

## **Fire Risk Assessment**

**102 Morning Lane**

Version 5

12 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: David Lloyd

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## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	<p>The storage of combustibles in the following locations was excessive and should be significantly reduced:</p> <p>Cardboard boxes in the electrical cupboard under the stairs</p> <p>05/10/2023 This task remains outstanding.</p> <p>Version 5. 12/9/24 There remain boxes in the cupboard</p>	High	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that self-closers are provided on the following doors:</p> <p>Flat numbers 2,4, 7, 8</p> <p>05/10/2023 It was not possible to gain access to the above properties so this task remains outstanding.</p> <p>Version 5. 12/9/24 Flat 4, 7, remains with no self closing device Not possible to access flats 2, Flat 9 complete.</p>	High	Identified		

3	Escape Routes & Fire Spread	Ease of Use	<p>The staircase door on the first floor does not open in the direction of escape. It is not known why this door has been configured this way, as it also presents an obstruction to the common balcony when opened. It should be considered to rehang this door so that it opens in the direction of escape.</p> <p>05/10/2023 This task remains outstanding.</p> <p>Version 5. 12/9/24 Remains outstanding</p>	Medium	Identified
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4	Escape Routes & Fire Spread	Ease of Use	<p>The following escape routes should be kept clear at all times:</p> <p>Second floor</p>	Medium	Identified
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5	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to enable the doors to easily close:</p> <p>Flat 7.</p>	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](mailto:office@qfsm ltd.co.uk).

# Executive Summary

These premises are a modern three storey terraced block of ten purpose built flats which are accessed from first and second floor open balconies to the front of the building.

There are five flats accessed from each balcony via a central staircase which means the end balcony flats (numbers 1, 5 on the first floor and 6, 10 on the second floor) do not require fire resisting entrance doors because no other residents need to pass by those doors as part of their escape route.

The remaining flats (numbers 2, 3, 4, 7, 8 and 9) should be 30 minute fire resisting and fitted with self closing devices but no smoke seals or intumescent strips are required due to the open balconies.

Attention should be drawn to the provision of staircase doors provided in the building. It should be confirmed that the glazing installed in the doors is fire resisting as per the recommendations of BS9991 Figure 5, and it should be considered to reconfigure the door on the first floor to ensure that it opens in the direction of escape and does not obstruct the common balcony.

Version 5. 12/9/24

This new version was created on 12/9/24 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.

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.

It was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

There is storage of combustible material within the electrical cupboard

Some flats are not fitted with self closing devices

An escape route door is hung incorrectly.

A flat entrance door can be difficult to open.

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	102 Morning Lane
Town	Hackney
Postcode	E9 6LH
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.</p>
Client	ISHA

## Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	10
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Via balconies / decks</li></ul>

Approximate period of construction

2000-2010

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

No

#### Construction details

Masonry and concrete construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof. Access to common areas is via a secure entrance controlled by an intercom system and firefighter override switch.

It is a mixed use building with offices occupying part of the ground floor, these are completely imperforate to the flats above.



External walls-front elevation



External walls – rear elevation



External walls - end elevation



Undercroft vehicular access and parking area

#### External wall details

External walls on both front and rear elevations is of Brick/mortar construction.

Are there any private balconies?

No

## People

Are there any people especially at risk from fire?

Not Known



# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

### Comments

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally but there is evidence that Electrical Installation Inspections have taken place and are in 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.



Evidence of EIC inspection in date

## 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

Gas meters are located externally and not in common areas.

## Heating

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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?

No

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

Yes

Comments

The main entrance door was found to be unsecured at the time of this inspection. It is evident that the doorlock is defective which should be repaired to prevent unauthorised access into the building.

## Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There are combustible items located on the second floor in the staircase.



Discarded cardboard in electrical cupboard



Combustibles in escape route

## 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
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Comments
There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

# Escape Routes & Fire Spread

## Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

No

Are escape routes unobstructed and safe to use?

No

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.

The staircase door on the first floor does not open in the direction of escape. It is not known why this door has been configured this way, as it also presents an obstruction to the common balcony when opened. It should be considered to rehang this door so that it opens in the direction of escape.



