

Fire Risk Assessment

31 Davenant Road

Version 4

13 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: David Lloyd

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire. Version 4. 13/9/24 Remains outstanding	Medium	Identified		
2	Fire Prevention	Housekeeping	There was a significant volume of combustible materials found in the entrance hallway which should be removed. Version 4. 13/9/24 Remains outstanding	Medium	Identified		
3	Escape Routes & Fire Spread	Ease of Use	A bicycle and other obstructions we are located in the entrance hallway directly outside of flat A. These should be removed to ensure the escape routes are clear from both flats. Version 4. 13/9/24 Remains outstanding	Medium	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 D alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof 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- there is reason to suspect that the fire risk assessment is no longer valid; or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

This building was originally a single private dwelling converted at some point, probably before the 1980's, to form separate flats. The building regulation standards in use today were not introduced until 1993, however, some of the principles within the early editions of ADB have been applied and generally the building meets the current guidance. However, a BS5839 Part 6 fire alarm system has been installed in the common parts which prompts Simultaneous Evacuation rather than the more common approach of Stay Put. The Simultaneous Evacuation philosophy is not incorrect, but requires management consideration. If the common fire alarm system should be considered for replacement or significant cost of remedial work there is value in reviewing the evacuation strategy. Following a Type 4 FRA and confirmation that compartmentation in the building is adequate to support a stay put strategy, then a decision may be taken to remove the common fire alarm and revert to a Stay Put strategy. If the decision is made to continue to provide a common fire alarm then it should be made clear that the current fire alarm provision is not suitable and it is recommended that it is upgraded to the recommendations of LACoRS guidance for fire detection and alarm systems for a 3 storey building converted into self-contained flats

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.

Version 4. 13/9/24

This new version was created on 13/9/24 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 not been improved at all since the last FRA conducted in 2020, nor indeed since any FRAs conducted in previous years. In summary, no task identified in the previous FRA has been completed.

The standard of housekeeping throughout the building was found to be unsatisfactory, with the exception of an unacceptable amount of combustible items and obstructions located in entrance hallway.

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

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	Flats A and B
Address line 2	31 Davenant Road
Town	Islington
Postcode	N19 3NW
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
Occupier	Occupant of Flat A

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">• Via protected lobbies / corridors
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.



Brick/mortar construction of external walls with rendered surface to ground floor.

External wall details

The external walls are of a brick and mortar construction with a rendered surface applied to the ground floor. It is reasonable to assume that this rendered surface is applied directly onto the original brick walls and no additional substrate has been installed. However this could not be confirmed within the scope of this fire risk assessment.

Are there any private balconies?	No
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People

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

The common area consists of an entrance hallway only, from where the two flats are accessed. Flat A is a ground floor only flat. Flat B is a maisonette accessed from the ground floor.

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.
The electrical installation was last inspected in December 2017.



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 supply or appliances in the common area.
The two gas meters are located externally on the front elevation of the building.



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 the flats only, not in the common area.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

The main entrance door is kept locked shut.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There was a significant volume of combustible materials found in the entrance hallway which should be removed.

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?

Yes

Comments

'No Smoking' signage is displayed. There was no evidence to suggest this rule is not observed.



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

The main entrance door does not require the use of a key to escape.

A bicycle and other obstructions we are located in the entrance hallway directly outside of flat A. These should be removed to ensure the escape routes are clear from both flats.



Main entrance door lock can be opened from the inside without a key.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

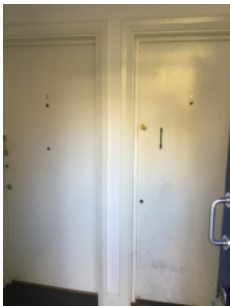
Yes

Fire Doors

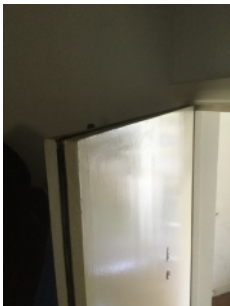
Doors which are expected to be fire resisting:	<div>• Flats</div>
Flat Doors	<div>• FD30S self-closing</div>
Are fire doors to a suitable standard?	<div>Yes</div>
Is there suitable provision of self-closing devices?	<div>Yes</div>
Is there suitable provision of hold-open devices?	<div>N/A</div>
Are doors kept locked where appropriate?	<div>N/A</div>

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.



Both flat entrance doors appear to be the same construction.



Intumescent strips and cold smoke seals on entrance door to Flat A.



Concealed door jamb closer on entrance door to Flat A.

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 on the escape route 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?

Yes

Areas covered

- Flats
- Communal areas

Flats

System Category

- BS 5839 Pt6 Grade D Category LD2

Cause & Effect

- Sounds alarm in flat of origin

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Not confirmed

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?

Minor Defects

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

Minor Defects

Comments

As a part of this Type 3 Fire Risk Assessment, Flat A was sampled and is provided with a fire detection and alarm system commensurate with the recommendations of BS 5839 Part 6 Grade D comprising of an interlinked smoke alarms in the two hallways and habitable rooms and a combined smoke/heat alarm in the kitchen.

This system would be the recommended provision within the flats, however a BS5839-6 Grade D Smoke detector has been installed in the entrance hallway. It cannot be confirmed whether this detector interlinked with those installed within flats. This suggests that a simultaneous evacuation strategy has been put in place in this building, this being the case it should be confirmed that this system meets the LACoRS Fire detection and alarm system recommendations; for a three-or four-storey building converted into self-contained flats, which is:

A mixed system

- Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and
- Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat

(This is subject to the fire separation recommendations as given in LACoRS)



Smoke alarm in flat entrance hall.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	<ul style="list-style-type: none">• Not practicable to train residents• Fire unlikely in communal areas
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?	Yes



External porch light with PIR.

Emergency Lighting

Method of emergency lighting of internal escape routes:	<ul style="list-style-type: none">Non-maintained emergency lighting (local)
Is this provision reasonable?	Minor Defects
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">None
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 light unit

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

Comments

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

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

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Undefined

Further details

The intention of the Part 6 smoke alarm in the entrance hall serving the flats could not be confirmed. The occupant of Flat A was unsure if the device was linked to those within their flat.

Are fire action procedures suitable and appropriately documented?

No

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

A Fire Action notice is not provided.

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

Testing and maintenance records are assumed to be held centrally by Islington & Shoreditch Housing Association Ltd.

Record Keeping

Were fire safety records available?

No

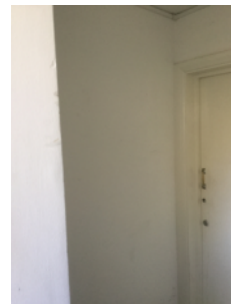
Comments

Records are assumed to be held centrally by Islington & Shoreditch Housing Association Ltd.

Tasks

Task 1

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. Version 4. 13/9/24 Remains outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	05 February 2019



Task 2

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	There was a significant volume of combustible materials found in the entrance hallway which should be removed. Version 4. 13/9/24 Remains outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	21 July 2021



Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	A bicycle and other obstructions we are located in the entrance hallway directly outside of flat A. These should be removed to ensure the escape routes are clear from both flats.
	Version 4. 13/9/24 Remains outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	21 July 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.