

**Fire Risk Assessment**

**3 Handsworth Avenue**

Version 4

16 August 2024



Next Assessment Due: 16 August 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	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Electrical intake cupboard, ground floor.</p> <p>Version 4, 16/08/2024 This task remains outstanding.</p>	Medium	Identified		
2	Fire Prevention	Housekeeping	<p>Residents should be advised of the dangers of storing prams in the entrance hallway.</p> <p>Version 4, 16/08/2024 This task remains outstanding.</p>	Low	Identified		
3	Escape Routes & Fire Spread	Ease of Use	<p>Residents should be advised regarding the storing of prams in the entrance hallway to ensure they do not present an obstruction for escaping persons. At the time of inspection these were located in a position that did not obstruct the escape route, but this should be monitored to ensure it does not build up (therefore not task generated)</p> <p>Version 4, 16/08/2024 This task remains outstanding.</p>	Low	Identified		

4	Escape Routes & Fire Spread	Fire Doors	<p>The hinges on the ground floor electrical cupboard doors are not fire rated, furthermore there are screws missing on several hinges. It is recommended to replace these hinges with CE Marked fire rated hinges and to ensure they are fitted correctly with the required number of screws.</p> <p>Version 4, 16/08/2024 Screws replaced but hinges are not CE marked. This task remains outstanding.</p>	Low	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 4, 16/08/2024:

The previous FRA for this building (FFT) 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 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.

This new version was created on 16/08/2024 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.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building. It was noted that this has recently been removed, following the recommendations of the previous FRA.

It was noted that there are some cable penetrations in the electrical cupboard in the ground floor which require fire stopping.

Residents should be advised of the dangers of storing prams in the entrance hallway and ensure they do not cause an obstruction to escape routes.

The hinges on the ground floor electrical cupboard doors are not fire rated.

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	3 Handsworth Avenue
Town	Waltham Forest
Postcode	E4 9PD
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	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	5
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Direct from stair</li><li>• Entrance hallway</li></ul>

Approximate period of construction

2000-2010

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

No

Construction details

Masonry construction, intermediate timber floors and a pitched roof. Access to common area via secure door entry system at front elevation, with flats accessed directly from the stairwell at each floor. Service/riser cupboards at ground floor level. Dwellings 1 & 2 have direct external access at front elevation.



Timber wall cladding requires further investigation

External wall details

Brick external walls, part rendered.

There is some timber cladding installed on the external walls.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the “Advice Note”).

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.

Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Are there any private balconies?

No

## 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

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.

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 provided in staircase



Evidence of testing of fixed electrical installations.

## 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.

## 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

CCTV covers the main entrances on the ground floor. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



CCTV is positioned within the entrance hallway.

## 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 in the electrical cupboard.

Residents should be advised of the dangers of storing Prams and in the entrance hallway.

## 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 is provided

## Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?	Not Known
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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

# 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?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

There is an emergency release device on the main entrance door to the ground floor lobby. This was checked to be working during the review and it is assumed that it fails safe to open in the event of a mains failure although this could not be checked.

Tenants are presumed to be a typical cross section of the 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.

Residents should be advised regarding the storing of prams in the entrance hallway to ensure they do not present an obstruction for escaping persons. At the time of inspection these were located in a position that did not obstruct the escape route, but this should be monitored to ensure it does not build up (therefore not task generated)



Emergency door override

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

# Fire Doors

Doors which are expected to be fire resisting:	<ul style="list-style-type: none"><li>• Flats</li><li>• Risers</li></ul>
Flat Doors	<ul style="list-style-type: none"><li>• Not confirmed</li></ul>
Riser Doors	<ul style="list-style-type: none"><li>• FD30S</li></ul>
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

The flat entrance doors within the building could not be assessed due to access.

However from external examination only, the flat entrance doors appear to be flush timber original doors from the time of the buildings construction 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.

The hinges on the ground floor electrical cupboard doors are not fire rated, furthermore there are screws missing on several hinges. It is recommended to replace these hinges with CE Marked fire rated hinges and to ensure they are fitted correctly with the required number of screws.



Example of typical flat entrance door in the building



Screws missing from hinges on electrical cupboard door.

## Construction & Glazing

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

There are a number of cable and pipe penetrations into common areas of the building from riser cupboards which present a high risk of smoke and fire spread in the event of a fire. These penetrations should be fire stopped using methods and materials suitable to such penetration sizes in line with current industry recommendations, and Approved Document B, Volume 2, Section 10 - "Protection of Openings and Fire Stopping".

## Dampers, Ducts & Chutes

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

Not Confirmed

Comments

No Dampers, Ducts or Chutes evident.

## Smoke Ventilation

Areas where smoke ventilation is expected:

• Staircases

Staircases

• Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes

## Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

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

The common fire alarm has been removed following the recommendations of the previous Fire Risk Assessment.

Access was not possible into any flat, however it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Grade D1 Category LD3 Standard (a system of one or more mains powered detectors, each with a tamper?proof standby supply consisting of a battery or batteries), although Grade F1 alarms (a system of one or more battery-powered detectors powered by a tamper?proof primary battery or batteries) are a reasonable short-term measure.





Common fire alarm has been removed  
as per recommendation of previous  
FRA

## Audibility

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Are there adequate means of alerting all relevant persons?

N/A

# 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?	<ul style="list-style-type: none"><li>• Simple escape routes</li><li>• Routes in ordinary use</li></ul>
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?	Yes
Is there signage suitable for automatic fire doors?	N/A



Fire door keep locked shut signage on electrical cupboard doors.

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



Correct fire action notice for a stay put policy

# 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?

No

Comments

A correct Fire Action Notice should 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

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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	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations:  Electrical intake cupboard, ground floor.  Version 4, 16/08/2024 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	30 December 2020

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## Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Residents should be advised of the dangers of storing prams in the entrance hallway.  Version 4, 16/08/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	01 July 2021

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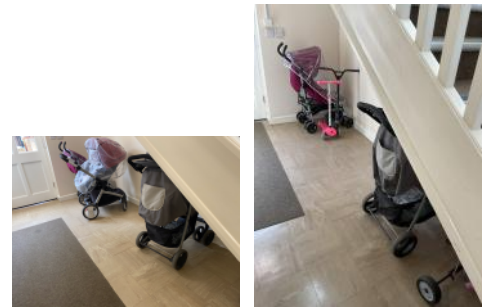




### Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Residents should be advised regarding the storing of prams in the entrance hallway to ensure they do not present an obstruction for escaping persons. At the time of inspection these were located in a position that did not obstruct the escape route, but this should be monitored to ensure it does not build up (therefore not task generated)
	Version 4, 16/08/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	15 June 2022

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### Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The hinges on the ground floor electrical cupboard doors are not fire rated, furthermore there are screws missing on several hinges. It is recommended to replace these hinges with CE Marked fire rated hinges and to ensure they are fitted correctly with the required number of screws.
	Version 4, 16/08/2024 Screws replaced but hinges are not CE marked. This task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	15 June 2022

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# Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	16 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.