Electromagnetic door release mechanism with emergency override.

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

# Fire Doors

Doors which are expected to be fire resisting:	<ul style="list-style-type: none"><li>• Electrical Cupboards</li><li>• Flats</li></ul>
Electrical Cupboard Doors	<ul style="list-style-type: none"><li>• FD60S</li></ul>
Flat Doors	<ul style="list-style-type: none"><li>• Not confirmed</li></ul>
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	Yes
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes
Comments	
The flat entrance doors appear to be solid and could provide a notional 30 minutes fire resistance but access was not possible to check if self-closers are fitted.	



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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

### Comments

There is no acid etching evident on the glazed doors and panels to the staircase to confirm that it is fire resisting. . BS9991, figure 5, recommends that common escape routes in balcony/deck approach, single-stair buildings should have a staircase protected with fire resisting construction with an openable vent for fire and rescue service use from the top story. It should be confirmed that this glazing is fire resisting meets these recommendations.



It should be confirmed that the staircase glazing is fire resisting.



Fire resisting construction below 1.1 m on common balconies.

## 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

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Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes



## Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

## Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

## Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

## Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

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

N/A

Comments

There is no requirement for smoke detection in the staircase which is imperforate from the flats.

## 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

- Entrance door override

Is provision of fire service facilities reasonable?

Yes



Defective override control

# 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:	<ul style="list-style-type: none"><li>• Non-maintained emergency lighting (local)</li></ul>
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	<ul style="list-style-type: none"><li>• Borrowed light</li></ul>
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	<ul style="list-style-type: none"><li>• Not applicable</li></ul>
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.



Emergency lighting in staircase

## 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?

Yes

Are fire action notices suitable?

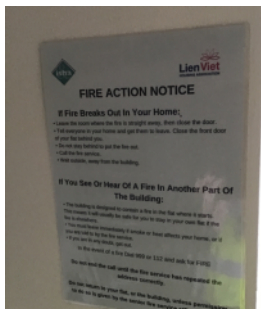
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



Suitable fire action notice

# 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?

Yes

Is there a suitable fire assembly point?

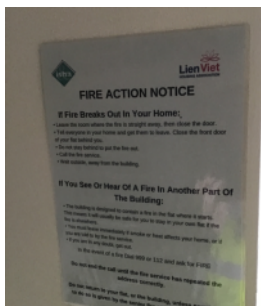
N/A

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.



Suitable fire action notice

## 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 from outside organisations of the action to take in the event of a fire alarm actuation or discovering 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

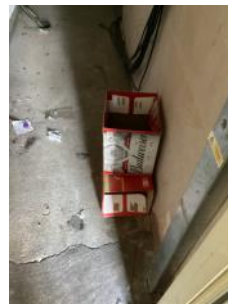
Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

# Tasks

## Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>The storage of combustibles in the following locations was excessive and should be significantly reduced:</p> <p>Cardboard boxes in the electrical cupboard under the stairs</p> <p>05/10/2023 This task remains outstanding.</p> <p>Version 5. 12/9/24 There remain boxes in the cupboard</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	27 July 2020

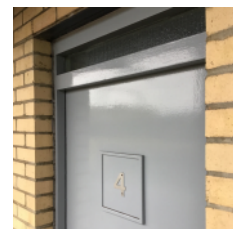
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## Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Confirm that self-closers are provided on the following doors:</p> <p>Flat numbers 2,4, 7, 8</p> <p>05/10/2023 It was not possible to gain access to the above properties so this task remains outstanding.</p> <p>Version 5. 12/9/24 Flat 4, 7, remains with no self closing device Not possible to access flats 2, Flat 9 complete.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	27 July 2020

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### Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>The staircase door on the first floor does not open in the direction of escape. It is not known why this door has been configured this way, as it also presents an obstruction to the common balcony when opened. It should be considered to rehang this door so that it opens in the direction of escape.</p> <p>05/10/2023 This task remains outstanding.</p> <p>Version 5. 12/9/24 Remains outstanding</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 September 2021

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### Task 4

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>The following escape routes should be kept clear at all times:</p> <p>Second floor</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	13 March 2025

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## Task 5

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close:  Flat 7.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 March 2025

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# Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	30 September 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.