

**Fire Risk Assessment**

**220-222 A-H Queensbridge Road**

Version 4

15 August 2024



Next Assessment Due: 15 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

# Contents

<b>1 Action Plan Summary .....</b>	<b>3</b>
<b>2 Introduction .....</b>	<b>6</b>
<b>3 Executive Summary .....</b>	<b>7</b>
<b>4 Premises Details .....</b>	<b>8</b>
<b>5 Fire Prevention .....</b>	<b>10</b>
<b>6 Escape Routes &amp; Fire Spread .....</b>	<b>13</b>
<b>7 Detection &amp; Warning .....</b>	<b>17</b>
<b>8 Firefighting .....</b>	<b>19</b>
<b>9 Lighting .....</b>	<b>20</b>
<b>10 Signs &amp; Notices .....</b>	<b>21</b>
<b>11 Fire Safety Management .....</b>	<b>23</b>
<b>12 Tasks .....</b>	<b>25</b>
<b>13 Risk Score .....</b>	<b>28</b>

# Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	<p>Bikes should not be stored as to obstruct escape routes.</p> <p>2nd floor landing.</p> <p>VERSION 2: This task, recommended in the previous FRA, has not been completed and therefore remains as an identified task within this version of the buildings fire risk assessment.</p> <p>Version 4. 15/08/2024 This task remains outstanding</p>	Medium	Identified		

2	Escape Routes & Fire Spread	Construction and Glazing	<p>The boarded covers of risers at each floor level should be made-up to provide 30 minutes of fire resistance. Those currently in place, have gaps and in many cases not secured. These should provide a FR30S standard of fire resistance.</p> <p>VERSION 2: This task, recommended in the previous FRA, has not been completed and therefore remains as an identified task within this version of the buildings fire risk assessment.</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	Low	Identified
3	Fire Management	Training & Drills	<p>It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.</p>	Medium	Identified
4	Escape Routes & Fire Spread	Ease of Use	<p>Some wiring within common parts are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>	Advisory	Identified

5	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>The threshold gap on all Lobby doors. The doors on the 1st and 2nd floors have a threshold below the door which mitigates the risk of the passage of smoke to some extent and therefore is of a lower priority. However, the ground floor lobby door does not and this is of a higher priority.</p> <p>VERSION 2: This task, recommended in the previous FRA, has not been completed and therefore remains as an identified task within this version of the buildings fire risk assessment.</p> <p>Version 4. 15/08/2024 This task remains outstanding</p>	Medium	Identified
---	--------------------------------	------------	---	--------	------------

---

6	Signs & Notices	Fire Door Signage	<p>Replace Fire Door Keep Shut signs with Fire Door Keep Locked signs on the following doors:</p> <p>Lower ground floor electrical cupboard.</p> <p>Version 4. 15/08/2024 This task remains outstanding</p>	Advisory	Identified
---	-----------------	-------------------	---	----------	------------

---

# Introduction

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

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at [office@qfsm ltd.co.uk](mailto:office@qfsm ltd.co.uk).

## Executive Summary

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.

This new version was created on 15/08/2024 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 Fire Door Keep Shut signs with Fire Door Keep Locked signs on the lower ground floor electrical cupboard.

Re-hang all Lobby doors to reduce the gaps around the doors.

Some wiring within common parts are suspended in uPVC conduit.

The boarded covers of risers at each floor level should be made-up to provide 30 minutes of fire resistance. Those currently in place, have gaps and in many cases not secured.

Bikes should not be stored as to obstruct escape routes.

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	220-222 A-H Queensbridge Road
Town	Hackney
Postcode	E8 3NB
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	1
Number of flats	8
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Via protected lobbies / corridors</li><li>• Entrance hallway</li></ul>

Approximate period of construction

1960-1980

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

No

#### Construction details

Masonry construction with solid concrete intermediate floors and stairs, masonry internal walls and a pitched roof. Access to common areas is via a secure entrance controlled by an intercom system providing access to an entrance lobby containing flats C and D and providing further access to the common stairwell. Flats A and B are accessed within a lobby at basement level, flats E and F within a lobby at first floor level and flats G and H within a lobby at second floor level. An intake cupboard is accessed beneath the common stairwell at basement level. Fire exits are provided to the front and rear of the building.

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.



External walls - rear elevation



External walls- end elevation



External walls- end elevation



External walls - front elevation

#### External wall details

Brick external walls with no external wall systems installed.

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 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 socket provided in common staircase

## 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

Access was gained into this building via a secured main entrance door.

## Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

A large quantity of paint was located in the electrical cupboard.

## 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

## 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.

## 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?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

Bikes were located on the 2nd floor.

The provision of thumb turn devices on final exits means the doors can be opened without the use of a key.

Some wiring within common parts are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

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.



Thumbturn device on main entrance door

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Lobbies
- Staircases

Electrical Cupboard Doors

- FD30 (notional)

Flat Doors

- FD30 self-closing (notional)

Lobby Doors

- FD30 self-closing (notional)

Staircase Doors

- FD30 self-closing (notional)

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

### Comments

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

As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway. Access was gained into flat A which has an entrance door fitted to FD30 SC standard. This door had intumescent strips installed but no smoke seals were fitted. The remainder of flat front doors 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. The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

The intumescent strips on the lobby doors, the staircase door and the electrical cupboard door has been painted over and these should be replaced with combined intumescent strips and cold smoke seals.

