

## **Fire Risk Assessment**

### **1 Dunston Road**

Version 9

06 August 2024



Next Assessment Due: 06 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Corby

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## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>Staircase door, 2nd floor. This door has an excessive top gap (12mm) and an excessive latch edge gap (10mm) which should be reduced.</p> <p>Version 6. 22/9/22 This task is not complete.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	Medium	Identified		
2	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Gas meter cupboard, within the bin store.</p> <p>Version 6. 22/9/22 This task is not complete.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	Low	Identified		

3	Signs & Notices	Fire Door Signage	Replace the “fire door keep shut” signage with “fire door keep locked” signage on the 1st floor riser cupboards	Low	Identified
4	Escape Routes & Fire Spread	Fire Doors	Replace the following doors with FD30S doors:  4th floor gas riser cupboard. Irreparable damage to fire door around missing lock.	Medium	Identified
5	Signs & Notices	Other Signage	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not normally for resident use.	Medium	Identified
6	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire.	High	Identified
7	Fire Prevention	Housekeeping	The storage of combustible items in riser cupboards should be prohibited.	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 D1 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](mailto:office@qfsm ltd.co.uk).

# Executive Summary

This block is purpose built and has been constructed in accordance with guidance contained within the Building Regulations Approved Document B. This includes a ventilated staircase and automatic smoke ventilation serving the corridors serving the flats.

The Fire Safety (England) Regulations 2022 are imposed on the Responsible Persons (RPs) and require RPs to take specific action, depending on the height of the building. The regulations apply to all buildings that comprise two or more domestic premises (including the residential parts of mixed-use buildings) and contains common areas that may be used for means of escape.

The regulations apply to:

Common areas - stairs lobbies and corridors

Flat entrance doors and doors in common areas

Walls between flats and other flats and walls between flats and common areas or plants rooms, commercial premises etc.

External walls including attachments such as balconies and doors and windows within external walls.

The regulations do not apply within individual flats other than where fire safety measures are provided within the flats, such as extension of a common fire detection and alarm system or sprinkler system.

In this instance, the topmost storey is less than 18m above ground level but ISHA as the Responsible Person has opted to undertake the following specific actions:

- Provide residents with relevant fire safety instructions on how to report a fire and what to do if a fire occurs.
- Provide residents with information regarding the importance of fire doors in fire safety.
- Undertake quarterly checks of all fire doors in the common areas.
- Endeavour to undertake annual checks of flat entrance doors.
- Provide a Secure Information Box containing the building plans detailed below and details of the Responsible Person for the building.
- Provide London Fire Brigade with up-to-date building plans electronically and provide hard copies as well as a single page building plan showing key fire-fighting equipment, such as dry risers.
- Provide London Fire Brigade with relevant information regarding the design and materials of the external wall system.
- Install Wayfinding signage in stairwells that is visible in low light and identifies flat and floor numbers.

## PREVIOUS FRA REVIEW

4/7/23

This is the annual review of the fire risk assessment which will include a check if the previously raised tasks have been completed. If they are still outstanding they will be left marked as "Identified" within the action plan.

As a result of the EWS1 B1 conclusion and the completion of a number of tasks, the risk rating for this property has been reduced to TOLERABLE.

6/8/24

This is the annual review of the fire risk assessment.

The landlord endeavours to operate a zero tolerance policy for personal storage in escape routes and riser cupboards but there are still some cupboards with personal storage in them.

Other than that the escape routes are generally clear of storage.

The fire doors are in reasonable condition, apart from the riser cupboard on the fourth floor which is damaged beyond repair and should be replaced.

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, given the high number of outstanding tasks.

# Premises Details

Address line 1	1 Dunston Road
Town	Hackney
Postcode	E8 4FA
<hr/>	
FRA Type	Type 3 – Common parts and flats (non-destructive)
<hr/>	
Description	
<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>	
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Responsible person	ISHA
Client	ISHA

## Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	6
Number of floors - below ground	0
Number of flats	31
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Via protected lobbies / corridors</li></ul>
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Yes

### Further details

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required' and as such the external wall had been assessed as non combustible for the purposes of this assessment.

