

Fire Risk Assessment

Holland Dwellings

Version 5

12 July 2024



Next Assessment Due: 12 July 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	Ease of Use	There is a security gate across the entrance door to flats 8, 15 and 16. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.	Advisory	Identified		
2	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard. Flats 9, 12 and 15.	Medium	Identified		
3	Escape Routes & Fire Spread	Ease of Use	There are electrical cables installed in the common parts which are not adequately suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.	Advisory	Identified		

4	Detection & Warning	Automatic Fire Detection	Access was gained into flat 6, which has been provided with a fire alarm to BS 5839-6 Category LD2 standard, however it was noted that the smoke alarm has been removed.	Medium	Identified
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Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade 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.

Executive Summary

A single staircase serves all floors and appears to be permanently vented at its head. Fire doors protect the staircase at each level and an open balcony provides access to the flats.

There is an alternative escape route on the top floor, across to a door with an emergency override device fitted, which provides access to the neighbouring Thurston building. This device was tested at the time of this inspection and was found to function correctly.

There is a lift which is in a separate shaft and has a firefighter override facility. There is also a dry riser with outlets on each floor.

There are security gates across the entrance door to flats 8, 15 and 16.

Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

It is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

During this visit Flat 6 was accessed and appeared to have had the smoke alarm removed.

It is noted that there are wiring installations to emergency lighting luminaires and lighting units in common areas which are not properly supported. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. When future electrical works are carried out the opportunity should be taken to improve these installations.

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.

This building has been assessed to present a TOLERABLE risk.

Premises Details

Address line 1	Holland Dwellings
Address line 2	Newton Street
Town	Islington
Postcode	WC2B 5EP
FRA Type	Type 3 – Common parts and flats (non-destructive)
Description	
A Type 3 fire risk assessment has been conducted at this building, which has gone beyond the scope of the FSO (though not the scope of the Housing Act). It has considered the arrangements for means of escape and fire detection (i.e. smoke alarms) within at least a sample of the flats. Within the flats, the inspection has been non-destructive, but the fire resistance of doors to rooms has been considered. Within the flats measures to prevent fire have not been considered unless (e.g. in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.	
Client	ISHA

Building Information

Use	Converted, self-contained flats
Number of floors - ground and above	7
Number of floors - below ground	0
Number of flats	16
Number of stair cores	1
Approach to flats	• Via balconies / decks
Approximate period of construction	1980-1990
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

The building covers seven floors, ground then 1st to 6th. Flats are accessed via a common balconies from a protected staircase or via a (firefighting) lift.

Construction details

A building of seven floors, of brick construction, with a concrete staircase and balconies.

It is understood that this building was originally built in the 19th Century, and used as affordable rented housing, before being converted to self contained flats in the mid 1980's.

Access gained into flats as part of this Type 3 Fire Risk Assessment revealed that although there is adequate horizontal compartmentation between flats and between flats and common parts, the original timber floors would not provide adequate vertical compartmentation between flats. It is recommended that a full compartmentation survey is carried out throughout this building, to ensure it supports the stay put policy which is currently in place.



Brick/mortar external walls - rear elevation



External walls – side elevation.



External walls – front elevation



Commercial outlets occupying the ground floor of the building.

External wall details

The external walls of this building are of brick/mortar construction with no additional combustible external wall system installed. The uppermost (six) floor has render applied to the external wall, it may be reasonably assumed that this has been applied directly to the original brick wall.

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. 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?

Yes

Private balcony details

Private balconies are provided on the front elevation. These are constructed of a concrete deck With steel railed up-stand.

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?

Not Known

Are portable electrical appliances used?

No

Comments

There were no test labels on electrical installations, or records available to confirm testing of fixed electrical installations.

It should be ensured that fixed electrical installations are subject to a five yearly test in accordance with BS 7671.

VERSION 2 (03.02.2020)

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 wiring installations to emergency lighting luminaires and lighting units which are not properly suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

Version 4. 13/9/22

It was not possible to gain access to the electrical cupboard at the rear of the building

It is noted that the new wiring for emergency lighting units is now installed with metal conduit and mounts, however there are areas where plastic mounts remain and it is advised that these are replaced with metal alternatives.



Electrical cupboard



Electrical cupboard to the front of building

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 does not take place in the common areas.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access to the building is via a secured gate, and then through a secured common entrance door.

The rubbish bin store at the base of the chute was found to be opened. This is located within the secure gated courtyard so is of relatively low risk, however it is always advisable to lock bin stores, especially those at the base of chutes which serve the floors above.

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 provided.



Entry phone system

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

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

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?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

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 are security gates across the entrance door to flats 8, 15 and 16.

Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

There is an alternative escape route on the top floor, across to a door with an emergency override device fitted, which provides access to the neighbouring Thurston building. This device was tested at the time of this inspection and was found to function correctly.

There are electrical cables installed in the common parts which are not adequately suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.



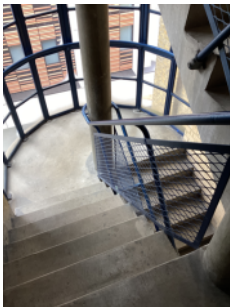
Security gates across flat entrance doors.



