

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	275 Camden Road, London, N7 0JN
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - HOLLAND WALK
<b>Date of Audit</b>	06/05/2021
<b>Suggested Review</b>	06/05/2022



## Overall Assessment of Fire Risk

<b>Hazard from Fire:</b>	Normal
<b>Consequences Life:</b>	Slight Harm
<b>Overall Risk from Fire:</b>	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:

#### Brief Details of the Block Construction:

New build (2018). Brick and concrete construction. Flat roof. Library (not included in FRA), bin & cycle stores on ground floor. Flats on 1st to 5th floors. Dry riser, ventilation system and FB override provided. Signage linked to detection system.

<b>Number of Floors:</b>	6	<b>Total Number of Units:</b>	18
<b>Number of Emergency Exits:</b>	2	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	40	<b>Maximum Number of members of the Public at any one time:</b>	20
<b>Disabled Occupants:</b>	Not known		

#### Fire Loss Experience (if known):

None

## Audit Details

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

Sub-Section	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	<b>Low Risk</b>

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

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

<b>Section</b>	<b>4. Evaluating the Fire Hazards</b>	
Question	4.1 Do the premises have an effective smoking policy?	<b>Low Risk</b>
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	<b>Low Risk</b>

*Electrical intake cupboards are routinely checked as part of the Estate Service Co-ordinators'*

<i>inspection regime, which is documented. Estate/Caretaking Services will ensure doors remain adequately secured when not in use.</i>		
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	<b>Low Risk</b>
<i>Block entry security system and CCTV.</i>		
Question	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<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?	<b>Low Risk</b>
<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>		
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	<b>Low Risk</b>
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	<b>Low Risk</b>
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<b>Low Risk</b>
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	<b>Low Risk</b>
<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?	<b>Low Risk</b>
<i>No vulnerable people formerly identified but there may be occupants with varying degrees of</i>		

*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?	<b>Yes</b>
{REDACTED}		

<b>Section</b>	<b>5. Means of Escape</b>	
Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	<b>Yes</b>
Question	5.2 Are the available escape routes and widths suitable and sufficient for the physical layout of the premises?	<b>Yes</b>
Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	<b>Yes</b>
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	<b>Low Risk</b>
<p><i>AOV at head of stairway operated by automatic smoke detection.</i></p> <p><i>AOV's in lift lobbies operated by automatic smoke detection.</i></p> <p><i>Open-able vents on corridor to flat entrance doors.</i></p>		
Question	5.5 Is the lighting adequate?	<b>Low Risk</b>
<p><i>As a new build emergency lighting is installed but it is difficult to determine coverage as units do not have indicator lights.</i></p>		
Question	5.6 Do all exits within the premises lead to a place of reasonable or total safety?	<b>Yes</b>
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?	<b>Yes</b>
<p><i>Building completed in 2018. All doors appear to be in good condition.</i></p>		
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	<b>Yes</b>

<i>As building was completed in 2018 door closers are likely to still be functional.</i>		
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?	<b>Yes</b>
<i>Communal fire doors all appear to be in good condition.</i>		
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?	<b>Yes</b>
Question	5.11 Are the internal fire doors indicated with the appropriate signage	<b>Yes</b>
Question	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	<b>Yes</b>
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?	<b>Yes</b>
<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?	<b>Low Risk</b>
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Medium Risk</b>
<b>ACTION</b>	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).	
<b>Findings (ISSUE)</b>	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 06/05/2022
<b>ACTION</b>	Install door entry override system as appropriate to allow fire brigade access	
<b>Findings (ISSUE)</b>	Install FB override to ground floor internal security door to give the Fire Brigade access to the lift and stairs. It is currently only possible to get into the secure lobby adjacent to the cycle store.  FB access at the rear of the block would also be beneficial.	Action & Completion By 06/05/2022

Question	5.16 Are floor level indicators present and legible?	<b>Yes</b>
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	<b>Yes</b>
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	<b>Low Risk</b>
<p><i>DRM and WRM are inspected, maintained and tested in accordance with relevant British Standard by contractors working on behalf of Housing Property Services. Inspection/testing records are maintained by the Cyclical Testing Team.</i></p> <p><i>Testing of LFB access switches is incorporated into routine Quality Assurance Officer (QAO) inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i></p>		
<b>ACTION</b>	<b>Maintain fire alarm.</b>	
<b>Findings (ISSUE)</b>	<b>Fire alarm panel in ground floor block entrance lobby is showing a general fault.</b>	<b>Action &amp; Completion By 06/11/2021</b>

<b>Section</b>	<b>6. Detection and Warning</b>	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	<b>Yes</b>
<p><i>New build in 2018, so would have detection installed to comply with Building Regulations.</i></p>		
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Yes</b>
<p><i>Smoke detection installed in common parts to operate AOV's and also exit signage.</i></p>		

<b>Section</b>	<b>7. Emergency Plans</b>	
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?	<b>Yes</b>



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
<p style="text-align: center;"><i>Fire action notice displayed in entrance lobby to block.</i></p> <p><i>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.</i></p>		

<b>Section</b>	<b>8. Further Surveys and Investigation</b>	
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?	No
Question	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	N/A
Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	Low Risk
<p style="text-align: center;"><i>Library on ground floor.</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	No

promote fire spread?

*Top floor of the block appears to be clad in a material that has the appearance of zinc.*

Section	9. Overall Assessment of Fire Risk	
Question	9.1 Evaluation of overall fire hazard	<b>Normal</b>
Question	9.2 Evaluation of overall consequences for life safety	<b>Slight Harm</b>
Question	9.3 Overall evaluation of fire risk	<b>Tolerable</b>
Question	9.4 The most appropriate fire strategy for this building is	<b>Stay-put</b>
<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	<b>Medium Rise (6-9 Storey)</b>
Question	9.6 Next FRA Due	<b>06/05/2022</b>

## Audit Details

Section	5. Means of Escape
Action Ref	0040145
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	06/05/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040146
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Install door entry override system as appropriate to allow fire brigade access
Action Notes	Install FB override to ground floor internal security door to give the Fire Brigade access to the lift and stairs. It is currently only possible to get into the secure lobby adjacent to the cycle store. FB access at the rear of the block would also be beneficial.
Due Date	06/05/2022
Responsible	Fire Safety Works Team
Status	<b>OPEN</b>

Action Ref	0040147
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?
Action Required	Maintain fire alarm.
Action Notes	Fire alarm panel in ground floor block entrance lobby is showing a general fault.
Due Date	06/11/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>

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

None