

Fire Risk Assessment

1-26 Mildmay Avenue

Version 7

30 August 2024



Next Assessment Due: 31 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
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1	Escape Routes & Fire Spread	Fire Doors	<p>Replace the locks, in the following doors:</p> <p>Electrical riser cupboard door (both doors) ground floor</p> <p>Electrical riser cupboard door (both doors), 1st floor.</p> <p>Electrical riser cupboard door (both doors), 2nd floor.</p> <p>Electrical riser cupboard door (right hand), 4th floor.</p> <p>NB: these doors are provided with self closing devices and therefore this task has been afforded a lower priority.</p> <p>Version 4 - 17/11/21 This task is still outstanding.</p> <p>31/08/23 This task is still outstanding.</p> <p>Version 7, 30/08/2024 The ground floor, 2nd floor and 4th floor cupboards can still be opened even when locked. First floor are left unlocked and cannot be relocked with any kind of FB key. This task remains outstanding.</p>	Low	Identified
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2	Escape Routes & Fire Spread	Construction and Glazing	<p>There are numerous penetrations through the concrete slab ceiling in the basement carpark and associated plant rooms/intake rooms which require fire stopping.</p> <p>Some penetrations have been sealed, however incorrect fire stopping techniques and materials have been used.</p> <p>It is recommended to conduct a full fire stopping survey in this area to ensure there is adequate fire separation between the basement carpark and the flats above.</p> <p>31/08/23 This task is still outstanding.</p> <p>Version 7, 30/08/2024 This task remains outstanding.</p>	High	Identified
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3	Escape Routes & Fire Spread	Construction and Glazing	<p>CHPKFE consider the following remedial works are required to the external walls to achieve an adequate level of safety:</p> <ul style="list-style-type: none"> - Installation of suitable and sufficient cavity barriers behind the top floor metal cladding. - Installation of suitable and sufficient cavity barriers behind the timber cladding sections, specifically vertical barriers in line with compartment walls. - Installation of suitable and sufficient cavity barriers behind the brick external wall to effectively close the cavity in line with vertical and horizontal compartment boundaries, and around openings. <p>31/08/2023</p> <p>There is no documentation available to confirm the work recommended by CHPKFE has been carried out, but external evidence suggests this is currently in the process of being done.</p> <p>This task will remain “identified” until confirmation has been received from ISHA that the remedial work has been completed.</p> <p>Version 7, 30/08/2024</p> <p>Desktop review from earlier this year states work has been completed.</p>	High	Identified
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Introduction

This report presents the significant 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.

Executive Summary

This new version was created on 30/08/2024 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.

Replace the locks, in the following doors:

Electrical riser cupboard door (both doors) ground floor

Electrical riser cupboard door (both doors), 1st floor.

Electrical riser cupboard door (both doors), 2nd floor.

Electrical riser cupboard door (right hand), 4th floor.

The ground floor, 2nd floor and 4th floor cupboards can still be opened even when locked. The first floor cupboard has left unlocked and cannot be relocked with any kind of FB key.

There are numerous penetrations through the concrete slab ceiling in the basement carpark and associated plant rooms/intake rooms which require fire stopping. Some penetrations have been sealed, however incorrect fire stopping techniques and materials have been used.

It is recommended to conduct a full fire stopping survey in this area to ensure there is adequate fire separation between the basement carpark and the flats above.

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	1-26 Mildmay Avenue
Town	Islington
Postcode	N1 4FD
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	5
Number of floors - below ground	1
Number of flats	26
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">Via protected lobbies / corridors

Approximate period of construction

2010-2020

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

No

Construction details

Masonry construction with intermediate timber floors and a flat roof.

Access to common area via secure door entry system at front elevation, with flats accessed from protected lobbies/corridors at each floor.

Passenger lift provided.

Under-stair cleaners store at ground floor level and electric/riser cupboards at each floor level.

Access to bicycle store at ground floor level.

Externally accessed bin store.

Basement car park accessed via car lift, separate internal passenger lift, or key-fob secured staircase.

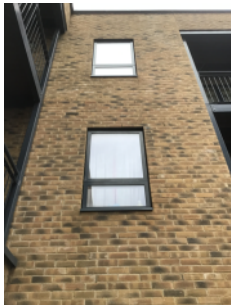
Riser inlet located at front elevation, with outlets in right side corridor at each floor level above ground.



Basement carpark



“Inset” private balconies



Brick/mortar external walls to ground, 1st , 2nd and 3rd floors



Ground floor partially timber clad



Access to basement carpark (left), and refuse store (right)



Private balconies-steel framed with timber deck

External wall details

Brick/Mortar external walls to ground, first, second and third floors, with ground floors being partially timber clad. Fourth (uppermost) floor has some metallic external wall system evident, the material composition and construction cannot be confirmed within the scope of this FRA.

It is understood that an intrusive survey of the external wall system was carried out by an external contractor in 2021.

29/1/24

An EWS1 form has been completed following an intrusive external wall survey which has resulted in a B1 rating and no remedial works required.

Are there any private balconies?

Yes

Private balcony details

There are private balconies at the front elevation of the building which are “inset” i.e. are recessed into the vertical face of the building and do not have a protruding balcony deck, however more than 50% of the vertical section is open and therefore are not considered “enclosed”

People

Are there any people especially at risk from fire?

