

Fire Risk Assessment

12 Ainsworth Road

Version 6

11 September 2024



Next Assessment Due: 30 September 2024

Risk Score: Moderate Risk

Assessor: David Lloyd

Contents

1 Action Plan Summary	3
2 Introduction	9
3 Executive Summary	10
4 Premises Details	11
5 Fire Prevention	13
6 Escape Routes & Fire Spread	16
7 Detection & Warning	19
8 Firefighting	21
9 Lighting	22
10 Signs & Notices	23
11 Fire Safety Management	25
12 Tasks	27
13 Risk Score	33

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	<p>The storage of combustible items in escape routes should be prohibited.</p> <p>VERSION 2: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>VERSION 3: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>VERSION 4: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 11/9/24 There remains an excessive amount of storage.</p>	High	Identified		

2	Fire Prevention	Smoking	No Smoking signage should be provided in the entrance hall.	Low	Identified
			VERSION 2: This has not yet been provided.		
			VERSION 3: This has not yet been provided.		
			07/11/2023 This task remains outstanding.		
			Version 6. 11/9/24 Not posted		

3	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard.	Low	Identified
			VERSION 2: This is yet to be provided.		
			VERSION 3: This has not yet been provided.		
			VERSION 4: This has not yet been completed		
			07/11/2023 This task remains outstanding.		
			Version 6. 11/9/24 Not displayed		

4	Signs & Notices	Other Signage	<p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>VERSION 2: This is yet to be provided.</p> <p>VERSION 3: This has not yet been provided.</p> <p>VERSION 4: This has not yet been</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 11/9/24 Not posted</p>	Medium	Identified
---	-----------------	---------------	---	--------	------------

5	Fire Prevention	Arson	<p>Do not store combustible materials adjacent to the building.</p> <p>There is a large quantity of combustible items stored directly against the front of the property, directly against glazed windows. Any fire occurring here would undoubtedly affect the building as a whole. This area should be cleared.</p> <p>VERSION 3: This has not yet been cleared and a large quantity of combustible items still remain.</p> <p>VERSION 4: This has not yet been cleared and a large quantity of combustible items still remain.</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 12/9/24 Remains a significant amount of storage against the building</p>	High	Identified
---	-----------------	-------	--	------	------------

6	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>VERSION 2: There still remains a significant amount of obstructions in the entrance hallway which should be removed.</p> <p>VERSION 3: There still remains a significant amount of obstructions in the entrance hallway.</p> <p>VERSION 4: There still remains a significant amount of obstructions in the entrance hallway.</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 11/9/24 There remains excessive obstructions within common area</p>	High	Identified
---	-----------------------------	-------------	---	------	------------

7	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut:</p> <p>Electrical cupboard doors should be provided with locks and kept locked shut.</p> <p>VERSION 2: This task has not yet been completed.</p> <p>VERSION 4: This has not yet been completed</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 11/9/24 No lock provided</p>	Low	Identified
---	--------------------------------	------------	---	-----	------------

Introduction

This report presents the 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 D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamper proof 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

Version 6. 11/9/24

This new version was created on 11/9/24 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.

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 is again 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 evident that the fire safety measures and overall fire safety of this building has barely been improved at all since the last FRA conducted in 2020, nor indeed since any FRAs conducted in previous years.

It is evident that only one of the tasks generated in the previous FRA have been completed and therefore this building still presents a Moderate risk.

Premises Details

Address line 1	12 Ainsworth Road
Town	Hackney
Postcode	E9 7LP
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>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.</p>
Client	ISHA

Building Information

Use	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	2
Number of stair cores	0
Approach to flats	<ul style="list-style-type: none">Entrance hallway

Approximate period of construction

1920-1940

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

No

Construction details

Traditional masonry and timber construction under a pitched, tiled, roof.



Original brick exterior walls

External wall details

Brick exterior walls, original from time of buildings construction.

Are there any private balconies?

No

People

Are there any people especially at risk from fire?

Not Known

Comments

The common area of this street block measures approximately 2m x2m. Both flats are accessed from the ground floor level and it is reasonably assumed that one of the flats is a maisonette across the first and second floors.

A third flat appears to be accessed directly from open air at lower ground floor level and does not form a part of this fire risk assessment.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Not Known

Are portable electrical appliances used?

No

Comments

There are no power outlets in the common area.

Documentation for the testing and maintenance of fixed electrical installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

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 in the common area.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

Heating is not provided in the entrance hall.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within the individual flats only, not the common area.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

No

Comments

The main entrance door was found to be locked and secure.

However, there is a large quantity of combustible items stored directly against the front of the property, directly against glazed windows. Any fire occurring here would undoubtedly affect the building as a whole. This area should be cleared.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There was a significant volume of combustible materials found in the entrance hall.

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 is not provided in the common area.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?	No
---	----

Comments
There is no obvious provision of a lightning protection system and a lightning protection system is not expected on a building of this height.

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

The main entrance/egress door is provided with a thumb turn device and does not require the use of a key to escape.

