Fire Risk Assessment

18 Summerhill Rd

Version 5

11 September 2024

Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: Jacob Troth

Contents

Action Plan Summary

The fire risk and existing fire precautions are such that no recommendations for improvements are necessary.

Please review the remainder of this report and take actions as necessary to ensure that the existing standard of fire precautions is maintained.

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 tamper proof battery back-up), although Grade F1 alarms (integral tamper proof 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• there is reason to suspect that the fire risk assessment is no longer valid; or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

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.

This new version was created on 12/09/2024 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.

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 are currently no outstanding tasks.

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

Premises Details

Address line 1	18 Summerhill Rd
Town	Islington
Postcode	N15 4HD
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	2
Number of stair cores	1
Approach to flats	• Direct from stair

Approximate period of construction	1990-2000
Is the top occupied storey over 18 metres above access level?	No

Construction details

18 Summerhill Rd Road comprises a single stair-core, containing two self contained flats.

Flats 1 and 6 have direct external access.

The building has brick walls with concrete stairs and floors, under a pitched tiled roof.

A loft hatch is located at the top of each staircase, however access to the roof space was not gained so it is not possible to comment on the suitability and provision of fire resisting compartmentation in this area.

External walls - brick and mortar construction, rendered central column

Mortar rendered central column on front face of building

Flat 6 has direct external access in the undercroft of the building

One Juliet balcony only, on the 1st floor

External wall details

External walls are of brick and mortar construction, with no combustible external wall systems visible within the scope of this FRA.

There is a mortar rendered central column, and rendered recesses on the front face of the building. The substrate to which the mortar is applied cannot be confirmed within the scope of this FRA.

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?	Not Known
Are portable electrical appliances used?	No

Comments

Electrical cupboards located outside of the building and do not affect the common parts.

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 are provided in the 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

Gas meters are located externally and not in any 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 not 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. The main entrance door was found to be locked and secure, preventing unauthorised access.

Housekeeping

Is accumulation of combustibles or waste avoided?	No
Are there appropriate storage facilities for combustible & hazardous materials?	N/A

Comments

Number of shoes and other items outside flats 7 and 8.

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, with 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

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	Minor Defects
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

Shoes and other items located on the staircase outside flat 7.

There is a security gate across the entrance door to flat 7. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:	• Flats
Flat Doors	• FD30S self-closing
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	Yes
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	N/A

Comments

This Type 3 Fire Risk Assessment has considered the arrangements for means of escape within at least a sample of the flats. Within the flats, the inspection was non-destructive, but the fire resistance of doors to rooms was considered.

Access was not gained into any flat due to access, however access was gained into a flat in the other core of this building (16 Summerhill Rd), flat 4, which has an entrance door to FD30S SC standard of fire resistance.
The doors in this core (18 Summerhill Rd) all appear to be of the same age, condition and design of those in 16 Summerhill Rd 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.

VERSION 3:

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 8 which has an entrance door fitted to FD30S SC notional standard, however, the self closing device requires adjustment as the door did not close fully on its action. The strips and seals on this door have been over-painted to a degree that they would not be effective and these should be replaced.

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 that which was 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 given the standard of self closing device, intumescent strips and cold smoke seals on the door assessed, this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

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:	• None
Is glazing reasonable and free from any obvious defects?	Yes

Comments

The electrical cupboards are located externally, in the access way to the dwellings 18a - 18c located at the rear of Summerhill Rd. This means they are located beneath the flats above. Inspection within these cupboards found numerous penetrations into the flats above by pipes and cables which should be adequately fire stopped.

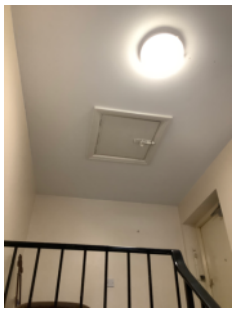
It was not possible to access the roof space within the scope of this FRA. It should be confirmed there is adequate fire separation between flats, and between flats and the common parts in this area.

Dampers, Ducts & Chutes

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

Comments

No dampers ducts or chutes evident.



It was not possible to access the roof space within the scope of this FRA.

Smoke Ventilation

Areas where smoke ventilation is expected:	• Staircases
Staircases	• Openable Windows (with restrictors)
Is smoke ventilation reasonable and free from any obvious defects?	Yes

Comments

The openable window located in the staircase is positioned lower in the wall than the highest point of the 2nd floor flat's entrance doorway.This is not compliant with ADB Vol 1 which recommends that the window should be positioned higher in the wall so that it is above the highest point of the second floor flat entrance doors.

The building was constructed in 1994 when these building regulations would have applied and therefore it must have been approved by the relative building control body and London Fire Brigade at that time.

Should any construction work be carried out in the future is is advised to consider providing additional ventilation in this staircase.

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

A BS5839-6 Category LD3 fire alarm has been installed in the common parts of this building.

This is contradictory to National Guidance for a building of this type (LGA Guidance - Fire Safety in Purpose Built Blocks of Flats) and could cause confusion where a stay put policy is in place.

It is advised to consider removing the fire alarm in the common areas to align with the above national guidance.

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: This task has been completed.

VERSION 3:

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 8 which only has a Grade F fire alarm provided in the entrance hallway.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Grade D1 Category LD3 Standard (a system of one or more mains powered detectors, each with a tamper?proof standby supply consisting of a battery or batteries), although Grade F1 alarms (a system of one or more battery-powered detectors powered by a tamper?proof primary battery or batteries) are a reasonable short-term measure.

Audibility

Are there adequate means of alerting all relevant persons?	Yes

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	• Not practicable to train residents • Fire unlikely in communal areas
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:	• Non-maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	• Non-maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	• Borrowed light
Is this provision reasonable?	Yes

Comments

Although this assessment took place in daylight hours, it is reasonable to assume that there would be sufficient borrowed light from the street lighting provided on Summerhill Rd to aid escape.

Signs & Notices

Escape Routes

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

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

Other Signs & Notices

Is there suitable signage for fire service facilities?	N/A
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

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

A fire action notice is provided which would give employees from outside organisations information regarding action to be taken in the event of a fire.

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. 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

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.