

**Fire Risk Assessment**

**25-28 Canonbury Court**

Version 5

23 August 2024



Next Assessment Due: 31 August 2025

Risk Score: Moderate 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	Detection & Warning	Automatic Fire Detection	<p>In order to fully support a simultaneous evacuation policy, in the absence of adequate smoke ventilation, the current fire alarm should be upgrade as follows:</p> <p>Within the common parts, a fire alarm should be provided to the recommendations of BS5839-1 Category L3 standard, with BS5839-1 detection and alarm in the common parts, with a heat detector/sounder (interlinked) in the entrance hallway of each flat. Within each flat, a smoke alarm should also be provided to at least to a BS 5839-6 Category LD3 standard (not interlinked) .</p> <p>An alternative solution would be to remove the glazed panels in the staircase and provide smoke ventilation, at least by the provision of openable windows above the height of the highest level flat entrance door.</p> <p>29/08/23 This task is still outstanding.</p> <p>23/08/24 This task remains outstanding.</p>	Medium	Identified		

2	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Electrical cupboard door.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p> <p>23/08/25 This task remains outstanding.</p>	Low	Identified
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3	Signs & Notices	Other Signage	<p>Provide correct fire action notices which confirm the action to take in the event of fire.</p> <p>With a simultaneous evacuation policy in place in this building, which is unusual for a building of this type, it is imperative that residents are clear as to the actions to be taken in the event of a fire.</p> <p>The provided Fire Action Notice is for a stay put policy.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>23/08/24 This task has not been completed and has been returned to identified.</p>	High	Identified
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4	Fire Management	Procedures & Arrangements	<p>A fire assembly point should be selected with a simultaneous evacuation policy in place.</p> <p>The following area is suggested: Opposite side of Hawes St.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified
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5	Fire Prevention	Housekeeping	<p>The storage of combustible items in electrical cupboards should be prohibited.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p> <p>23/08/24 This task remains outstanding.</p>	Medium	Identified
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# 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 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

Version 5. 23/08/2024

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 23/08/2024 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.

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.

Fire door keep locked sign is required for the electrical cupboard.

The provided Fire Action Notice is incorrect and is one intended for a building with a stay put evacuation policy in place. The presence of a common fire alarm suggests this building has a simultaneous evacuation policy and it is imperative that the correct Fire Action Notice is provided to ensure residents and visitors are aware of the action they should take in the event of a fire.

The storage of combustible items in electrical cupboards should be prohibited.

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 moderate risk, given the number of outstanding tasks.



## Premises Details

Address line 1	25-28 Canonbury Court
Address line 2	Hawes Street
Town	Islington
Postcode	N1 2DZ
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	4
Number of floors - below ground	0
Number of flats	4
Number of stair cores	1

Approach to flats

- Direct from stair

Approximate period of construction

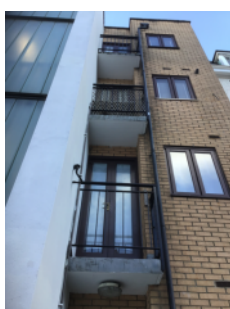
1960-1980

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

No

Construction details

Traditional brick construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof. Access to common areas is via a secure intercom system and fire override switch. All flats are accessed directly off the common stairwell, flat 25 is accessed at ground floor, flat 26 at the second floor, flats 27-28 at third floor level. An intake cupboard is located beneath the stairwell at ground floor level.



Small, "Juliet" style private balconies.



Brick/mortar external walls, with rendered section around the staircase



Rear elevation- brick/mortar walls, private balcony on 1st floor.

External wall details

Brick/mortar external walls- no additional combustible external wall systems evident

Are there any private balconies?

Yes

Private balcony details

Small "Juliet" style balconies - concrete deck, probably a continuation of the main compartment floors with metal railed upstands.

Rear elevation- private balcony on 1st floor.

## 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

Fire Safety 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.

There are electrical sockets provided in the common areas, presumably for cleaning staff. These are in good condition with no signs of misuse by residents.

## Gas

Are gas installations and appliances free from any obvious defect?

No

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

No

### Comments

A gas pipe serving a flat on the second floor, is located immediately outside of the main entrance door. This pipe is located where the main entrance door opens and the action of the door is causing serious damage to this pipe. This pipe should be re-routed or protection provided to prevent damage to the extent it is at risk of failure.



Gas pipe being damaged by the main entrance door

## 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?

No

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 being clear of combustibles and rubbish.

## Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Small amount of combustibles within the electrical cupboard.

## 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 with no evidence of smoking taking place in the common parts.

## 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?

No

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.

## Other Fire Hazards

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# 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

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

There are some obstructions at the top of the stairs on the 3rd floor.

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats

Electrical Cupboard Doors

- FD30

Flat Doors

- FD30S 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

Despite attempts being made at each flat, it was not possible to access any flat within this building to assess the provision and suitability of flat entrance doors.

However, these all appear to be of the same age, condition and design of those which were accessed in the neighbouring building (14-19 Canonbury Court) and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard (FD30S SC notional standard).

This is with the exception of the entrance door to flat 25, where there is significant damage to the door frame, and the wall - to a degree which has undoubtedly compromised the fire resistance of the door set. The wall and frame should be repaired to ensure the entire door set provides at least an FD30S SC standard of fire resistance.