### Construction details

Masonry/steel construction (part cladded), intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation (with Fire Switch), with flats accessed from lobbies at each floor. Service/riser cupboards at each floor level of lobbies and stairwell.

First floor lobby door off stairwell leading to gas riser cupboard and access door to flat roof area.

Passenger lift provided.

Dry riser inlet located at front elevation with outlets in the common area stairwell at each floor level above ground floor.



FRONT OF BUILDING : Visual inspection only - Brick external wall system



Unidentified panels on front face of building.



Combustibles on private balconies



Combustibles on private balconies



External walls - rear side face of building



External walls with private balconies - rear of building

#### External wall details

The external walls appear to be of brick/masonry construction, however this is following visual inspection only. There are some aluminium rain screen panels on window faces which cannot be identified within the scope of this inspection.

An intrusive facade investigation has been undertaken by PRP Ltd and their findings regarding the materials used in the wall build up, and the methods used are detailed in their report, BP9024-2-05/001

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required'.

Are there any private balconies?

Yes

#### Private balcony details

Projecting balconies are observed on the Dunston Rd side of the building and the rear of the building - access was not possible within the scope of this inspection to make any judgments on the balconies construction, although they do appear to be aluminium clad. This should be confirmed within a formal examination.

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.

## People

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Are there any people especially at risk from fire?

Not Known

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### Comments

No specific occupancy use identified. Tenants are a typical cross section of the public and would include visitors and members of the public. It is assumed occupants are capable of using the means of escape unaided to reach a place of ultimate safety, however the building management company have a responsibility to consider the impact of any known mobility issues on residents being able to use the means of escape independently.

# 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 in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets with isolator lock in common areas



Electric meters in riser cupboard



Main electrical intake and landlord's distribution board

## Gas

Are gas installations and appliances free from any obvious defect?

Yes

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

Yes

### Comments

Gas intake and meters located in a bespoke, secured, external cupboard.



Gas meters

## Heating

Are fixed heating installations free from any obvious defect?

Yes

Are portable heaters used?

Yes

Are portable heaters free from any obvious defect?

Yes

Is the use and type of portable heaters reasonable?

Yes

Comments

There is no heating provision in the common areas.

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place within the common parts of the building.

## Arson

Is security against arson reasonable?

Yes

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

Yes

### Comments

Access into the building via a secured main entrance door. External refuse store is secure with key-fob entrance.

CCTV cameras are installed internally and externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



CCTV cameras are installed internally and externally.



Secure front entrance door



Bin store



Secure bin store

## Housekeeping

Is accumulation of combustibles or waste avoided?

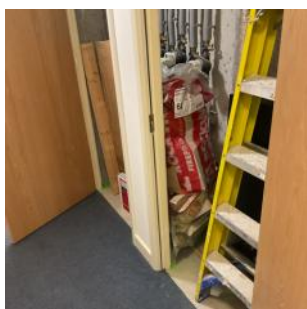
Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

### Comments

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.



Riser cupboards should not be used for storage



Signage displayed on riser cupboard doors



2nd floor riser cupboard with personal storage

## 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 provided, and there is no evidence of smoking taking place in the common parts.



No smoking signage

## 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 lightning protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

# Escape Routes & Fire Spread

## Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	Yes
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.



Floor numbers are clearly marked on each floor landing



Door exit device with additional emergency exit device

## Dimensions

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

## Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers
- Staircases

Flat Doors

- FD30 self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

No

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

The fourth floor riser cupboard door is damaged beyond repair and needs replacing.



BS EN1935 fire rated door hinges in staircase doors



Staircase lobby door



Fourth floor riser cupboard door



Flat 28- possibly surface mounted smoke seal



Intumescent strips and cold smoke seals installed on smoke shaft doors



Riser cupboard door



Self closer with intumescent strips and seals, staircase lobby



Typical flat entrance door

## 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:

- Staircases

Staircase Glazing

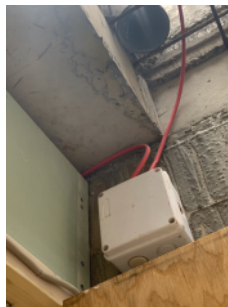
- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes



Acid etching on FR Glazing installed in staircase doors.



Cable penetration (not fire stopped) viewed from within smoke shaft.



