

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Braithwaite House, Bunhill Row, London EC1Y 8NE & EC1Y 8NQ
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	01/02/2021
Suggested Review	



Overall Assessment of Fire Risk

Hazard from Fire:	Normal
Consequences Life:	Slight Harm
Overall Risk from Fire:	Tolerable

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:

Single staircase building with internal corridor approach to maisonettes. Alternative exits from maisonettes on different floor level to entrance. Uppermost units exit onto roof, then back into block near to staircase. Flat entrances, lifts and alternative exits only on odd numbered floors. 3rd to 17th floors. Even floor levels (and 1st floor) provide access to plant rooms only. Main entrance and exits from block are at upper ground floor level including a TMO office (not part of this FRA). Ground floor level has a few minor store/plant rooms only. Sprinklers installed in underground garages.

Brief Details of the Block Construction:

Concrete with internal blockwork walls and external panelled cladding.

Number of Floors:	18 Storeys	Total Number of Units:	108
Number of Emergency Exits:	3 (plus 3 from underground garages)	Number of Employees Present:	0-4
Approximate Number of Residents:	280	Maximum Number of members of the Public at any one time:	110
Disabled Occupants:	Not Known		

Fire Loss Experience (if known):

None

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?	Medium Risk
<i>"No Smoking" signage is displayed in the premises.</i>		
ACTION	Remind residents of the smoking policy, monitor adherence & take enforcement action as necessary.	

Findings (ISSUE)	{REDACTED}	Action & Completion By 14/08/2021
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	Low Risk
<i>Electrical intake cupboards are routinely checked as part of the Estate Service Co-ordinators' inspection regime, which is documented. Estate/Caretaking Services will ensure doors remain adequately secured when not in use.</i>		
ACTION	Repair operation of defective door release buttons.	
Findings (ISSUE)	The emergency exit buttons to the gates at the north end of the garages do not open the gates.	Action & Completion By 14/08/2021
ACTION	Repair or replace door entry override system as appropriate to allow fire brigade access.	
Findings (ISSUE)	FB override on south entrance to garages defective.	Action & Completion By 14/08/2021
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Low Risk
<i>Concierge within block. Block entry security system. CCTV on estate. Recycling stored away from block.</i>		
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
<i>Islington Council operates a risk based approach to managing communal areas dependent on the design layout. Where corridors are enclosed or substantially enclosed a zero tolerance approach will be adopted. Where blocks have an open corridor design a managed use policy will be in place, where items of limited combustibility such as door mats, plant pots etc. are generally permitted in line with the guidance note for fire prevention in communal areas. Regular inspections are carried out by Estate Service Co-ordinators or TMO staff to ensure this policy is being adhered to and that properties are kept free of an accumulation of combustible waste. A 'zero tolerance' policy will be introduced where residents are unable to adhere to a sensible managed use arrangement.</i>		

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)	Clear waste/storage/combustibles from following areas: Rear exit route from stairway. Adjacent to rear exit route. Under rear exit route.	Action & Completion By 14/08/2021
ACTION	Remove paper signage from lift lobbies.	
Findings (ISSUE)	An accumulation of paper signage has appeared within lift lobbies on all floors and is vulnerable to casual ignition. This temporary signage is often obscuring fire safety signage.	Action & Completion By 14/08/2021
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 14/08/2021
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
<i>Evidence of fire stopping completed throughout block in risers and above false ceiling in corridors.</i>		
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
<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 repeated through resident newsletters and web articles etc. periodically.</i>		
Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	Low Risk

Information in premises information box present & up to date.

Information on vulnerable residents supplied within the premises information box to assist the Fire Service in the event of an evacuation of the block becoming necessary.

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?	Low Risk
<i>Escape signage displayed throughout block.</i>		
ACTION	Reattach emergency escape signage on roof.	
Findings (ISSUE)	Some of the roof top escape signage has become detached from the wall.	Action & Completion By 14/08/2021

Section	5. Means of Escape	
Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	Yes
Question	5.2 Are the available escape routes and widths suitable and sufficient for the physical layout of the premises?	Yes
Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	Low Risk
<i>See 4.5.</i>		
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	Low Risk
<i>Smoke ventilation is provided in the form of a mix of permanent open vents and manually openable vents in the corridors, lobbies and the staircase.</i>		
ACTION	Make alterations as appropriate to reinstate adequate permanent and/or openable ventilation in these areas.	
Findings (ISSUE)	Many garages have placed an obstruction above their doors which would hinder smoke reaching the permanent ventilation in the event of a fire. These obstructions should be removed.	Action & Completion By 14/08/2021

