

Fire Risk Assessment

50 Wenlock Street

Version 4

06 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	Escape Routes & Fire Spread	Construction and Glazing	<p>Carry out an intrusive survey of the external wall system to ascertain if it meets the current government guidance.</p> <p>Version 4: 06/09/24 There is no evidence available on site, this information may be held centrally, this task remains outstanding.</p>	Medium	Identified		
2	Fire Prevention	Housekeeping	<p>The storage of combustibles in the following locations should be reduced:</p> <p>The ground floor electrical cupboard.</p> <p>Version 4: 06/09/24 This task remains outstanding.</p>	Medium	Identified		
3	Escape Routes & Fire Spread	Fire Doors	<p>Consider replacing the grilles in the basement doors or confirm that the existing grilles are of the intumescent type.</p> <p>Version 4: 06/09/24 This task remains outstanding.</p>	Advisory	Identified		

4	Fire Management	Testing & Maintenance	<p>Fire extinguishers have not been tested within the last 12 months and should therefore be tested without delay.</p> <p>C02 located in basement.</p> <p>Version 4: 06/09/24 This task remains outstanding.</p>	Medium	Identified
5	Signs & Notices	Other Signage	<p>It is recommended to remove this fire action notice as it may cause confusion to residents regarding the action they should take in the event of a fire.</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 4: 06/09/24

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 06/09/2024 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.

There is no evidence on site that an intrusive survey of the external wall system has been carried out to ascertain if it meets the current government guidance.

Consider replacing the grilles in the basement doors or confirm that the existing grilles are of the intumescent type.

Fire extinguishers have not been tested within the last 12 months and should therefore be tested without delay.

The storage of combustibles in the following locations should be reduced.

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	50 Wenlock Street
Town	Islington
Postcode	N1 7QW
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	6
Number of floors - below ground	1
Number of flats	20
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">Via protected lobbies / corridors

Approximate period of construction	1990-2000
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustibile?	Not Known

Further details

Five storey purpose built flats.

Construction details

A building of six floors, with brick walls and concrete floors and stairs under a flat roof.

There is a single staircase core, with flats being accessed via protected corridors.



External walls on the front (northern) elevation



External walls on the eastern side elevation.



External walls on the western side elevation



External walls on the rear (southern) elevation



Photograph showing an identified external wall system on fifth floor

External wall details

The external facade is mostly brick but a partial section appears appears to be a ‘Sto-render type wall system.

Also the upper floor (fifth floor) and a section of the fourth floor appears to have some form of metallic cladded external wall system fitted. It cannot be confirmed within the scope of this fire risk assessment the type and construction of this cladding nor its inner-insulating material. Also the substrate to which the render has been applied cannot be confirmed.

It is recommended to conduct an intrusive inspection of the external walls of this building to ensure they meet the requirements of the Building Regulations.

Are there any private balconies?	Yes
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Private balcony details

Private balconies are of a solid construction with the concrete deck of the balconies probably being an extension of the main

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concrete compartment floors. Upstands are of brick/mortar construction

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?

Not Known

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.



EIC test label



EIC test label



Electrical sockets are provided in common areas

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 pipe work within the building appeared in good condition, correctly identifiable and located within riser cupboards.



Evidence of gas meter inspection

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

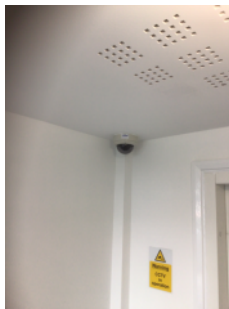
Comments

All entrances are fob operated and there is an external fob operated bin store.

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.



External secure bin store



CCTV cameras are provided

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There is some combustible storage in the ground floor and basement electrical cupboards.



Combustibles in ground floor 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

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.



No smoking sign

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?

Not Known

Comments

The Electricity at Work Regulations state that Lightning Protection systems should be serviced and maintained in accordance with the recommendations of BS EN 62305 at maximum intervals of twelve months. The system, including all lightning conductors and earth grounding installations, should be visually inspected and tested by a suitably qualified electrical engineer.

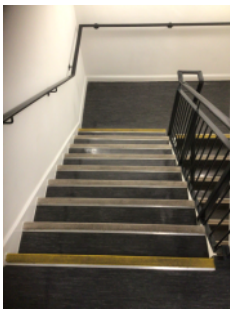
Escape Routes & Fire Spread

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?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

There is an emergency release device on the main entrance door to the ground floor lobby. This was checked to be working during the review and it is assumed that it fails safe to open in the event of a mains failure although this could not be checked.



Stair nosings are conspicuous at changes of level



Electromagnetic door release with emergency backup at 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:

- Basement
- Electrical Cupboards
- Flats
- Risers
- Staircases

Basement Doors

- FD30S self-closing

Electrical Cupboard Doors

- FD60S

Flat Doors

- FD30S self-closing

Riser Doors

- FD60S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Minor Defects

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

Flat 2 was accessed and the entrance door appears to be an FD30S standard with a functional self closing device.

