

Fire Risk Assessment

31 Beacon Hill A-C

Version 4

26 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: Jacob Troth

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	<p>Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.</p> <p>12/10/2023 This task remains outstanding.</p> <p>Version 4, 26/09/2024 This task remains outstanding.</p>	Advisory	Identified		
2	Fire Prevention	Smoking	<p>No Smoking signage should be provided in the communal areas.</p> <p>Version 2: this task has not been completed.</p> <p>12/10/2023 This task remains outstanding.</p> <p>Version 4, 26/09/2024 This task remains outstanding.</p>	Low	Identified		

3	Escape Routes & Fire Spread	Ease of Use	<p>Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.</p> <p>12/10/2023 This task remains outstanding.</p> <p>Version 4, 26/09/2024 This task remains outstanding.</p>	Advisory	Identified
4	Escape Routes & Fire Spread	Construction and Glazing	<p>There are two breaches of compartmentation to the walls in the entrance hallway. These have been temporarily repaired however, these should be properly repaired to maintain the fire resisting integrity of the compartment walls.</p> <p>VERSION 2: this task has not been completed.</p> <p>12/10/2023 This task remains outstanding.</p> <p>Version 4, 26/09/2024 This task remains outstanding.</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 tamper proof battery back-up), although Grade F1 alarms (integral 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

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.

This new version was created on 26/09/2024 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.

Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.

Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.

No Smoking signage should be provided in the communal areas.

There are two breaches of compartmentation to the walls in the entrance hallway. These have been temporarily repaired however, these should be properly repaired to maintain the fire resisting integrity of the compartment walls.

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.

Premises Details

Address line 1	31 Beacon Hill A-C
Town	Islington
Postcode	N7 9LY
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	3
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Entrance hallway

Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

Construction details
Traditional brick construction with intermediate timber floors and a covered pitched roof.
Access to common area via secure door entry system with flats accessed directly from the stairwell at each floor level.
Flat A at ground floor and flats B & C at first floor level.
External meter cupboard adjacent to main entrance door and small electrical cupboard located under the common area stairwell at ground floor level.



External walls - front elevation



External walls - end elevation



External walls - end elevation



External walls - rear elevation

External wall details	
The building is detached and the external walls are of the original brick and mortar construction on all elevations. There are no additional external wall system is fixed to the building	
Are there any private balconies?	No

People

Are there any people especially at risk from fire?	Not Known
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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?

N/A

Is gas equipment protected/located so as not to be prone to accidental damage?

N/A

Comments

There is no gas provision or equipment in the common areas.



Gas meters are located externally

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access was gained into this building via a secured main entrance door. The main entrance door was found to be locked and secure, preventing unauthorised access.

Areas immediately around the external curtilage of the building were noted as having a build up of combustibles and rubbish which should be cleared.



Mattress and other combustibles near to the building

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There was a small amount of combustibles in the entrance hallway.



Monitor routes for combustibles to ensure they don't build up

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

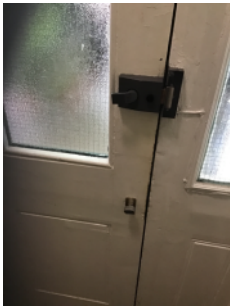
Escape Routes & Fire Spread

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

Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.



Thumb-turn device on main entrance door



Small amount of items outside Flat A

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats

Flat Doors

- 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?

N/A

Comments

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

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 flush timber original doors 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. It is therefore reasonable to assume that they are of the same 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 ensure all doors afford FD30SC standard of fire resistance.

VERSION 2: The tenant granted access into the building, but not into their flat. However, from external examination only, the standard of flat entrance doors are as noted in the previous FRA.