The entrance door to flat A was obstructed by a bicycle and other sizeable obstructions. The task to remove these items is incorporated within a task within the Fire Prevention section.

There still remains a significant amount of obstructions in the entrance hallway which should be removed.



Thumb turn device provided on the 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:	<ul style="list-style-type: none">• Electrical Cupboards• Flats
Electrical Cupboard Doors	<ul style="list-style-type: none">• FD30
Flat Doors	<ul style="list-style-type: none">• Not confirmed
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?	No

Comments

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 A which has an entrance door fitted to FD30S SC notional.

The entrance door to flat B could not be assessed due to access. However, it appears to be of the same age, condition and design of that installed in flat A and was probably installed at the same time. It is therefore reasonable to assume that it is of the same fire resisting standard.



25mm door stops on electrical cupboard.



25mm door stops provided around both flat entrance doors.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

There is no glazing in the common area that is required to be fire resisting.

Dampers, Ducts & Chutes

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

Not Confirmed

Smoke Ventilation

Areas where smoke ventilation is expected:

• None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

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?

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

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 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

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:

- Borrowed light

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

Emergency lighting is not required in the entrance hall to this premises.

Street lighting provides adequate borrowed light to illuminate the external stone steps.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

No

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

It is not necessary to provide 'Fire Door Keep Shut' signage on flat entrance doors.

The electrical cupboard is not provided with a 'Fire Door Keep Locked' sign.

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

No Fire Action notice is displayed.

VERSION 2: This is yet to be provided.

VERSION 4: This has not yet been completed

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

The omission of a common fire detection and alarm system supports the intended Stay Put strategy for this Street block of two general needs flats.

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

N/A

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?

Not Known

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

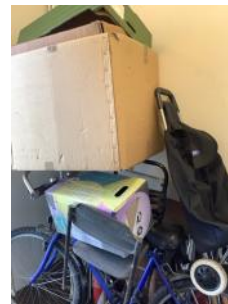
Comments

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

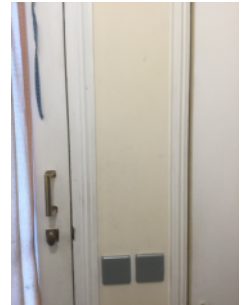
Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>The storage of combustible items in escape routes should be prohibited.</p> <p>VERSION 2: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>VERSION 3: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>VERSION 4: The entrance hallway still contains a significant amount of combustible items. These should be removed.</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 11/9/24 There remains an excessive amount of storage.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	05 February 2019



Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the entrance hall. VERSION 2: This has not yet been provided. VERSION 3: This has not yet been provided. 07/11/2023 This task remains outstanding. Version 6. 11/9/24 Not posted
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	08 January 2020



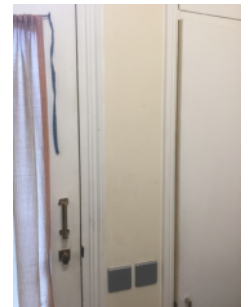
Task 3

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard. VERSION 2: This is yet to be provided. VERSION 3: This has not yet been provided. VERSION 4: This has not yet been completed 07/11/2023 This task remains outstanding. Version 6. 11/9/24 Not displayed
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	08 January 2020



Task 4

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>VERSION 2: This is yet to be provided.</p> <p>VERSION 3: This has not yet been provided.</p> <p>VERSION 4: This has not yet been</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 11/9/24 Not posted</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	09 July 2019



Task 5

Source Version	2
Category	Fire Prevention
Sub Category	Arson
Action Required	<p>Do not store combustible materials adjacent to the building.</p> <p>There is a large quantity of combustible items stored directly against the front of the property, directly against glazed windows. Any fire occurring here would undoubtedly affect the building as a whole. This area should be cleared.</p> <p>VERSION 3: This has not yet been cleared and a large quantity of combustible items still remain.</p> <p>VERSION 4: This has not yet been cleared and a large quantity of combustible items still remain.</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 12/9/24 Remains a significant amount of storage against the building</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	06 January 2020



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>VERSION 2: There still remains a significant amount of obstructions in the entrance hallway which should be removed.</p> <p>VERSION 3: There still remains a significant amount of obstructions in the entrance hallway.</p> <p>VERSION 4: There still remains a significant amount of obstructions in the entrance hallway.</p> <p>07/11/2023 This task remains outstanding.</p> <p>Version 6. 11/9/24 There remains excessive obstructions within common area</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	06 January 2020



Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>The following doors should be kept locked shut:</p> <p>Electrical cupboard doors should be provided with locks and kept locked shut.</p> <p>VERSION 2: This task has not yet been completed.</p> <p>VERSION 4: This has not yet been completed</p> <p>07/11/2023</p> <p>This task remains outstanding.</p> <p>Version 6. 11/9/24</p> <p>No lock provided</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	07 October 2021



Risk Score

Risk Score	Moderate Risk
Next Assessment Due	30 September 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.