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.

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 common areas

Gas

Are gas installations and appliances free from any obvious defect?

Yes

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

Yes

Comments

A high volume gas intake is located at ground floor level within the refuse store. It is separated and protected by a bespoke cage. This intake serves all adjoining buildings along Mildmay Avenue.



Gas intake

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

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

All entrances are fob operated and there is an external, key pad secured bin store.

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.

The main entrance door was found to be locked and secure, preventing unauthorised access.



CCTV is provided internally and externally

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments

The storage of combustible items in riser cupboards should be prohibited.

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.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

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?

N/A

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.



Exit from basement carpark

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Corridors
- Flats
- Risers

Corridor Doors

- FD30S self-closing

Flat Doors

- FD30S self-closing (notional)

Riser Doors

- FD60S self-closing

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

Yes

Are doors kept locked where appropriate?

Minor Defects

Comments

It is noted that the flat entrance doors may be of composite construction but were installed when the building was constructed and would have been subject to full building control sign off with appropriate fire door certification.

These doors are in reasonable condition and are assumed to provide a notional level of fire resistance but consideration should be given to replacing them when refurbishment takes place.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

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:

- Corridors

Corridor Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are cable penetrations in all electrical riser cupboards which are not adequately fire stopped.

The walls in the refuse store, and the staircase to the basement carpark require repair.

There are numerous penetrations through the concrete slab ceiling in the basement carpark and associated plant rooms/intake rooms which require fire stopping. Some penetrations have been sealed, however incorrect fire stopping ,ethics and materials have been used. It is recommended to conduct a full fire stopping survey in this area to ensure there is adequate fire separation between the basement carpark and the flats above.



“Pyroguard” FR Glazing in corridor doors.

Dampers, Ducts & Chutes

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

Yes

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

See ventilation section, in Firefighting chapter of this report.

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
- Releases held-open doors

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 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 25 which has a fire alarm provided to BS5839-6 LD2 standard.

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.

VERSION 2:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible.

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
- Smoke ventilation

Is provision of fire service facilities reasonable?

No

Comments

The manual smoke vent controls on the all floors appear to be in a fault condition.

The Automatic Opening Window Vent on the 3rd floor was found to be open. The system should be serviced to ensure it is fully operational.

Version 4 - fault lights are showing on every smoke vent control switch.



Floor numbers are clearly identified at each level

1-26 MILDMAY AVENUE	
FLOOR	No.s
G	1 to 5
1	6 to 12
2	13 to 19
3	20 to 23
4	24 to 26



Dry riser inlet

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

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:

- Maintained emergency lighting (local)

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?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

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?

Yes

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

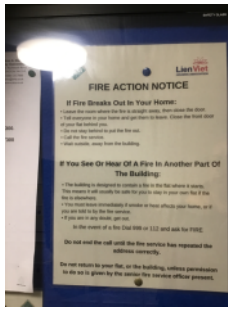
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided fire action notice

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?

Yes

Comments

Fire Action notices provide sufficient information to inform persons of outside organisations of the action to take in the event of fire alarm actuation.

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	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Replace the locks, in the following doors:</p> <p>Electrical riser cupboard door (both doors) ground floor</p> <p>Electrical riser cupboard door (both doors), 1st floor.</p> <p>Electrical riser cupboard door (both doors), 2nd floor.</p> <p>Electrical riser cupboard door (right hand), 4th floor.</p> <p>NB: these doors are provided with self closing devices and therefore this task has been afforded a lower priority.</p> <p>Version 4 - 17/11/21 This task is still outstanding.</p> <p>31/08/23 This task is still outstanding.</p> <p>Version 7, 30/08/2024 The ground floor, 2nd floor and 4th floor cupboards can still be opened even when locked. First floor are left unlocked and cannot be relocked with any kind of FB key. This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	13 January 2021



Task 2

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>There are numerous penetrations through the concrete slab ceiling in the basement carpark and associated plant rooms/intake rooms which require fire stopping.</p> <p>Some penetrations have been sealed, however incorrect fire stopping techniques and materials have been used.</p> <p>It is recommended to conduct a full fire stopping survey in this area to ensure there is adequate fire separation between the basement carpark and the flats above.</p> <p>31/08/23 This task is still outstanding.</p> <p>Version 7, 30/08/2024 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	16 March 2021



Task 3

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>CHPKFE consider the following remedial works are required to the external walls to achieve an adequate level of safety:</p> <ul style="list-style-type: none">- Installation of suitable and sufficient cavity barriers behind the top floor metal cladding.- Installation of suitable and sufficient cavity barriers behind the timber cladding sections, specifically vertical barriers in line with compartment walls.- Installation of suitable and sufficient cavity barriers behind the brick external wall to effectively close the cavity in line with vertical and horizontal compartment boundaries, and around openings. <p>31/08/2023</p> <p>There is no documentation available to confirm the work recommended by CHPKFE has been carried out, but external evidence suggests this is currently in the process of being done.</p> <p>This task will remain “identified” until confirmation has been received from ISHA that the remedial work has been completed.</p> <p>Version 7, 30/08/2024 Desktop review from earlier this year states work has been completed.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	02 January 2022



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	31 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.