FD30S door to the electrical cupboard



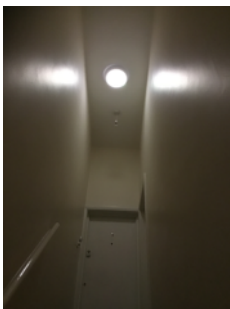
Example of flat entrance doors

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	Minor Defects
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	<ul style="list-style-type: none">• None
Is glazing reasonable and free from any obvious defects?	Yes

Comments

There are two breaches of compartmentation to the walls in the entrance hallway. These have been temporarily repaired, however, these should be properly repaired to maintain the fire resisting integrity of the compartment walls.



Walls and ceilings on stairs in good condition



Holes in walls should be properly repaired.



Some fire stopping has been installed in the electrical cupboard



Some fire stopping has been installed in the electrical cupboard



Some fire stopping has been installed in the electrical cupboard

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?	Not Confirmed
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Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

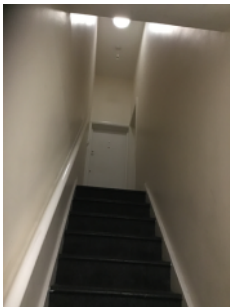
Yes

Comments

The openable entrance door would provide some ventilation to the entrance hallway and staircase, however it is situated below the entrance doors to flats B and C.

It would not be reasonably practicable to provide any additional ventilation in this area due to the construction of the building, however, this must have been deemed acceptable at the time of the buildings conversion. Should any major works be carried out in the future, this should be considered.

Given the reasonably short travel distances between the FEDs and the main entrance door the current arrangement can be considered reasonable.



View to FEDs flats B and C from main entrance hallway.

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

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 D1 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

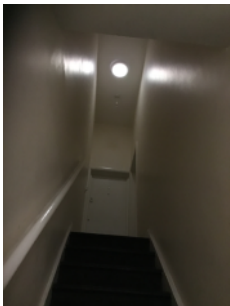
Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	Yes
Is there adequate lighting in risk critical areas?	N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:	<ul style="list-style-type: none">Maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	<ul style="list-style-type: none">Borrowed light
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	<ul style="list-style-type: none">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.



Maintained (local) emergency lighting provided in common escape route

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?

N/A

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

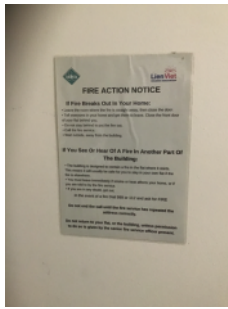
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided fire action notice

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

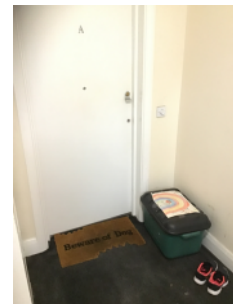
Comments

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	Fire Prevention
Sub Category	Housekeeping
Action Required	Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up. 12/10/2023 This task remains outstanding. Version 4, 26/09/2024 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	18 June 2022

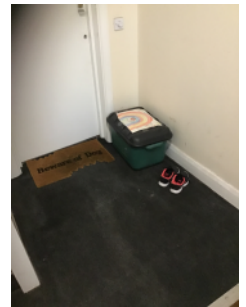


Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas. Version 2: this task has not been completed. 12/10/2023 This task remains outstanding. Version 4, 26/09/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	18 June 2021

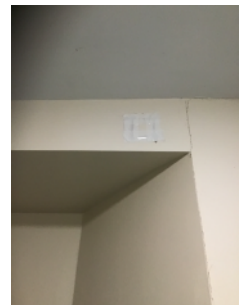
Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape. 12/10/2023 This task remains outstanding. Version 4, 26/09/2024 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	18 June 2022



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are two breaches of compartmentation to the walls in the entrance hallway. These have been temporarily repaired however, these should be properly repaired to maintain the fire resisting integrity of the compartment walls. VERSION 2: this task has not been completed. 12/10/2023 This task remains outstanding. Version 4, 26/09/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	18 June 2021



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	30 September 2025

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.