

Fire Risk Assessment

Newcombe House, 1-12

Version 3

3 October 2023



Review Date: 3 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	Escape Routes & Fire Spread	Construction and Glazing	<p>There are low level ventilation grilles on common balconies which are below 1.1m from the deck. It should be confirmed by an intrusive (Type 4) FRA if these compromise the fire separation between the flats and the common balcony. Walls should be fire resisting below 1.1m on common balconies.</p> <p>03/10/2023 This task is still outstanding.</p>	Low	Identified		
2	Fire Prevention	Housekeeping	<p>The storage of combustible items in escape routes should be prohibited.</p> <p>Numerous combustible items on common balconies, particularly the 3rd floor balcony, which should be removed.</p> <p>03/10/2023 This task is still 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>Balconies were found cluttered with numerous items including boxes, plants and bicycles which would present an obstruction to escaping persons in the event of a fire.</p> <p>03/10/2023 This task is still outstanding.</p>	High	Identified
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4	Fire Prevention	Housekeeping	<p>The storage of combustible items in electrical cupboards should be prohibited.</p> <p>There is a a large quantity of combustible items, including paint and thinners located in the electrical cupboard.</p> <p>03/10/2023 Although this has improved there are still items being stored so task is still remains outstanding.</p>	High	Identified
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5	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>Storage rooms, opening into the staircase.</p> <p>03/10/2023 This task is still outstanding.</p>	Medium	Identified
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6	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas. 03/10/2023 This task is still outstanding.	Low	Identified
7	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Closed signs on the following doors: Staircase doors. 03/10/2023 This task is still outstanding.	Low	Identified
8	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Locked Shut signs on the following doors: Storage room doors on the staircase. 03/10/2023 This task is still outstanding.	Low	Identified
9	Escape Routes & Fire Spread	Dampers, Ducts and Chutes	The refuse chute hatches should be replaced or repaired to an FR30S standard of fire resistance 03/10/2023 This task is still outstanding.	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.

Executive Summary

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. It was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors, or the provision and standard of fire alarms within flats was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found.

Access was not made into the roof space as this was outside of the scope of this Type 1 Fire Risk Assessment.

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 and it is reasonable to assume these would generally afford a good standard of compartmentation. However, there are low level ventilation grilles on common balconies which are below 1.1m from the deck. It should be confirmed by an intrusive (Type 4) FRA if these compromise the fire separation between the flats and the common balcony. Walls should be fire resisting below 1.1m on common balconies.

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

There is an unacceptable level of combustible items in the electrical cupboard which should be removed.

There are numerous combustible items on common balconies, particularly the 3rd floor balcony, which should be removed.

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 03/10/2023 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

Newcombe House

Address line 2

Aberdeen Park

Town

Islington

Postcode

N5 2AX

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	12
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via balconies / decks• Direct external access
Approximate period of construction	1940-1960
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.

Flats have either direct external access (flats 1-4), or are accessed from common balconies via a protected staircase (flats 5-12)



External walls – rear elevation



External walls – end elevation



External walls – front elevation

External wall details

Brick external walls - no external wall systems installed.

Are there any private balconies?	No
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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.

It is evident that there is a photovoltaic solar-panel system installed on the roof of this building.



Some evidence of testing of electrical installations.

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

Gas meters are provided in bespoke cabinets on common balconies, however some require repair.

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?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Numerous combustible items on common balconies, particularly the 3rd floor balcony, which should be removed.

There is a large quantity of combustible items located in the electrical cupboard.

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?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

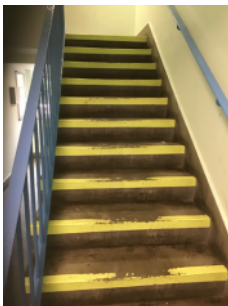
Comments

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.

Balconies were found cluttered with numerous items including boxes, plants and bicycles which would present an obstruction to escaping persons in the event of a fire.

The provision of thumb turn devices on final exits means the doors can be opened without the use of a key.

Stair nosing are of a contrasting colour to assist identification.



Stair nosing are of a contrasting colour to assist identification.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Staircases
- Store Cupboards

Flat Doors

- Not confirmed

Staircase Doors

- FD30 self-closing (notional)

Store Cupboard Doors

- FD30 self-closing (notional)

Are fire doors to a suitable standard?

Yes

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

Flats have either direct access, or are approached via common balconies.

Entrance doors to flats which have direct external access, and flats which are at the far end of balconies (and therefore would not need to be passed by escaping occupants of other flats in the event of a fire) are not required to be fire resisting. The remainder (the entrance doors to flats (6, 7, 10 and 11) should afford at least an FD30SC standard of fire resistance.