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

The electrical cupboard door has intumescent strips fitted, but no cold smoke seals. With the presence of a common fire alarm this is considered acceptable.

### 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.

## Construction & Glazing

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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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Provide fire stopping around cable penetrations within the electrical cupboard.

There is also a boarded riser through all floors of the building. It should be ensured that this affords an FR30 standard of resistance, and that any cable or pipe penetrations into flats from the riser are properly fire stopped.

## Dampers, Ducts & Chutes

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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:

- Staircases

Staircases

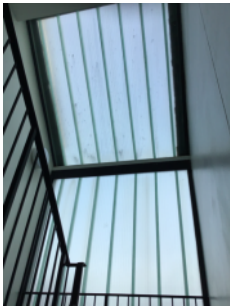
- None

Is smoke ventilation reasonable and free from any obvious defects?

No

## Comments

There is no smoke ventilation provided, and due to the enclosed construction of the staircase it may not be practicable to install a ventilation system.  
A common fire alarm has been provided, presumably as a compensatory measure for this lack of smoke ventilation. However, it is not of a suitable Category, Grade or coverage to support a simultaneous evacuation policy. Please see the Detection and Warning section of this report for further details and recommendations.



Construction in staircase - no smoke ventilation

## 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 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in communal areas

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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?

No

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

No

### Comments

A common fire alarm has been provided in the common parts of his building, presumably as a compensatory measure for the lack of smoke ventilation in the staircases, to support a simultaneous evacuation policy. It is an alarm to BS5839-6 LD3 standard, which sounds the alarm in the common area only.

In order to fully support such an evacuation policy, the provided fire alarm should conform to the following recommendations:

Within the common parts, a fire alarm should be provided to the recommendations of BS5839-1 Category L3 standard, with BS5839-1 detection and alarm in the common parts, with a heat detector/sounder (interlinked) in the entrance hallway of each flat. Within each flat, a smoke alarm should also be provided to at least to a BS 5839-6 Category LD3 standard (not interlinked) .

An alternative solution would be to remove the glazed panels in the staircase and provide smoke ventilation, at least by the provision of openable windows above the height of the highest level flat entrance door, and remove the common fire alarm.

## Audibility

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Are there adequate means of alerting all relevant persons?

No

### Comments

See recommendations in “Automatic Fire Detection” task

# Firefighting

## Fire Extinguishers

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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

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

# Lighting

## Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

## Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- 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.

# Signs & Notices

## Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

## Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide Fire Door Keep Locked Shut signs on the Electrical cupboard door.

# 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

The correct fire action notices which confirm the action to take in the event of fire should be provided. The provided Fire Action Notice is for a stay put policy. With a simultaneous evacuation policy in place in this building, which is unusual for a building of this type, it is imperative that residents are clear as to the actions to be taken in the event of a fire.

# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

A common fire alarm has been provided in this building, which is presumably as a compensatory measure for the lack of smoke ventilation in the common parts. However, this fire alarm is not of the correct category, standard and coverage to support this policy.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

No

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?

No

Comments

The correct Fire Action Notice should be provided.



## 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	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>In order to fully support a simultaneous evacuation policy, in the absence of adequate smoke ventilation, the current fire alarm should be upgrade as follows:</p> <p>Within the common parts, a fire alarm should be provided to the recommendations of BS5839-1 Category L3 standard, with BS5839-1 detection and alarm in the common parts, with a heat detector/sounder (interlinked) in the entrance hallway of each flat. Within each flat, a smoke alarm should also be provided to at least to a BS 5839-6 Category LD3 standard (not interlinked) .</p> <p>An alternative solution would be to remove the glazed panels in the staircase and provide smoke ventilation, at least by the provision of openable windows above the height of the highest level flat entrance door.</p> <p>29/08/23 This task is still outstanding.</p> <p>23/08/24 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes

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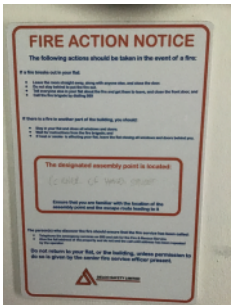
## Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Electrical cupboard door.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p> <p>23/08/25 This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services

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### Task 3

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>Provide correct fire action notices which confirm the action to take in the event of a fire.</p> <p>With a simultaneous evacuation policy in place in this building, which is unusual for a building of this type, it is imperative that residents are clear as to the actions to be taken in the event of a fire.</p> <p>The provided Fire Action Notice is for a stay put policy.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>23/08/24</p> <p>This task has not been completed and has been returned to identified.</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services



#### Change Log

Status
Changed from Identified to Completed
Andy Harris
29/08/2023 19:22
Status
Changed from Completed to Identified
Andy Harris
23/08/2024 18:59

## Task 4

Source Version	1
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	<p>A fire assembly point should be selected with a simultaneous evacuation policy in place.</p> <p>The following area is suggested: Opposite side of Hawes St.</p> <p>29/08/23 This task is still outstanding.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services

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### Change Log

Status  
Changed from Identified to Completed  
Richard Willingham  
15/12/2020 14:32

Status  
Changed from Completed to Identified  
Richard Willingham  
06/10/2021 12:30

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## Task 5

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>The storage of combustable items in electrical cupboards should be prohibited.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p> <p>23/08/24 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services

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# Risk Score

Risk Score	Moderate Risk
Next Assessment Due	31 August 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.