Acid etching on FR Glazing installed in staircase doors.

## Dampers, Ducts & Chutes

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:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Smoke vents in lobbies



AOV at head of stairs



Corridor AOV

## Detection & Warning

Is an electrical fire alarm system expected?

Yes

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Flats
- Communal areas

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Flats

System Category

- BS 5839 Pt6 Grade D Category LD2

Cause & Effect

- Sounds alarm in flat of origin

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Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

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## Control Equipment

Is the control equipment suitably located?

Yes

Is the control equipment free from any obvious fault or defect?

Yes

Comments

Smoke vent main panel is in the top floor riser cupboard.

## 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 flats 28 and 31 which have a fire alarm provided to BS5839-6 LD2 standard.



AOV detection



Interlinked kitchen heat alarm, flat 28



Interlinked hallway smoke alarm, flat 28

## Audibility

Are there adequate means of alerting all relevant persons?	N/A
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# 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?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Fire fighting lift
- Entrance door override
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

Access into the premises information box was not possible to inspect the contents.

It is recommended that the premises information box includes a copy of up-to-date floor plans, as well as information about any lift intended for use by fire and rescue services.

Version 8 - 4/7/23

It is noted that wayfinding signage has been provided.



Floor numbers clearly identified within the staircase



Dry riser inlet



AOV in staircase



Manual override facility



Premises information box



Dry riser outlet



Wayfinding signage



Wayfinding signage has been installed

# 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

Comments

There is adequate provision of normal lighting.



Normal lighting

## 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:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

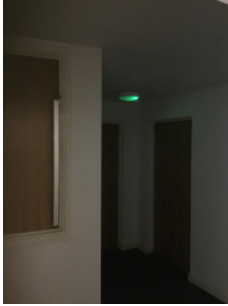
Is this provision reasonable?

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.



EL is provided in lobbies and in the staircase

# 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



Escape route signage

## Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

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" signage on the Gas Meter cupboard door, located in the bin store.

Replace the "fire door keep shut" signage with "fire door keep locked" signage on the 1st floor riser cupboards



Stairwell door signage



Riser cupboard door signage

## Other Signs & Notices

Is there suitable signage for fire service facilities?

Minor Defects

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



Lift signage



Incorrect signage on AOV control



Wayfinding signage has fallen off the wall.



New wayfinding signage

# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

Fire Action Notices should be displayed which reflect the stay put evacuation strategy.

Are fire action procedures suitable and appropriately documented?

No

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.

Version 7- 01/12/2022

There is no Fire Action Notice provided in this building to confirm the evacuation policy in place and this is tasked elsewhere in this assessment. When the Simultaneous evacuation strategy changes back to Stay Put, as anticipated, this should be communicated to all residents and appropriate fire action notices posted in the building.

## Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

Comments

A Fire Action Notice would provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire.

## 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	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors:  Staircase door, 2nd floor. This door has an excessive top gap (12mm) and an excessive latch edge gap (10mm) which should be reduced.  Version 6. 22/9/22 This task is not complete.  Version 7- 01/12/2022 Not yet actioned.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	24 March 2021

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## Task 2

Source Version	3
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors:  Gas meter cupboard, within the bin store.  Version 6. 22/9/22 This task is not complete.  Version 7- 01/12/2022 Not yet actioned.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	23 September 2021

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### Task 3

Source Version	5
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Replace the “fire door keep shut” signage with “fire door keep locked” signage on the 1st floor riser cupboards
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	11 August 2022

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### Task 4

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the following doors with FD30S doors:  4th floor gas riser cupboard. Irreparable damage to fire door around missing lock.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	01 June 2023

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## Task 5

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not normally for resident use.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	01 June 2023

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## Task 6

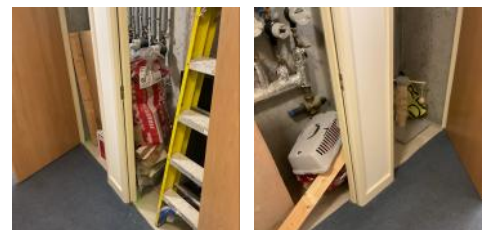
Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	01 March 2023

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## Task 7

Source Version	9
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	04 February 2025

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# Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	06 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.