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.

The flat entrance doors within the building could not be assessed due to access within the scope of this Type 1 Fire Risk Assessment. However from external examination only, the flat entrance doors appear to be the original doors from the time of the conversion which should provide a notional 30 minutes fire resistance. All flat entrance doors appear to be of the same age, condition and design and were probably all installed at the same time, with the exception to doors fitted to flat 10. This door is a flush timer door and again, it is reasonable to assume it would afford a notional 30 minutes fire resistance.

It is therefore reasonable to assume that all doors are of FD30 (notional) 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 to ensure all doors afford FD30SC standard of fire resistance.

There are two rooms located on the staircase, which are currently being used as general storage. These have glazed (Georgian wired) vision panels, and a coiled-spring self closing device fitted. Considering these doors open onto the staircase, they should have intumescent strips and cold smoke seals fitted.



FED flat 10.



FED flat 9.



Electrical cupboard door to FD30S standard.

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:

- Flats
- Staircases

Flats Glazing

- Georgian wired

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are low level ventilation grilles on common balconies which are below 1.1m from the deck. It should be confirmed by an intrusive (Type 4) FRA if these compromise the fire separation between the flats and the common balcony. Walls should be fire resisting below 1.1m on common balconies.

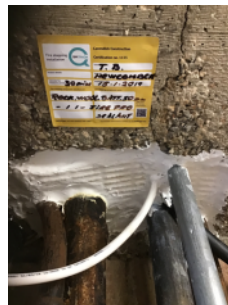
The refuse chute hatches were probably installed at the time of the buildings construction and are worn and over painted. These would not afford adequate compartmentation between the chute, and the balcony or staircase. These should be replaced or repaired, particularly the one located in the staircase.

Fanlights are fitted in some flat entrance doors however they are Georgian wired, and at least 1.1 above the balcony deck.

Fanlights are fitted in staircase doors and are Georgian wired.



Georgian wired fanlights in staircase doors.



Fire stopping with certification label in electrical cupboard.



Refuse chute located in the staircase.

Dampers, Ducts & Chutes

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

No

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

• Staircases

Staircases

• Openable Windows
• Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Openable windows in the staircase

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

Although access was not gained into flats as per the scope of this FRA, 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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Comments

Fire extinguishers are not provided in common areas which is considered reasonable. Fire extinguishers are required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

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

Comments

Clearly identifying floor numbers and location of flats within the staircase would assist firefighters orientation within the building in the event of a fire

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:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.



Non-maintained emergency lighting provided on common balconies.

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?

No

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?

N/A

Are fire action notices suitable?

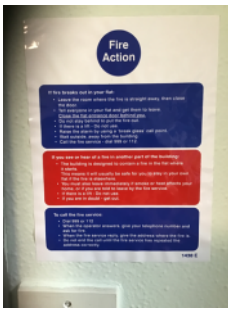
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



Fire Action Notices - suitable for the stay put policy in place

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	Construction and Glazing
Action Required	There are low level ventilation grilles on common balconies which are below 1.1m from the deck. It should be confirmed by an intrusive (Type 4) FRA if these compromise the fire separation between the flats and the common balcony. Walls should be fire resisting below 1.1m on common balconies.
	03/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	10 June 2021



Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited.
	Numerous combustible items on common balconies, particularly the 3rd floor balcony, which should be removed.
	03/10/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	9 December 2020



Task 3

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: Balconies were found cluttered with numerous items including boxes, plants and bicycles which would present an obstruction to escaping persons in the event of a fire. 03/10/2023 This task is still outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	8 September 2020



Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in electrical cupboards should be prohibited. There is a large quantity of combustible items, including paint and thinners located in the electrical cupboard. 03/10/2023 Although this has improved there are still items being stored so task is still remains outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	8 September 2020



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: Storage rooms, opening into the staircase. 03/10/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 December 2020



Task 6

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas. 03/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2021

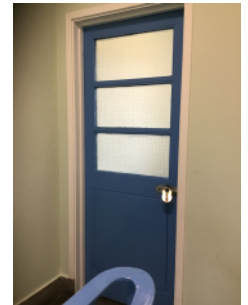
Task 7

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Closed signs on the following doors: Staircase doors. 03/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2021



Task 8

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Storage room doors on the staircase. 03/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 June 2021



Task 9

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Dampers, Ducts and Chutes
Action Required	The refuse chute hatches should be replaced or repaired to an FR30S standard of fire resistance
	03/10/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	29 October 2021



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

3 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.