

Fire Risk Assessment

39-46 Trays Hill Close

Version 5

20 September 2024



Next Assessment Due: 30 September 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas. Version 5. 20/09/24 This task remains outstanding.	Medium	Identified		
2	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire. Version 5. 20/09/24 This task remains outstanding.	Medium	Identified		

3	Fire Prevention	Housekeeping	<p>Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>Version 5. 20/09/24 This task remains outstanding.</p>	Advisory	Identified
4	Fire Prevention	Housekeeping	<p>The storage of combustible items in staircases should be prohibited.</p> <p>Prams should not be kept at the base of the staircase.</p>	High	Identified
5	Escape Routes & Fire Spread	Fire Doors	<p>Replace the locks in the following doors:</p> <p>Electrical riser cupboard first floor. This door was found ajar at the time of the inspection.</p> <p>Version 5. 20/09/24 This task remains outstanding.</p>	Medium	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.

Executive Summary

Version 5. 20/09/24

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

This new version was created on 20/09/2024 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.

No Smoking signage should be provided in the communal areas.

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

There were combustible materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)

The storage of combustible items in staircases should be prohibited.

Repair/replace the lock on the electrical riser cupboard 1st floor.

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, given the number of outstanding tasks.

Premises Details

Address line 1	39-46 Trays Hill Close
Address line 2	Ashmount Road
Town	Islington
Postcode	N19 3FE
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	8
Number of stair cores	1

Approach to flats

- Via protected lobbies / corridors

Approximate period of construction

2010-2020

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

No

Construction details

A modern building of brick and concrete construction.

Flat 39 is located on the ground floor, flats 40-42 on the first floor and flats 43-45 on the second floor.
Flat 46 has direct external access.



External walls – rear elevation.



External walls – front elevation.



External walls, end elevation

External wall details

Brick and mortar external walls, with slated wall facade on upper floor.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Are there any private balconies?

Yes

Private balcony details

Steel decks and up-stands.

There are also recessed balconies with no protruding deck on the front elevation.

Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

(MHCLG Advice Note on Balconies on Residential Buildings, 2019)

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 is a photovoltaic system installed in this building.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.

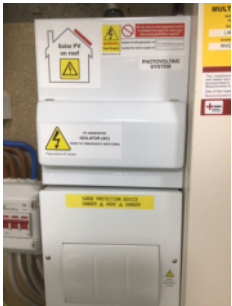
There is evidence of fixed electrical installations been inspected in May 2019.



Electrical socket with isolating lock



Evidence of testing of fixed electrical installations



Photovoltaic generator isolator located in first floor riser cupboard

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

There is no gas provision or equipment in the common areas.

The gas meters are located in cupboards externally.



Valid test labels on gas meters



Gas installations in secured externally accessed enclosure



Gas meter is located behind a vented doors.

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 gained into the building via a secured main entrance door.

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.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Prams should not be kept at the base of the staircase.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

No

Comments

No Smoking signage should be provided in the communal areas.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?	Yes
Is the lightning protection system free from any obvious defect?	Yes
Is the lightning protection system periodically inspected?	Yes
Comments	
The lightning protection 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?

N/A

Are escape routes unobstructed and safe to use?

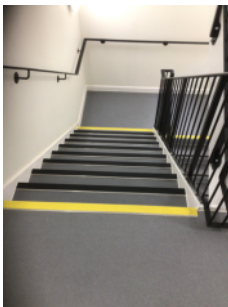
Yes

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.



Stair nosings are conspicuous at changes of level

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Flats
- Risers
- Staircases

Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Staircase 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?

Yes

Are doors kept locked where appropriate?

Yes

Comments

As part of this Type 3 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 44 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

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.

VERSION 3:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors was not possible. Inspection of flat entrance doors was made by external

examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.



It was not possible to access this door.



It was not possible to access these doors.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

A soil pipe penetration in the bin store requires fire stopping.

It was not possible to access the adjacent external double doors, (presumably electrical intake) to assess the standard of fire compartmentation provided.

It was not possible to access the double doors adjacent the final exit , (presumably tank room) to assess the standard of fire compartmentation provided.



Acid etching, on staircase door glazing



Example of fire stopping within riser cupboards.

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

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

High level vent - mechanism was not visible for inspection.

A BS5839-1 Category L5 Smoke detection system has been provided at the head of the staircase for the purpose of the actuation of the AOV.

Manual smoke vent controls are also provided at fire service access level And on the uppermost floor for fire service use.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

N/A

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

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?

Yes

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

Yes

Comments

Access gained into flat 44 which has a fire alarm provided to BS-5839-6 LD2 standard.

VERSION 3:

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

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?

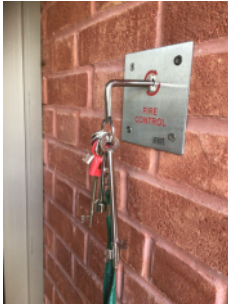
Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

Yes



Fire service override device tested and working correctly

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	N/A
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">Maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	<ul style="list-style-type: none">Maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	<ul style="list-style-type: none">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.



Maintained EL in external areas

Signs & Notices

Escape Routes

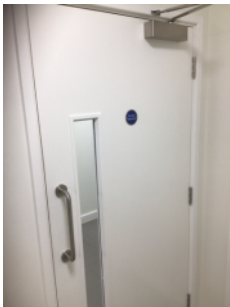
Is escape route signage necessary?	No
Why not?	<ul style="list-style-type: none">• Simple escape routes• Routes in ordinary use
Is escape route signage provided?	No
Is provision of escape route signage suitable?	Yes

Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	Yes



“Fire door keep locked” signage on the riser cupboard doors



“Fire door keep shut” signage on self-closing fire doors



Automatic self-closing fire door signage

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

These are general needs flats and as such no specific occupancy risk 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

It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.

A task has been generated within the signs and notices section of this virus assessment to this effect.

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	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas. Version 5. 20/09/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	02 January 2020

Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. Version 5. 20/09/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 September 2019

Task 3

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>Version 5. 20/09/24 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	04 June 2022



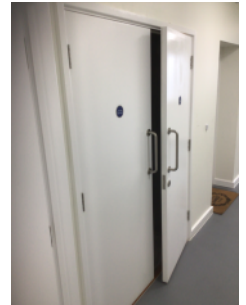
Task 4

Source Version	3
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>The storage of combustible items in staircases should be prohibited.</p> <p>Prams should not be kept at the base of the staircase.</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	08 July 2021



Task 5

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the locks in the following doors: Electrical riser cupboard first floor. This door was found ajar at the time of the inspection. Version 5. 20/09/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	08 October 2021



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

30 September 2025