## Dangerous Substances

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Are dangerous substances present, or liable to be present?

No

## Lightning

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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

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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

Obstructions located in the 3rd floor corridor.

## Dimensions

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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

- FD30S self-closing

Lobby 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

There were a number of riser cupboard doors which were found to be open and ajar.

Ventilation grills on riser doors should be intumescent.

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

Access was gained into flat 4 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

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.

VERSION 2:

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 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. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.

Riser cupboard doors are secured with a budget key lock. It was noted that many of these were missing resulting in holes through these fire resisting doors. These holes should be filled all the locks replaced.

The self-closing device on the staircase door on the third floor should be adjusted to ensure the door fully closes all its action.

## 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 a number of cable and pipe penetrations into common areas of the building from riser cupboards 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".

It is recommended to conduct a full fire stopping survey of this building.

## 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:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Openable Windows (with restrictors)

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The openable window in the staircase is located at a height in the external wall lower than the highest point of the staircase door of the uppermost floor. This is unusual as in this position this window would be ineffective at ventilating smoke clear of the uppermost floor in the staircase. It is also noted that there is no automatic opening vents (AOV) provided in the staircase which again is unusual considering this building was completed when current building regulations applied.

It must be assumed that this arrangement was considered acceptable by the relevant building control body of the design and construction phase of the building.



Uppermost staircase window at a height lower than uppermost staircase door



## 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

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### Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

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## Control Equipment

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

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## 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

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Is there sufficient provision of automatic fire detection?

Minor Defects

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

Minor Defects

### Comments

At least one of the smoke detectors provided for the purpose of actuating the smoke ventilation system has a sounder which constitutes a fire alarm sounder being provided in the common parts of this building.

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 is recommended to remove the sounders, whilst maintaining the smoke detection provided for the actuation of the smoke ventilation.

As part of the previous 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 4 which has a fire alarm provided to BS5839-6 LD2 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

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Are there adequate means of alerting all relevant persons?

No

### Comments

Please see task generated in previous section.

# 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
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

A premises information box is provided however it was found to be empty.

It is recommended that the premises information box includes a copy of up-to-date floor plans, as well as information about any lift and facilities intended for use by fire and rescue services

# Lighting

## Normal Lighting

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Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

## Emergency Lighting

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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 the external 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

## 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 current fire action notice is one for a stay put policy. Please see comments and tasks elsewhere in this report regarding the current provision of a common fire alarm which compromises a stay put policy, and also is not of a sufficient grade and standard to support a simultaneous evacuation policy.

# Fire Safety Management

## Procedures & Arrangements

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Current evacuation policy

Undefined

Further details

Whilst it would normally be expected to stay put policy is in place for purpose-built self-contained flats, there is a common fire alarm provided which contradicts national guidance for a building of this type. The provision of a common fire alarm would normally suggest a simultaneous evacuation strategy is in place, however the provided common fire alarm system is not of a standard sufficient to support such a policy. Please refer to comments on tasks generated in the automatic fire detection section of this report regarding this matter.

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

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Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

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

See task generated in signs and notices section.

## Testing & Maintenance

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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

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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	Construction and Glazing
Action Required	Provide fire stopping around able and pipe penetrations in the following locations:  Within all riser cupboards.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	8 June 2020

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## Task 2

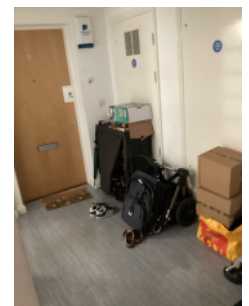
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Conduct a full fire stopping survey of this building.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	8 September 2020

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## Task 3

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustable items in escape routes should be prohibited.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	8 June 2020

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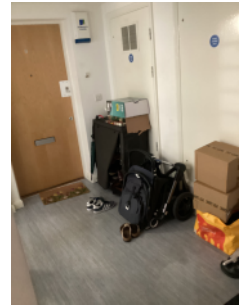




## Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations:  3rd floor corridor .
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	8 September 2020

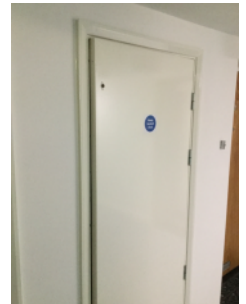
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## Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut:  There were a number of riser cupboard doors which were found to be open and ajar.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	8 September 2020

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## Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Ventilation grills on riser doors should be replaced with ones which are intumescent.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	8 September 2020

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## Task 7

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	At least one of the smoke detectors provided for the purpose of actuating the smoke ventilation system has a sounder which constitutes a fire alarm sounder being provided in the common parts of this building.  It is recommended to remove the sounders, whilst maintaining the smoke detection provided for the actuation of the smoke ventilation.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	10 March 2022

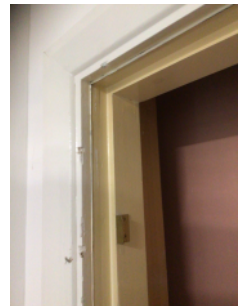
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## Task 8

Source Version	2
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
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 August 2021

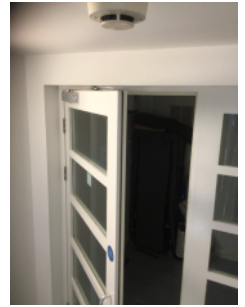
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## Task 9

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The self-closing device on the staircase door on the third floor should be adjusted because although the door eventually closed, the time taken for the door to fully close was excessive and unacceptable.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 August 2021

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# 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	<b>Tolerable</b>	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.