

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	80-204 Pembroke Street, London N1 0DP
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - UPPER STREET WEST
<b>Date of Audit</b>	09/06/2021
<b>Suggested Review</b>	09/06/2022



## Overall Assessment of Fire Risk

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

FB override switches are installed at ground floor and all floor entrances to balconies. Lifts are installed in 2 main entrances. Storage cupboards are located adjacent to each maisonette entrance door. Garages on ground floor.

### Brief Details of the Block Construction:

Residential block of maisonettes with concrete stairs & floors. The block is separated into two sections, with 2 escape stairs serving 118-204 and 1 escape stair serving 80-162. Glazing enclosed balconies give access to FEDs. An escape balcony is provided as alternative access from the bedrooms, with private balconies to the rear of the building. A third stairway is shared with adjacent block.

<b>Number of Floors:</b>	7 incl ground	<b>Total Number of Units:</b>	63
<b>Number of Emergency Exits:</b>	3	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	160	<b>Maximum Number of members of the Public at any one time:</b>	50
<b>Disabled Occupants:</b>	Not Known		

### Fire Loss Experience (if known):

None Known

## Audit Details

<b>Section</b>	<b>2. Identifying the Fire Hazards</b>	
<b>Sub-Section</b>	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>

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

<b>Sub-Section</b>	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>
<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?	<b>Low Risk</b>

<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>		
<b>ACTION</b>	Repair or replace door entry override system as appropriate to allow fire brigade access.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 10/12/2021
<b>Question</b>	4.3 Have satisfactory measures been taken to reduce the risk of arson?	<b>Low Risk</b>
<i>Block entry security system. Recycling stored away from block.</i>		
<b>ACTION</b>	Repair security doors.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 10/06/2022
<b>Question</b>	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<i>Lightening protection evident on building.</i>		
<b>Question</b>	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?	<b>Medium 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>		
<b>ACTION</b>	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 10/12/2021
<b>Question</b>	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>
<b>ACTION</b>	Provide adequate fire stopping around penetrations into the electrical intake cupboards.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 10/06/2022
<b>ACTION</b>	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	The fire stopping appears to be insufficient within service riser cupboards throughout this premise.	Action & Completion By 10/06/2028
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>
<p style="text-align: center;"><i>Security gates fitted within block to individual dwellings.</i></p> <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 repeated through resident newsletters and web articles etc. periodically.</i></p>		
Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	<b>Low Risk</b>
<p style="text-align: center;"><i>No vulnerable people formerly identified but there may be occupants with varying degrees of physical/mental disability, in line with the general population.</i></p>		
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>

<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	<b>Yes</b>

	the premises?	
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>Low Risk</b>
<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	<b>Medium Risk</b>
<i>Open-able windows in lift lobby and open-able windows and vent in chute rooms.</i>		
<b>ACTION</b>	Make alterations as appropriate to reinstate adequate permanent and/or openable ventilation in these areas.	
<b>Findings (ISSUE)</b>	Ventilation on the stairways and corridors appears to be insufficient. Consider additional permanent ventilation on the corridors and at the head of the stairways.	Action & Completion By 10/06/2028
Question	5.5 Is the lighting adequate?	<b>Low Risk</b>
<p><i>No emergency lighting on means of escape. Conventional Lighting is adequate but consideration should be given to providing emergency escape lighting on the means of escape routes and plant rooms as recommended by LGA Fire Safety in Purpose Built Flats and conform to the recommendations and requirements of the relevant parts of BS 5266.</i></p> <p><i>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.</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>No</b>
<i>The majority of flat entrance doors have been replaced to comply with current standards, however, this block contains a significant number of leaseholder doors which have not been replaced.</i>		