ACTION	Consider installing an automatic fire door cut off to the refuse chute.	
Findings (ISSUE)	A fire in the refuse chamber could allow hot gases and smoke to travel to the upper floors of the building. Consider installing an automatic fire door cut off to the base of the refuse chute operated by smoke detection or fusible link.	Action & Completion By 14/02/2028
Question	5.5 Is the lighting adequate?	Low Risk
<i>Emergency lighting is provided throughout the common escape routes, including the staircase, lift lobbies, corridors and the external roof level escape routes.</i>		
ACTION	Provide emergency lighting to cover plant rooms, electrical intake cupboards and all common escape routes.	
Findings (ISSUE)	<p>It was not possible to confirm if there was adequate artificial lighting and/or emergency escape lighting fitted in the following areas:</p> <p>Roof level lift motor and plant rooms and the access route from these rooms.</p> <p>The exit corridor from the lower roof level leading into the escape staircase.</p> <p>Lower ground level car park and exit routes from the car park.</p> <p>Although the external exit routes on both the upper and lower roof levels have emergency escape lighting, it was not possible to confirm if there is adequate artificial lighting provided to the roof to clearly illuminate the exit routes under normal circumstances.</p>	Action & Completion By 14/02/2028
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
{REDACTED}		
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No
<i>The majority of doors have recently been upgraded to current standards, therefore, most self-closers are likely to be in place and working, however, this block contains one leaseholder door which may not have a working self-closer.</i>		
ACTION	Ensure dwelling entrance door has a working self-closing mechanism.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 14/08/2021

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?	Medium Risk
<i>Most communal fire doors to stairway, refuse chute rooms and risers have recently been upgraded.</i>		
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 14/08/2021
ACTION	Consider upgrading rising butt hinges on fire doors.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 14/02/2028
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?	Yes
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
ACTION	Clean flooring/paving to prevent slip hazard.	
Findings (ISSUE)	The paving on the roof top escape route is starting to become slippery due to the formation of algae.	Action & Completion By 14/08/2021
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Yes
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)	Currently only the odd number floors have level signage. Display level signage within the stairway on the even floor levels too.	Action & Completion By 14/02/2022
ACTION	Add floor level signage within lift lobby at all floor levels.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 14/02/2022
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?	Low Risk
<p><i>DRM and WRM are inspected, maintained and tested in accordance with relevant British Standard by contractors working on behalf of Islington Council. Inspection/testing records are maintained by the Cyclical Testing Team.</i></p> <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> <p><i>Sprinkler system in garage area is inspected, maintained and tested in accordance with relevant British Standard by contractors working on behalf of Islington Council. Inspection/testing records are maintained by the Cyclical Testing Team.</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?	Previous Action O/S
<p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0035315</i></p>		

Action Details:

Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.

Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	Low Risk
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Section	7. Emergency Plans	
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 lift 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?	Low Risk

{REDACTED}

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
<p><i>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.</i></p>		
Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	Low Risk
<p><i>TMO office and Concierge Office on ground floor not accessed.</i></p> <p><i>Associated premises will be audited by the London Fire Brigade, to assess compliance with the Regulatory Reform (Fire Safety) Order 2005, under its risk based audit programme. The London Fire Brigade audit all commercial premises periodically according to risk.</i></p> <p><i>A percentage of even the lowest risk premises are audited each year, so over a longer period all commercial premises will receive a visit to assess compliance.</i></p>		
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
<p><i>The Aluminium Composite Material (ACM) cladding previously found on each end elevation (staircase and communal corridor window elevations only) was removed. This has been replaced with a solid Aluminium product, conforming to the current Building Regulation requirement for A1/A2 materials in the external wall construction.</i></p> <p><i>In accordance with the most recent guidance, the Council has carried out further investigation. The remaining cladding on Braithwaite House (front and rear window elevations), is a high-pressure laminate (HPL) product installed circa. 1999/2000.</i></p> <p><i>Samples of HPL cladding material have been subject to indicative material testing in accordance with BS EN13501-1:2018 - Fire classification of construction products and building elements. This testing indicates the fire performance of the HPL cladding panels is consistent with a Euro Class B-s1,d0 rating (very limited contribution to fire).</i></p> <p><i>The Ministry of Housing, Communities and Local Government (MHCLG) has commissioned testing on this type of HPL system (as a fairly common example of cladded buildings around the country), where it is combined with stone wool insulation (as at Braithwaite House). This combination of components has successfully passed a full-scale BS: 8414 (Fire Performance of External Cladding Systems) test.</i></p>		

