Fire Risk Assessment

114-119 Merriam Close (Naseberry Court)

Version 2

6 February 2024

Review Date: 28 February 2025

Score: Tolerable Risk

Assessor: David Lloyd

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas.	Low	Identified		
2	Signs & Notices	Fire Door Signage	“Fire Door Keep Shut” signage is only fitted to one side of the staircase doors. This should be fitted to both sides of self-closing fire doors	Low	Identified		
3	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of a fire.	Medium	Identified		
4	Escape Routes & Fire Spread	Smoke Ventilation	The smoke vent manual controls are showing errors and should be inspected by an engineer.	Medium	Identified		
5	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around the door frame at the following locations: Ground floor staircase door	Medium	Identified		
6	Escape Routes & Fire Spread	Ease of Use	Remove the fittings from the under-mentioned doors which impede easy escape: Key operated lock on front entrance.	High	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@qfsmltd.co.uk.

Executive Summary

This building has recently been completed and is in the final stages of handover from the builder. It was found to be in good condition with a high standard of fire safety measures provided.

There is no gas supply within this building, hot water and heating is provided from a large plant room in 1 to 14 Merriam Close which provides this to all buildings within this complex.

It was not possible to access any flat to assess the fire resistance and suitability of flat entrance doors, however, access into a flat within 1-14 Merriam Close confirmed that flat entrance doors are to an FD30S SC standard and doors which open onto the entrance hallway are fire resisting and it may be reasonably assumed that this is the standard of doors provided within this building. Similarly, it is reasonable to assume 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 LD2 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

The building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

Version 2. 6/2/24
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.

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.

The building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

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

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a Tolerable risk.

Premises Details

Address line 1	114-119 Merriam Close
Town	London
Postcode	E4 9JQ

FRA Type	Type 1 - Common parts only (non-destructive)

Description

A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.

Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	6
Number of stair cores	1
Approach to flats	• Via protected lobbies / corridors
Approximate period of construction	2020-2030
Is the top occupied storey over 18 metres above access level?	No

Construction details

A building of three floors, of brick/mortar construction containing six purpose-built self-contained flats, under a flat roof. Flats are accessed from protected lobbies via a single protected staircase.

External walls - rear elevation

External walls - end elevation

External walls - end elevation

External wall details

The external walls on all four elevations are of brick/mortar construction. There are no additional combustible external wall systems evident within the scope of this fire risk assessment.

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

There are private balconies on the first and second floors of two sides of this building. Private balconies or of steel structure with metal up stands. The composition and construction of the balcony floors could not be confirmed within the scope of this fire risk assessment, although these do not appear to be timber decks.

People

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

Fire Prevention

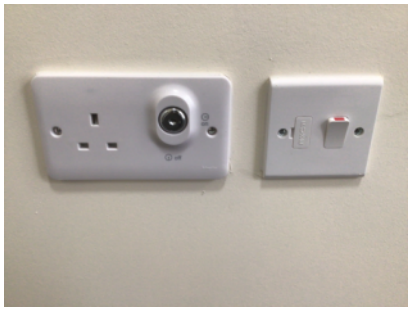
Electrical

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.



There are electrical sockets in the common areas

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

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.

All entrances are fob operated and there is an external fob operated bin store. This bin store has been positioned directly against the rear external wall of the building. It is not known why the bin store was not located away from the building, as other bin stores have been elsewhere within this new complex of buildings. However, there are no windows or apertures in the wall above the bin store.

Bin store has been located directly against the building.

Solid brick wall above the bin store.

Secure entrance with Entryphone device

Housekeeping

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

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?	No

Comments

"No Smoking" signage should be provided in the communal areas.

Dangerous Substances

Are dangerous substances present, or liable to be present?	No

Lightning

Is a lightning protection system installed?	Not Known

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.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Minor Defects
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

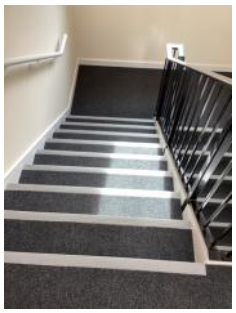
Tenants are presumed to be a typical cross section of the public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Emergency exit devices are provided which were tested at the time of this inspection and functioned correctly.

Stair nosing are of a contrasting colour to assist identification.

There is a key operated lock on the main entrance which should be removed or blanked over.

Press to exit with emergency override at front entrance



Contrasting stair nosings

Dimensions

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

Fire Doors

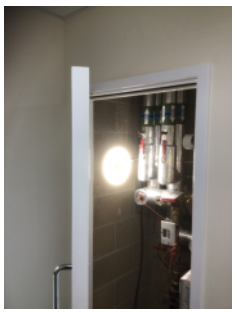
Doors which are expected to be fire resisting:	• Flats • Lobbies • Risers
Flat Doors	• Not confirmed
Lobby Doors	• FD30S self-closing
Riser Doors	• FD30S • FD60S
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	Yes
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes

Comments

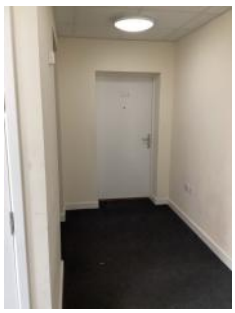
Access was gained previously into a sample flat within 1 to 14 Merriam Close where it was found that the provided flat entrance doors were to an FD30S SC standard. It was also noted that doors which open under the entrance hallway were fire resisting. Considering this building was constructed at the same time to a similar design of that of 1 to 14 Merriam Close, it may be reasonably assumed that the standard of flat entrance doors is the same and that FD30S SC flat entrance doors are provided in this building.