<p><i>In light of the MHCLG investigations and findings, Islington council, has a robust program in place to identify all composite fire doors/sets. As this program rolls out, dependent on the findings, results of the testing and certification etc. taking into consideration the actions raised in the Fire Risk Assessment, the complexity of the premise design, layout, and the evacuation procedures, appropriate action will be taken.</i></p> <p><i>(The appropriate remedial action will be undertaken within a suitable time frame on a risk managed basis).</i></p>		
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 10/12/2021
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	<b>No</b>
<p><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 a significant number of leaseholder doors which may not have a working self-closer.</i></p>		
ACTION	Ensure dwelling entrance door has a working self-closing mechanism.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 10/06/2022
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>Medium Risk</b>
<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 10/12/2021
Question	5.10 Are self-closing devices provided appropriately on fire doors within the common and landlord areas? If	<b>Yes</b>



	so, are they in working order?	
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>
<p><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></p>		
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>Low 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 10/06/2022
Question	5.16 Are floor level indicators present and legible?	<b>Low Risk</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>Low Risk</b>
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?	<b>Yes</b>
<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'</i></p>		

*inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.*

*The lift overrides are tested on a monthly basis as part of the PPM maintenance visit carried out by the Lift Contractor.*

Section	6. Detection and Warning	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	<b>Low Risk</b>
<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 &amp; 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>		
<b>ACTION</b>	Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.	
<b>Findings (ISSUE)</b>	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 10/06/2028
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Low Risk</b>

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?	<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?	<b>N/A</b>

Question	7.3 Have emergency plans been communicated to residents and other relevant people	<b>Yes</b>
<i>Fire action notice displayed in entrance lobby to block.</i>		
<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>		

<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?	<b>No</b>
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?	<b>No</b>
<i>Flat roof not accessed.</i>		
Question	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	<b>Low Risk</b>
<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>		
Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	<b>No</b>
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	<b>No</b>
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	<b>Low Risk</b>
<i>Small section of cladding above each entrance to block. Majority of block exterior surface is brick.</i>		
<b>ACTION</b>	The building exterior consists of a cladding panel system. Consideration should be given to testing the panels/insulation to ensure they are not combustible and are	

	suitable for the height of the building.	
Findings (ISSUE)	<p>From visual observation, the exposed surface of external walls above entrances to block gives the appearance of HPL applied over unknown substrate.</p> <p>Attention is drawn to the Ministry of Housing, Communities &amp; Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<a href="https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors">https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors</a>) (the "Advice Note").</p>	Action & Completion By 10/06/2028

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>Moderate Harm</b>
Question	9.3 Overall evaluation of fire risk	<b>Moderate</b>
Question	9.4 The most appropriate fire strategy for this building is	<b>Stay-put</b>
Question	9.5 Height of Building	<b>Medium Rise (6-9 Storey)</b>
Question	9.6 Next FRA Due	<b>09/06/2022</b>

## Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0040556
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	{REDACTED}
Due Date	10/12/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040557
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Repair security doors.
Action Notes	{REDACTED}
Due Date	10/06/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040561
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	10/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0040562
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Provide adequate fire stopping around penetrations into the electrical intake cupboards.
Action Notes	{REDACTED}
Due Date	10/06/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040563
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.
Action Notes	The fire stopping appears to be insufficient within service riser cupboards throughout this premise.
Due Date	10/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
<b>Section</b>	<b>5. Means of Escape</b>
Action Ref	0040559
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?
Action Required	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.
Action Notes	{REDACTED}
Due Date	10/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0040558
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	Ventilation on the stairways and corridors appears to be insufficient. Consider additional permanent ventilation on the corridors and at the head of the stairways.
Due Date	10/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
Action Ref	0040560
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	10/06/2022
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>

Action Ref	0040564
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	10/12/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040565
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	10/06/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
<b>Section</b>	<b>6. Detection and Warning</b>
Action Ref	0040566
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	10/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
<b>Section</b>	<b>8. Further Surveys and Investigation</b>
Action Ref	0040555
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	The building exterior consists of a cladding panel system. Consideration should be given to testing the panels/insulation to ensure they are not combustible and are suitable for the height of the building.
Action Notes	<p>From visual observation, the exposed surface of external walls above entrances to block gives the appearance of HPL applied over unknown substrate.</p> <p>Attention is drawn to the Ministry of Housing, Communities &amp; Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<a href="https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors">https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors</a>) (the "Advice Note").</p>
Due Date	10/06/2028
Responsible	Fire Safety Works Team
Status	<b>OPEN</b>

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

None

