

Fire Risk Assessment

16-23 Vivian Comma Close

Version 4

12 August 2024



Next Assessment Due: 12 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

Contents

1 Action Plan Summary	3
2 Introduction	5
3 Executive Summary	6
4 Premises Details	7
5 Fire Prevention	9
6 Escape Routes & Fire Spread	11
7 Detection & Warning	14
8 Firefighting	16
9 Lighting	17
10 Signs & Notices	18
11 Fire Safety Management	19
12 Tasks	21
13 Risk Score	24

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Dimensions	<p>Form an additional fire exit from the following areas:</p> <p>Whilst the existing escape routes for 16-23 are acceptable, should the door at the end of the common balcony be provided with an entrance door override from this side, it would greatly enhance the escape options for these residents, and effectively provide two ways of escape.</p> <p>Version 4- 12/08/2024 This task remains outstanding.</p>	Advisory	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard.</p> <p>Version 4, 12/08/2024: Access was gained into flats 19, 17 and 16, self closing devices were noted and worked correctly. Unable to gain access to remainder of flats, the remaining flat entrance doors should be checked. Access was also gained to flat 18 and there was no self closing device fitted to this door, a separate task has been raised.</p>	Medium	Identified		

3	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Waste water pipe work penetrates from flats onto the common balcony and are open with no fire stopping. These are located below 1.1m and should therefore be adequately fire stopped.</p> <p>Version 4- 12/08/2024: This task remains outstanding.</p>	Low	Identified
4	Fire Prevention	Electrical	<p>An electrical junction box at the base of the stairs is exposed and should be repaired.</p> <p>Version 4, 12/08/2024: This task remains outstanding.</p>	Low	Identified
5	Escape Routes & Fire Spread	Fire Doors	<p>Install a self-closing device on the following doors: Flat 18</p>	High	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

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

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.

Version 4:

This new version was created on 12/08/2024 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.

It is again 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.

Whilst the existing escape routes for 16-23 are acceptable, should the door at the end of the common balcony be provided with an entrance door override from this side, it would greatly enhance the escape options for these residents, and effectively provide two ways of escape.

Access was gained into flats 19, 17 and 16, self closing devices were noted and worked correctly. Unable to gain access to remainder of flats, the remaining flat entrance doors should be checked. Access was also gained to flat 18 and there was no self closing device fitted to this door, a separate task has been raised.

Waste water pipe work penetrates from flats onto the common balcony and are open with no fire stopping. These are located below 1.1m and should therefore be adequately fire stopped.

An electrical junction box at the base of the stairs is exposed and should be repaired.

Install a self-closing device on the following doors:

Flat 18

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	16-23 Vivian Comma Close
Town	Islington
Postcode	N4 2BQ
FRA Type	Type 3 – Common parts and flats (non-destructive)
Description	<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	8
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Via balconies / decks
Approximate period of construction	1960-1980

Construction details

A building of four floors of brick and concrete construction containing 8 purpose built self contained flats.

The ground and first floors are occupied by duplex flats with direct external access at ground level. Flat 16 is accessed directly from the common staircase, flats 17-23 are accessed via a common balcony on the second floor. These flats are also duplex occupying the second and third floors.

There is a door onto the common balcony providing an additional exit from 24-27 Vivian Comma Close onto the balcony. However, escape through this door from 16-23 is not possible.

People

Are there any people especially at risk from fire?	No
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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.

An electrical junction box at the base of the stairs is exposed and should be repaired.

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

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

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

Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.

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

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?

Minor Defects

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.

There are a small number of items located in the common areas, which whilst currently do not present a significant risk, these areas should be monitored to ensure they do not build up.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Comments

Flats are accessed from a common balcony. There is a single staircase at one end of this balcony and the travel distance to a place of ultimate safety is within acceptable distances.

At the other end of this balcony, there is a door to the internal staircase serving a separate block, flats 24-27 Vivian Comma Close. This door is locked for access from this block into 24-27 Vivian Close, however an entrance door override on the other side of this door allows access from 24-27 and indeed escaping persons from ISHA Offices onto this blocks common balcony and hence provides an additional escape route for these occupants

Whilst existing escape routes for 16-23 are acceptable, should this door at the end of the balcony be provided with an entrance door override from this side, it would greatly enhance the escape options for these residents, and effectively provide two ways of escape.

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats

Electrical Cupboard Doors

- FD30

Flat Doors

- Not confirmed
- FD30S self-closing (notional)

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

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 16 which has an entrance door fitted to FD30S SC (notional) standard, however the internal doors which open onto the entrance hallway are not fire resisting. The self closing device to the flat entrance door requires adjustment as the door did not close on its action. It may be the case that the whole door requires rehang as it appeared the door was becoming stuck on the carpet.

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.

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

There are glazed vision panels in flat entrance doors and glazing to flat windows, however these are all above 1.1m from their respective balcony decks so is not required to be FR.

Waste water pipe work penetrates from flats onto the common balcony and are open with no fire stopping. These are located below 1.1m and should therefore be adequately fire stopped.

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

- Permanently Open

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

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 16 which has a fire alarm provided to BS5839-6 LD3 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?

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?

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?

Minor Defects

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

Signs & Notices

Escape Routes

Is escape route signage necessary?

Yes

Is escape route signage provided?

No

Is provision of escape route signage suitable?

No

Comments

The presence of the locked door at the far end of the balcony, may cause confusion to residents and visitors who may believe they can escape via this route on the event of a fire.

Escape route signage or signage clearly showing that there is no exit via this door should be provided.

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

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

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

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

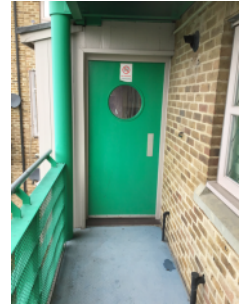
Comments

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

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Dimensions
Action Required	<p>Form an additional fire exit from the following areas:</p> <p>Whilst the existing escape routes for 16-23 are acceptable, should the door at the end of the common balcony be provided with an entrance door override from this side, it would greatly enhance the escape options for these residents, and effectively provide two ways of escape.</p> <p>Version 4- 12/08/2024 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	28 January 2023



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard.</p> <p>Version 4, 12/08/2024: Access was gained into flats 19, 17 and 16, self closing devices were noted and worked correctly. Unable to gain access to remainder of flats, the remaining flat entrance doors should be checked. Access was also gained to flat 18 and there was no self closing device fitted to this door, a separate task has been raised.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	28 January 2021

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Waste water pipe work penetrates from flats onto the common balcony and are open with no fire stopping. These are located below 1.1m and should therefore be adequately fire stopped.</p> <p>Version 4- 12/08/2024: This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	28 January 2022



Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	<p>An electrical junction box at the base of the stairs is exposed and should be repaired.</p> <p>Version 4, 12/08/2024: This task remains outstanding.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	28 January 2022



Task 5

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Flat 18
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	10 November 2024



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	12 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.