It is also understood that communal doors will be 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 will be 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.

Intumescent strips and cold smoke seals installed in riser cupboard doors.



FD60S fire doors on ground floor riser cupboards.



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:	• Lobbies
Lobby Glazing	• 30 mins E
Is glazing reasonable and free from any obvious defects?	Yes

Comments

It was not possible to access the roof space within the scope of this FRA. It should be confirmed there is adequate fire separation between flats, and between flats and the common parts in this area.

Acid etching on FR Glazing installed in lobby doors

Standard of fire stopping installed in riser cupboards

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, although this was a non-intrusive FRA.

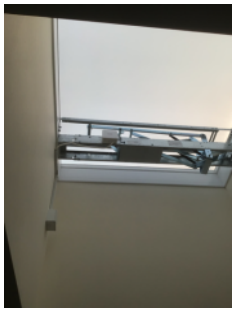
Smoke Ventilation

Areas where smoke ventilation is expected:	• Corridors • Staircases
Corridors	• Openable Windows • Natural Vent - Automatic
Staircases	• Openable Windows • Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	No

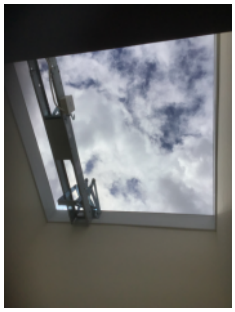
Comments

The smoke vent in the staircase was tested during this inspection and functioned correctly.

Manual smoke vent controls



Smoke vent in roof closed



Smoke vent in roof open

Openable window

Detection & Warning

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	Yes
Areas covered	• Communal areas

Communal Areas

System Category	• BS 5839 Pt1 Category L5
Cause & Effect	• Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?	N/A
Is the control equipment free from any obvious fault or defect?	No

Comments

AOV manual controls are showing a fault.

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

Comments

Manual call points are not required or desirable within purpose built blocks of flats operating a Stay Put strategy.

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

Following previous access into a flat within 1-14 Merriam Close it is reasonable to assume 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 LD2 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

Smoke detectors to BS5839-1 are located within common areas only top operate the AOVs.

Staircase smoke detector

Lobby smoke detector

Audibility

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

Comments

Sounders are not required or desirable within purpose built blocks of flats operating a Stay Put strategy.

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

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

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	• Entrance door override
Is provision of fire service facilities reasonable?	Yes

Comments

The fire-fighters override was tested and found to be functioning correctly.

Entrance door override

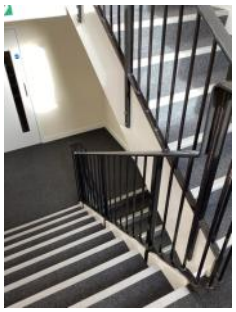
Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	Yes
Is there adequate lighting in risk critical areas?	Yes

Comments

Normal lighting function was tested at the time of visit. The lighting worked correctly, provided a suitable quantity and duration of illumination.



Staircase normal lighting

Entrance normal lighting

Flat lobby 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:	• Maintained emergency lighting (local)
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.

All observed emergency lighting luminaires appeared to be charging correctly, showing a green LED.

Emergency lighting provided in corridors and staircase.

Staircase emergency lighting

Lobby emergency lighting

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

Comments

Escape route signage is not usually expected in buildings with simple escape routes which are in daily use.

Fire Doors

Is there signage suitable for self-closing fire doors?	No
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	N/A

Comments

“Fire Door Keep Shut” signage is only fitted to one side of the staircase doors. This should be fitted to both sides of self-closing fire doors

“Fire Door Keep Shut” signage should be fitted to both sides of SC doors

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
Are fire action notices suitable?	No
Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A

Comments

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	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?	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.

Training & Drills

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

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 alarm actuation or 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

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	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 May 2022

Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	“Fire Door Keep Shut” signage is only fitted to one side of the staircase doors. This should be fitted to both sides of self-closing fire doors
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 May 2022

Task 3

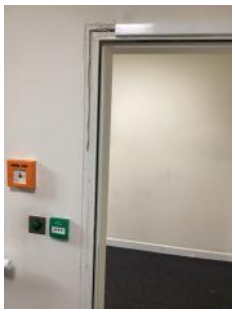
Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of a fire.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	8 November 2021

Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	The smoke vent manual controls are showing errors and should be inspected by an engineer.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	6 August 2024

Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around the door frame at the following locations: Ground floor staircase door
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	6 August 2024



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Remove the fittings from the under-mentioned doors which impede easy escape: Key operated lock on front entrance.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	6 May 2024

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	28 February 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.