

**Fire Risk Assessment**

**229 A-C, Highbury Quadrant**

Version 4

17 October 2024



Next Assessment Due: 17 October 2025

Risk Score: Tolerable 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	Manual Fire Alarms	Consider removing manual call points from public areas to reduce the likelihood of false alarms.  Version 4: 17/10/24 This task remains outstanding.	Advisory	Identified		

2	Detection & Warning	Automatic Fire Detection	<p>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, a decision may be taken to remove the common fire alarm and revert to a Stay Put philosophy. If this approach is adopted then it is recommended that a BS5839-6 Category is provided within the LACoRS Fire detection and alarm system recommendations for a three-or four-storey building converted into self-contained flats which is:</p> <p>A mixed system</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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)</li> </ul> <p>07/11/2023 This task remains outstanding.</p>	Advisory	Identified
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3	Signs & Notices	Other Signage	<p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>Action 3 states to “attack the fire if possible using the appliances provided” no appliances are provided</p>	Medium	Identified
4	Escape Routes & Fire Spread	Ease of Use	<p>Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.</p> <p>Version 4: 17/10/2024 This task remains outstanding.</p>	Advisory	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 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: 17/10/24

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 17/10/2024 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.

Consider removing manual call points from public areas to reduce the likelihood of false alarms.

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

Provide fire action notices which confirm the action to take in the event of 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	229 A-C, Highbury Quadrant
Town	Islington
Postcode	N5 2TE
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.</p>
Client	ISHA

## Building Information

Use	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	3
Number of stair cores	0
Approach to flats	<ul style="list-style-type: none"><li>• Direct external access</li><li>• Entrance hallway</li></ul>



Approximate period of construction

Pre 1900

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

No

Construction details

Traditional brick construction with intermediate timber floors and a covered pitched roof.  
Access to common area via the main entrance controlled by the residents.

Flat A is accessed externally at basement level, flats B and C are accessed within the common hall at ground floor level.

An electric cupboard is located within the entrance hall at low level.



Flat A has direct external access



External walls are of the original brick/mortar construction.



External walls - rear elevation

External wall details

The external walls are of the original brick/mortar construction with no additional external wall systems retrospectively fitted.

Are there any private balconies?

No

## People

Are there any people especially at risk from fire?

Not Known

## Previous Fires

Details of previous fires

On visual inspection of the building there is no evidence of previous fires.

## Legislation

Fire safety legislation which applies to these premises

- Regulatory Reform (Fire Safety) Order 2005 (as amended)

This legislation is enforced by

Local fire and rescue authority

Has there been any correspondence from any enforcing authority within the last 12 months?

Not Known

Is there an alterations notice in force?

Not Known

Do licensing laws apply to the premises?

No

# 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.



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

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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

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Is security against arson reasonable?

Yes

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

Yes

Comments

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

## Housekeeping

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Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

All common areas appeared clean, tidy and free of combustible items.

## 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

Comments

There is a scaffold erected on the front face of the building, the nature of the works being undertaken could not be confirmed. If any hot-works are taking place then it should be insured the correct procedures for hot-work permits have been followed.

## Smoking

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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.



The provided “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

## Other Fire Hazards

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Are there any other significant fire hazards which are not recorded elsewhere?

No

Comments

None noted.

# 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?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

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.

There are two folding chairs located in the entrance hallway. Although these items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.



Thumb-turn devices fitted to main entrance door.

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Flats

Flat Doors

- Not confirmed

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

### Comments

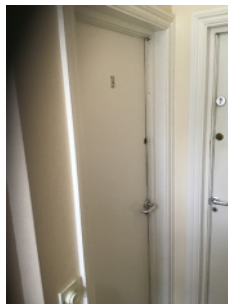
It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers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

The flat entrance doors within the building could not be assessed due to access within the scope of this Type 1 Fire Risk Assessment. However from external examination only, both flat entrance doors appear to be flush timber original doors which should provide a notional 30 minutes fire resistance. The FED to flat C was noted has having a self closing device fitted externally.

Both 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.



FED Flat C, with externally fitted self-closing device



FED Flat B



FD30S doors fitted to the electrical cupboard.