Alternative exit route on roof, through to neighbouring Thurston building.



Exit device provided on main entrance door.



Clear escape route

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Staircases

Flat Doors

- FD30 self-closing (notional)

Staircase Doors

- FD30 self-closing

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?

N/A

Comments

The ground floor is occupied by separate commercial properties with no access to the flats above. It is reasonably assumed that these are imperforate to the flats above.

There are two flats per floor on the 1st and 2nd floors, and three flats per floor on the 3rd, 4th, 5th and 6th floors.

Access to flats is via common balconies. The entrance doors to flats on the end of these balconies are not required to be fire resisting, however, the entrance doors to flats on the common escape route which need to be passed by escaping residents from other flats should afford at least an FD30SC standard of fire resistance (flats 6, 9, 12 and 15)

As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the provision and suitability of fire resisting entrance doors, and doors opening onto the entrance hall within flats.

Access was gained into flat 6, and this flat has an entrance door fitted to FD30SC (notional) standard of fire resistance (PERKO type self closing device).

The remainder of flat front doors which are required to be of FD30SC Standard (flats 9, 12 and 15) within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were

accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

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:

- Flats
- Staircases

Flats Glazing

- Georgian wired

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There is a riser passing through all floors in the common staircase. This riser is enclosed behind boarding which on inspection may reasonably be assumed to afford adequate fire resistance. However, it is damaged in places and should be repaired in order to maintain the integrity of the common staircase from smoke or fire.

It should also be noted that cable conduit and cable routes pass through the bin store and then into this riser, at a point which is not fire stopped. It is reasonable to assume therefore that any fire in the bin store would easily spread into this shaft. This should be fire stopped.

Discussion with residents raises some concern regarding the vertical compartmentation between flats, and between flats and common parts of the building. It is therefore recommended to conduct a full compartmentation survey of the building.



Brick / mortar walls with concrete floors in common areas

Dampers, Ducts & Chutes

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

Yes

Comments

A rubbish chute serves all floors and is accessed via a lobby door but there is permanent ventilation above each door so any smoke from a bon fire would percolate away from the open balconies and not impact on the means of escape.



Example of rubbish chute hatch, in good state of repair.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows
- Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The staircase is protected on all levels from common balconies by FD30SC fire doors.

The staircase appears to be permanently vented at its head via a metal grille and there is an openable door on the top floor, giving access to the roof which would provide additional ventilation to the staircase if required.

There are also openable windows on each floor which could provide additional ventilation however these are secured with fastenings opened by a non-standard sized budget key.

Given the openable doors at the head of the stairs in addition to the protection to the staircase afforded by fire doors

ventilation is considered adequate, however it is advisable to replace these fastenings with more easier opening devices should any future repairs be made on these windows.



Window fastenings - not standard sized
key



Vent above rubbish chute door

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

As part of this Type 3 Fire Risk Assessment, access was gained into a sample of flats to assess the provision and suitability of fire alarms.

Access was gained into flat 6, which has been provided with a fire alarm to BS 5839-6 Category LD2 standard, however it was noted that the smoke alarm has been removed.

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.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

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
- Fire fighting lift
- Entrance door override

Is provision of fire service facilities reasonable?

Minor Defects

Comments

Wayfinding signage has been provided on all floors.



Dry riser outlets provided on each floor.



The provided lift is a fire-fighting lift.



Dry riser inlet provided outside main entrance door.



Wayfinding signage

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



Normal lighting

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)
- Non-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:

- Borrowed light

Is this provision reasonable?

Yes

Comments

Balconies are in open air, and the staircase has floor to ceiling glazing on each level.

Although this fire risk assessment was carried out during daylight hours, it may be reasonably assumed given the light

available from surrounding buildings, street lighting, and lighting provided in the entrance courtyard it would be sufficient to support escape in external areas.

All observed emergency lighting units were showing a green LED and appeared to be charging correctly.



Courtyard lighting



Courtyard lighting.



Maintained EL provided 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



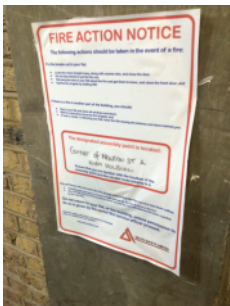
New wayfinding signage

Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	N/A
Is there signage suitable for automatic fire doors?	N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
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



Fire action notice provided in the ground floor entrance



Lift signage

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

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?

Yes

Comments

A Fire Action Notice is provided, which would give employees from outside organisations information regarding action to be taken in the event of 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.

Record Keeping

Were fire safety records available?

No

Comments

Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training. This should include the testing and maintenance of the dry riser and firefighting lift controls.

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a security gate across the entrance door to flats 8, 15 and 16. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	29 October 2021

Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard. Flats 9, 12 and 15.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 January 2019

Task 3

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electrical cables installed in the common parts which are not adequately suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	08 March 2023



Task 4

Source Version	5
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Access was gained into flat 6, which has been provided with a fire alarm to BS 5839-6 Category LD2 standard, however it was noted that the smoke alarm has been removed.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 January 2025

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	12 July 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.