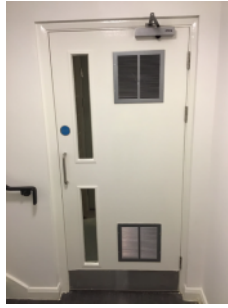
Two of the fire doors in the basement are fitted with air flow grilles but these do not appear to be of the intumescent type.

VERSION 2:

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.



Missing strips and seals



Grilles in basement doors

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It is evident that a program of fire stopping has been conducted in riser cupboards in February of 2018.



Evidence of fire stopping within riser cupboards conducted in 2018



Acid etching on staircase door glazing.



It was not possible to access these doors due to fob availability

Dampers, Ducts & Chutes

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

Yes

Comments

No Dampers, Ducts or Chutes evident.

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Smoke Ventilation

Areas where smoke ventilation is expected:

- Lobbies
- Staircases

Lobbies

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

There is an AOV at the top of the staircase and full height smoke vent doors in the lobbies, both are linked to smoke detectors in the common areas.



AOV

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	<ul style="list-style-type: none">Communal areas

Communal Areas

System Category	<ul style="list-style-type: none">BS 5839 Pt1 Category L5
Cause & Effect	<ul style="list-style-type: none">Sounds alarm in ancillary areasOperates smoke ventilation

Control Equipment

Is the control equipment suitably located?	Yes
Is the control equipment free from any obvious fault or defect?	Yes
Comments	The main fire alarm panel appears to be in a healthy condition.



Main fire alarm panel

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

Manual call points are located by the main entrance door, in the basement and bin store.

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

A BS5839-6 Category LD3 fire alarm has been installed inside the flats in this building.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

Comments

Combined smoke detector/sounders are located in the basement and bin store.

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	<ul style="list-style-type: none">• Not practicable to train residents• Fire unlikely in communal areas
Are fire extinguishers provided?	Yes
Predominant types of fire extinguisher:	<ul style="list-style-type: none">• Carbon dioxide - 5kg
Last test date of extinguishers:	February 2012
Are fire extinguishers readily accessible?	Yes
Is the provision of fire extinguishers reasonable?	No
Comments	There is a 5kg CO2 extinguisher in the basement electrical intake room which has not been tested since 2012.

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	<ul style="list-style-type: none">• Dry rising main
Is provision of fire service facilities reasonable?	Yes

Comments

Floor numbers are identified both within the staircase and within outside the lift



Dry riser inlet



Dry riser outlet on each landing



Floor numbers identified on each floor level

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 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 within the staircase

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



Escape route signage

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?

N/A

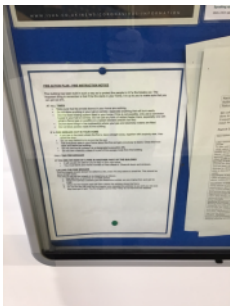
Other Signs & Notices

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

Whilst there is a fire alarm provided in the ancillary areas, throughout the remainder of the building there is no common fire alarm provided and a stay-put policy is in place. Within the main entrance there is a fire action notice posted within the notice-board giving information and instruction for such a stay put policy. However, adjacent to this is an additional fire action notice giving information and instruction for a simultaneous evacuation strategy. It is recommended to remove this fire action notice as it may cause confusion to residents regarding the action they should take in the event of a fire.

The smoke vent doors do not need signs.



The provided fire action notice for a stay put policy.

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 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?

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.

The CO2 extinguisher in the basement electrical room has not been tested since 2012.



Extinguisher test date of 2012

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	Construction and Glazing
Action Required	Carry out an intrusive survey of the external wall system to ascertain if it meets the current government guidance. Version 4: 06/09/24 There is no evidence available on site, this information may be held centrally, this task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	24 September 2020



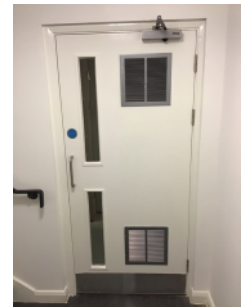
Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustibles in the following locations should be reduced: The ground floor electrical cupboard. Version 4: 06/09/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	24 September 2020



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Consider replacing the grilles in the basement doors or confirm that the existing grilles are of the intumescent type. Version 4: 06/09/24 This task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	26 March 2022



Task 4

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	Fire extinguishers have not been tested within the last 12 months and should therefore be tested without delay. C02 located in basement. Version 4: 06/09/24 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	24 September 2020



Task 5

Source Version	2
Category	Signs & Notices
Sub Category	Other Signage
Action Required	It is recommended to remove this fire action notice as it may cause confusion to residents regarding the action they should take in the event of a fire.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	14 September 2021



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.