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	Slight Harm
Question	9.3 Overall evaluation of fire risk	Tolerable
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	N/A
Question	9.6 Next FRA Due	N/A

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0037880
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustibles, 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	Clear waste/storage/combustibles from following areas: Rear exit route from stairway. Adjacent to rear exit route. Under rear exit route.
Due Date	14/08/2021
Responsible	TMO/Co-op
Status	OPEN
Action Ref	0037881
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?
Action Required	Reattach emergency escape signage on roof.
Action Notes	Some of the roof top escape signage has become detached from the wall.
Due Date	14/08/2021
Responsible	TMO/Co-op
Status	OPEN
Action Ref	0037884
Question	4.1 Do the premises have an effective smoking policy?
Action Required	Remind residents of the smoking policy, monitor adherence & take

	enforcement action as necessary.
Action Notes	{REDACTED}
Due Date	14/08/2021
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0037878
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	Remove paper signage from lift lobbies.
Action Notes	An accumulation of paper signage has appeared within lift lobbies on all floors and is vulnerable to casual ignition. This temporary signage is often obscuring fire safety signage.
Due Date	14/08/2021
Responsible	TMO/Co-op
Status	OPEN
Action Ref	0037879
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	14/08/2021
Responsible	TMO/Co-op
Status	OPEN

Action Ref	0037876
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Repair operation of defective door release buttons.
Action Notes	The emergency exit buttons to the gates at the north end of the garages do not open the gates.
Due Date	14/08/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0037877
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Repair or replace door entry override system as appropriate to allow fire brigade access.
Action Notes	FB override on south entrance to garages defective.
Due Date	14/08/2021
Responsible	Estate Maintenance Team
Status	OPEN
Section	5. Means of Escape
Action Ref	0037882
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	Currently only the odd number floors have level signage. Display level signage within the stairway on the even floor levels too.
Due Date	14/02/2022
Responsible	TMO/Co-op

Status	COMPLETE
Action Ref	0037883
Question	5.16 Are floor level indicators present and legible?
Action Required	Add floor level signage within lift lobby at all floor levels.
Action Notes	{REDACTED}
Due Date	14/02/2022
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0037885
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Make alterations as appropriate to reinstate adequate permanent and/or openable ventilation in these areas.
Action Notes	Many garages have placed an obstruction above their doors which would hinder smoke reaching the permanent ventilation in the event of a fire. These obstructions should be removed.
Due Date	14/08/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0037886
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Consider installing an automatic fire door cut off to the refuse chute.
Action Notes	A fire in the refuse chamber could allow hot gases and smoke to travel to the upper floors of the building. Consider installing an automatic fire door cut off to the base of the refuse chute operated by smoke detection or

	fusible link.
Due Date	14/02/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0037887
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?
Action Required	Ensure dwelling entrance door has a working self-closing mechanism.
Action Notes	{REDACTED}
Due Date	14/08/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0037888
Question	5.5 Is the lighting adequate?
Action Required	Provide emergency lighting to cover plant rooms, electrical intake cupboards and all common escape routes.
Action Notes	<p>It was not possible to confirm if there was adequate artificial lighting and/or emergency escape lighting fitted in the following areas:</p> <p>Roof level lift motor and plant rooms and the access route from these rooms.</p> <p>The exit corridor from the lower roof level leading into the escape staircase.</p> <p>Lower ground level car park and exit routes from the car park.</p> <p>Although the external exit routes on both the upper and lower roof levels have emergency escape lighting, it was not possible to confirm if there is adequate artificial lighting provided to the roof to clearly illuminate the exit routes under normal circumstances.</p>
Due Date	14/02/2028

Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0037889
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	14/08/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0037890
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	Consider upgrading rising butt hinges on fire doors.
Action Notes	{REDACTED}
Due Date	14/02/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0037891
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?
Action Required	Clean flooring/paving to prevent slip hazard.

Action Notes	The paving on the roof top escape route is starting to become slippery due to the formation of algae.
Due Date	14/08/2021
Responsible	TMO/Co-op
Status	COMPLETE

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

Action Ref: 0035315 - Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.