

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	180-245 Holly Park Estate, London N4 4BN
Area Housing Office:	PURPOSE-BUILT BLOCKS - HOLLAND WALK
Date of Audit	11/05/2021
Suggested Review	11/05/2022



Overall Assessment of Fire Risk

Hazard from Fire:	Normal
Consequences Life:	Moderate Harm
Overall Risk from Fire:	Moderate

PRIVATE

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Introduction

This report has been completed in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005.

The purpose of this report is to provide an assessment of the risk to life from fire, and where appropriate, to make recommendations to ensure compliance with fire safety legislation.

The assessment was completed on the situation observed while at the premises and on information provided, either verbally or in writing.

The assessment does not involve destructive exposure, and it is not always possible to see in all rooms and areas, not inspect less readily accessible areas such as above ceilings. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgments.

The report represents only the best judgment of the auditor involved in the preparation and is based, in part, on information provided by others, such as other staff members or contractors.

Note that, although the purpose is to place the fire risk in context, the approach to fire safety risk assessment is subjective and for guidance only.

All hazards and deficiencies identified in this fire safety risk assessment should be addressed by implementing all the recommendations contained in the action summary.

General Building Information

Premises Description and/or Other Relevant Information:

Two staircase building, open balcony approaches with fully enclosed lobbies to lift and staircase enclosures. Mix of flats and Maisonettes. Dead end balcony situations for the flats located in the two wings at each floor level; central balconies to maisonettes on alternate floors only (2nd & 4th floors) with direct access at ground floor level.

Brief Details of the Block Construction:

Concrete floors and stairs with brickwork walls. Open balcony approach.

Number of Floors:	6 Storeys	Total Number of Units:	66
Number of Emergency Exits:	2	Number of Employees Present:	0+
Approximate Number of Residents:	165	Maximum Number of members of the Public at any one time:	65
Disabled Occupants:			

Fire Loss Experience (if known):

None known

Audit Details

Section	2. Identifying the Fire Hazards	
Sub-Section	2.1 Sources of Ignition	
Question	2.1.1 Naked flames	No
Question	2.1.2 Electrical sources	Low Risk
Question	2.1.3 Acts of nature eg lightning	Low Risk

Sub-Section	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	Low Risk

Sub-Section	2.3 Sources of Oxygen	
Question	2.3.1 Sources of oxygen other than naturally occurring?	None

Section	3. Identifying People at Risk	
Question	3.1 Are employees and/or visitors at risk from fire hazards?	Low Risk
Question	3.2 Are residents at risk from fire hazards?	Low Risk
Question	3.3 Are vulnerable persons at risk from the fire hazards?	Low Risk

Section	4. Evaluating the Fire Hazards	
Question	4.1 Do the premises have an effective smoking policy?	Low Risk
<i>“No Smoking “signage is displayed in the premises.</i>		
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	Medium Risk

ACTION	Repair door entry system to provide security against unauthorised access.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 12/11/2021
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Low Risk
ACTION	Storage in gardens and/or on lower private balconies is vulnerable; advise residents of the risk and recommend that combustible storage be minimised in these areas.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 12/05/2022
Question	4.4 Do the premises have any protection against acts such as lightning	Yes
<i>Lightening protection evident on building.</i>		
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?	Medium Risk
ACTION	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 12/11/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	Low Risk
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	Low Risk
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	Low Risk
<p><i>Islington Council recognises the balance between safety and security, adopting an advisory approach to security gates/grills and warning residents of the dangers/potential delays to the fire and rescue authority. Where gates/grills hinder access/egress to more than one property they will be disabled and/or removed immediately. The Construction and Fire Safety Team (CFST) will write to residents with gates installed periodically to refresh this information. This will also be</i></p>		

repeated through resident newsletters and web articles etc. periodically.

Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	Low Risk
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No vulnerable people formerly identified but there may be occupants with varying degrees of physical/mental disability, in line with the general population.

Question	4.11 Are the escape routes identified with effective signage to allow for all people to safely evacuate the premises in the event of an emergency?	Yes
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Simple exit routes.

Section	5. Means of Escape	
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Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	Yes
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Question	5.2 Are the available escape routes and widths suitable and sufficient for the physical layout of the premises?	Yes
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Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	Low Risk
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See 4.5.

Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	Low Risk
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Open balcony approach.

Question	5.5 Is the lighting adequate?	Low Risk
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No emergency lighting on means of escape.