## 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:

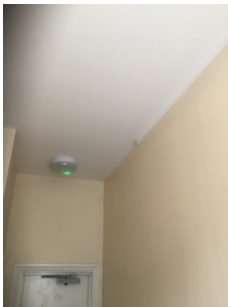
• None

Is glazing reasonable and free from any obvious defects?

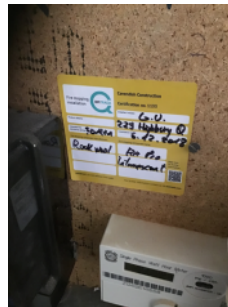
Yes

Comments

Walls and ceilings appear in good condition with no cracks, gaps or penetrations evident. There is also evidence of recent fire stopping in the electrical cupboard.



Ceilings and walls in good condition.



Evidence of fire stopping in the electrical cupboard.

## 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:

• None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

A common fire alarm has been provided indicating a simultaneous evacuation policy is in place.



## 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

- Communal areas

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### Communal Areas

System Category

- BS 5839 Pt1 Category L3

Cause & Effect

- Not confirmed

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## Control Equipment

Is the control equipment suitably located?

Minor Defects

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

Yes

Comments

Due to the common fire alarm the premises currently has a simultaneous evacuation policy which means that if the fire service are not called one of the residents needs to be able to reset the fire alarm panel.

The panel keyhole appears To be damaged and maybe due to persons trying to attempt to silence or reset the panel without a key by forcing the lock.

Consideration should be given to the residents being provided with a key to activate the fire alarm panel. The alternative is for Hornsey Housing Trust to have an on-call arrangement where someone attends out of hours to reset the fire alarm system.



Damage to panel keyhole

## Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

### Comments

Consider removing manual call points from public areas to reduce the likelihood of false alarms.



Manual call point provided in common hallway.

## Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

No

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

Yes

### Comments

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 1992, however, some of the principles within the early editions of ADB have been applied and generally the building meets the current guidance with the exception of smoke ventilation within the staircase.

However, a BS5839 Part 1 fire alarm system has been installed in the common parts of the building and the presence of wiring into flats indicates this system may extend into the flats 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, a decision may be taken to remove the common fire alarm and

revert to a Stay Put philosophy. If this approach is adopted then it is recommended that a BS5839-6 Category is provided within 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)



BS5839-1 detector located in entrance hallway.

## Audibility

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Are there adequate means of alerting all relevant persons?

Yes

# 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.



Maintained emergency light (local)  
provided in entrance hallway.

# Signs & Notices

## Escape Routes

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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

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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



## Other Signs & Notices

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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?

Yes

Comments

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

Version 4: 17/10/24

This task remains outstanding.

# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy	Simultaneous
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
Are there any cooperation and coordination arrangements with other premises occupiers?	N/A
Are there any cooperation and coordination arrangements with neighbouring premises?	N/A

### 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.

A fire action notice should be provided which clearly indicates the fire assembly point.

## Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	No

### Comments

Provide fire action notices which confirm 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	1
Category	Detection & Warning
Sub Category	Manual Fire Alarms
Action Required	Consider removing manual call points from public areas to reduce the likelihood of false alarms.  Version 4: 17/10/24 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	18 June 2022

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## Task 2

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>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, a decision may be taken to remove the common fire alarm and revert to a Stay Put philosophy. If this approach is adopted then it is recommended that a BS5839-6 Category is provided within the LACoRS Fire detection and alarm system recommendations for a three-or four-storey building converted into self-contained flats which is:</p> <p>A mixed system</p> <ul style="list-style-type: none"><li>• 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</li><li>• 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)</li></ul> <p>07/11/2023 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	18 June 2022

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### Task 3

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.  Action 3 states to “attack the fire if possible using the appliances provided” no appliances are provided
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	17 December 2020

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#### Change Log

Status  
Changed from Identified to Completed  
Andy Harris  
07/11/2023 12:03

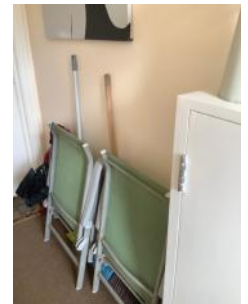
Status  
Changed from Completed to Identified  
Andy Harris  
20/10/2024 09:44

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### Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.  Version 4: 17/10/2024 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	25 June 2023

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# Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

17 October 2025

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	<b>Tolerable</b>	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.