The threshold gap on all Lobby doors is above an acceptable limit. The lobby doors on the 1st and 2nd floors have a threshold behind the door which mitigates the risk of the passage of smoke to some extent and therefore is of a lower priority. However, the ground floor lobby door does not and this is of a higher priority.

## 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:

- Flats
- Lobbies
- Staircases

Flats Glazing

- Georgian wired

Lobby Glazing

- Georgian wired

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

The boarded covers of risers at each floor level should be made-up to provide 30 minutes of fire resistance. Those currently in place, have gaps and in many cases not secured. These should provide a FR30S standard of fire resistance.

## 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:

- Staircases

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

The staircase windows have been painted shut. At present, the provided fire alarm is not of a sufficient standard and coverage to fully support a simultaneous evacuation strategy - so whilst it is acknowledged that ventilation of the staircase would not normally be required with such a policy in place, it is recommended to maintain a means of evacuating the staircase should the fire service require it in the event of a fire i.e in the event that not all persons had evacuated due to the fire alarm not being interlinked.

## 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 Pt6 Grade D Category L3

Cause & Effect

- Not confirmed

---

## 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?

No

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

No

### Comments

There is a BS5839-6 fire alarm provided in the common parts of this building.

This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

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

## Audibility

---

Are there adequate means of alerting all relevant persons?

No

### Comments

See task and comments above.

# 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?

No

Is provision of fire service facilities reasonable?

Yes

# Lighting

## Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

## Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

## 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?

Minor Defects

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide Fire Door Keep Closed signs on the Lower ground floor lobby door.

## Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

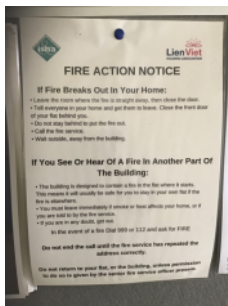
N/A

Is there suitable zone information for the fire alarm system?

No

Comments

The presence of a common fire alarm suggests a simultaneous evacuation policy is in place. However the Fire Action Notice provided is that for a stay put policy which may cause confusion to residents in the event of a fire or fire alarm actuation.



The provided Fire Action Notice

# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

The presence of a common fire alarm suggests a simultaneous evacuation policy is in place, contradicting national guidance for a building of this type. Please see comments and tasks generated within the Detection and Warning section of this report regarding this matter.

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?

No

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.

Please see comments in signs and notices, and within the detection and warning section of this report regarding this matter.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

Yes

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	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes.  2nd floor landing.  VERSION 2: This task, recommended in the previous FRA, has not been completed and therefore remains as an identified task within this version of the buildings fire risk assessment.  Version 4. 15/08/2024 This task remains outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 January 2021

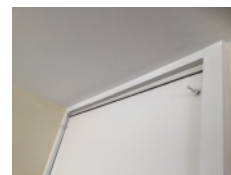
---



## Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The boarded covers of risers at each floor level should be made-up to provide 30 minutes of fire resistance. Those currently in place, have gaps and in many cases not secured. These should provide a FR30S standard of fire resistance.  VERSION 2: This task, recommended in the previous FRA, has not been completed and therefore remains as an identified task within this version of the buildings fire risk assessment.  Version 4. 15/08/2024 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	28 July 2021

---



### Task 3

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 January 2021

---

### Task 4

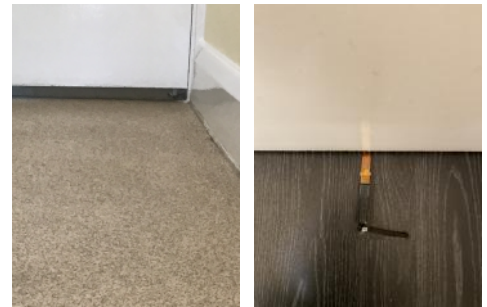
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>Some wiring within common parts are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.</p> <p>Version 4. 15/08/2024 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	28 July 2022

---



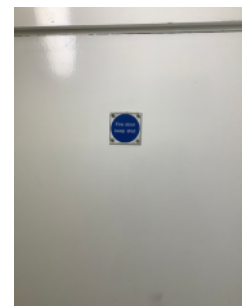
## Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>The threshold gap on all Lobby doors. The doors on the 1st and 2nd floors have a threshold below the door which mitigates the risk of the passage of smoke to some extent and therefore is of a lower priority. However, the ground floor lobby door does not and this is of a higher priority.</p> <p>VERSION 2: This task, recommended in the previous FRA, has not been completed and therefore remains as an identified task within this version of the buildings fire risk assessment.</p> <p>Version 4. 15/08/2024 This task remains outstanding</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 January 2021



## Task 6

Source Version	2
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	<p>Replace Fire Door Keep Shut signs with Fire Door Keep Locked signs on the following doors:</p> <p>Lower ground floor electrical cupboard.</p> <p>Version 4. 15/08/2024 This task remains outstanding</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	06 September 2023



# Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	15 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.