Islington Council will install emergency lighting in purpose built blocks of flats (2 storey+) in line with its planned upgrade and renewal/cyclical improvement programme/CIP. High rise blocks (10 storey+) and those with complex layouts will be completed as a priority, with each block being assessed during the planning stages of CIP works. Properties with a simultaneous evacuation strategy will also be considered a priority.

Question	5.6 Do all exits within the premises lead to a place of reasonable or total safety?	Yes
Question	5.7 Are dwelling front entrance doors (from random sample) of a suitably fire resisting construction for the type of property and the location?	Yes
<p><i>Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p>		
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No
<p><i>Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p>		
Question	5.9 Are the fire doors within the common and landlord areas suitable and sufficient, and fitted where necessary, with intumescent strips and smoke seals?	Low Risk
<p><i>Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p>		
ACTION	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 12/11/2021
Question	5.10 Are self-closing devices provided appropriately on fire doors within the common and landlord areas? If so,	Low Risk

	are they in working order?	
ACTION	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively and without slamming.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 12/11/2021
Question	5.11 Are the internal fire doors indicated with the appropriate signage	Yes
Question	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	Yes
Question	5.13 Are doors used for means of escape from the premises provided with suitable fastenings that can be easily and immediately opened without the use of a key?	Yes
<i>Entry doors are incorporated into routine Estate Service Co-ordinators' inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i>		
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	Low Risk
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Low Risk
ACTION	Ensure that the approaches to the block remain clear of parked vehicles for emergency service access.	
Findings (ISSUE)	Car blocking Fire Service access Road.	Action & Completion By 12/11/2021
ACTION	Prominently display at/within main entrance area a premises information box (PIB) containing layout drawings with details of high risk areas; location of emergency cut off valves/switches and room usage for fire brigade use in an emergency. Including location details of known vulnerable residents (EAR List).	
Findings (ISSUE)	Premises information box should be provided in accordance with information supplied in the London Fire Brigade's fire safety guidance note GN70.	Action & Completion By 12/05/2022
Question	5.16 Are floor level indicators present and legible?	Low Risk
ACTION	Add floor level signage within staircase enclosure/s at all floor levels.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 12/05/2022

Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	Low Risk
See 4.2.		
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	Yes
<p><i>Testing of LFB access switches is incorporated into routine Estate Service Co-ordinators' inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i></p> <p><i>The lift overrides are tested on a monthly basis as part of the PPM maintenance visit carried out by the Lift Contractor.</i></p>		

Section	6. Detection and Warning	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	Low Risk
<p><i>Mains powered smoke/heat detection (to LD2 standard) was installed extensively to tenanted properties as part of the Decent Homes programme between 2004 & 2010. Since the conclusion of the Decent Homes programme, mains powered smoke/heat detection (LD2) is now installed as part of void property process and the cyclical (5 yearly), domestic electrical inspection/testing regime where it is not already provided. It is likely the majority of leasehold properties will not benefit from mains powered detection systems, although some grade F systems (battery operated) are likely to exist.</i></p>		
ACTION	Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.	
Findings (ISSUE)	This block appears to contain maisonettes. Inspect internally to determine if original fire safety measures are still in place/available and adequate means of escape/warning are provided for the layout of the dwelling.	Action & Completion By 12/05/2028
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	Yes

Section	7. Emergency Plans
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Question	7.1 Based upon the overall risk of fire, evaluation of fire hazards and means of escape, is the policy of "Stay put, unless affected by smoke or fire" considered adequate for the dwellings within these premises?	Yes
Question	7.2 Based upon the overall risk of fire, evaluation of fire hazards and means of escape, is the policy of "Full Evacuation" considered adequate for the dwellings within these premises?	N/A
Question	7.3 Have emergency plans been communicated to residents and other relevant people	Yes

Fire action notice displayed in entrance lobby to block.

The majority of purpose built blocks of flats operate on the principle that residents should 'stay put, unless directly affected by smoke, heat or fire'. This is communicated to residents through the tenant sign-up pack, regular newsletter articles and the Islington Council website, which also links to the LFB's 'know the plan' website. Caretakers are informed through periodic training.

Section	8. Further Surveys and Investigation	
Question	8.1 Are there any serious or suspected structural deficiencies which could lead to spread of fire beyond the dwelling of origin, warranting further investigation such as a Type 2, 3 or 4 survey?	No
Question	8.2 Are there any un-accessed areas or known voids that warrant further investigation to confirm adequate fire safety measures are in place?	Previous Action O/S
<p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0035977</i></p> <p><i>Action Details:</i></p> <p><i>The roof space should be inspected to ensure that the fire separation is maintained and excessive spaces subdivided with cavity barriers at maximum 20m intervals.</i></p>		
Question	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	Low Risk

Estate Service Co-ordinators' inspections include all external staircases, gangways and other such areas associated with a particular block. Defects are raised via Estate Maintenance Team/Housing Repairs Service and monitored to completion through the inspection process.

Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	No
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	No
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	Low Risk
ACTION	Part of the building exterior has been rendered which may be over an insulation material. Consideration should be given to inspecting the building to confirm if insulation has been used beneath the render, if the insulation is combustible and if the render is in a good state of repair to protect the insulation.	
Findings (ISSUE)	<p>The render appeared to be in good condition at time of audit.</p> <p>From visual observation, the exposed surface of external walls gives the appearance of render applied over an unknown substrate.</p> <p>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 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the "Advice Note").</p>	Action & Completion By 12/05/2022

Section	9. Overall Assessment of Fire Risk	
Question	9.1 Evaluation of overall fire hazard	Normal
Question	9.2 Evaluation of overall consequences for life safety	Moderate Harm
Question	9.3 Overall evaluation of fire risk	Moderate
Question	9.4 The most appropriate fire strategy for this building is	Stay-put
<i>Stay put unless directly affected by fire, heat, smoke or asked to leave by the Fire Service.</i>		
Question	9.5 Height of Building	Medium Rise (6-9 Storey)
Question	9.6 Next FRA Due	11/05/2022

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0040201
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Repair door entry system to provide security against unauthorised access.
Action Notes	{REDACTED}
Due Date	12/11/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040202
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Storage in gardens and/or on lower private balconies is vulnerable; advise residents of the risk and recommend that combustible storage be minimised in these areas.
Action Notes	{REDACTED}
Due Date	12/05/2022
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0040203
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?
Action Required	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.

Action Notes	{REDACTED}
Due Date	12/11/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Section	5. Means of Escape
Action Ref	0040204
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Ensure that the approaches to the block remain clear of parked vehicles for emergency service access.
Action Notes	Car blocking Fire Service access Road.
Due Date	12/11/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0040205
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Prominently display at/within main entrance area a premises information box (PIB) containing layout drawings with details of high risk areas; location of emergency cut off valves/switches and room usage for fire brigade use in an emergency. Including location details of known vulnerable residents (EAR List).
Action Notes	Premises information box should be provided in accordance with information supplied in the London Fire Brigade's fire safety guidance note GN70.
Due Date	12/05/2022
Responsible	Estate Maintenance Team
Status	OPEN

Action Ref	0040206
Question	5.16 Are floor level indicators present and legible?
Action Required	Add floor level signage within staircase enclosure/s at all floor levels.
Action Notes	{REDACTED}
Due Date	12/05/2022
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0040207
Question	5.9 Are the fire doors within the common and landlord areas suitable and sufficient, and fitted where necessary, with intumescent strips and smoke seals?
Action Required	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.
Action Notes	{REDACTED}
Due Date	12/11/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040208
Question	5.10 Are self-closing devices provided appropriately on fire doors within the common and landlord areas? If so, are they in working order?
Action Required	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively and without slamming.
Action Notes	{REDACTED}
Due Date	12/11/2021

Responsible	Estate Maintenance Team
Status	OPEN
Section	6. Detection and Warning
Action Ref	0040209
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?
Action Required	Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.
Action Notes	This block appears to contain maisonettes. Inspect internally to determine if original fire safety measures are still in place/available and adequate means of escape/warning are provided for the layout of the dwelling.
Due Date	12/05/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Section	8. Further Surveys and Investigation
Action Ref	0040200
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	Part of the building exterior has been rendered which may be over an insulation material. Consideration should be given to inspecting the building to confirm if insulation has been used beneath the render, if the insulation is combustible and if the render is in a good state of repair to protect the insulation.
Action Notes	<p>The render appeared to be in good condition at time of audit.</p> <p>From visual observation, the exposed surface of external walls gives the appearance of render applied over an unknown substrate.</p> <p>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 (https://www.gov.uk/government/publications/buildingsafety-advice-for-</p>

	building-owners-including-fire-doors) (the “Advice Note”).
Due Date	12/05/2022
Responsible	Fire Safety Works Team
Status	OPEN

Previous O/S Actions (as of report generation date)

Action Ref: 0035977 - The roof space should be inspected to ensure that the fire separation is maintained and excessive spaces subdivided with cavity barriers at maximum 20m intervals.