

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	97 Graham Street, London N1 8BN
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	11/02/2021
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:

Dry Riser. Smoke detectors and alarm panel in common areas. MCPs. Emergency Lighting. 2 x AOV's, 2nd & 4th floors.

Brief Details of the Block Construction:

6 Storey, brick and concrete construction with flat roof and private balconies.

Number of Floors:	6 including ground	Total Number of Units:	3
Number of Emergency Exits:	2	Number of Employees Present:	0+
Approximate Number of Residents:	9	Maximum Number of members of the Public at any one time:	5
Disabled Occupants:	Not Known		

Fire Loss Experience (if known):

January 2020 - Small electrical fire in lift car at 4th floor level.

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
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	Low Risk

Estate Service Co-ordinators' inspections include all external staircases, gangways and other

<i>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	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Low Risk
<i>Block entry security system.</i>		
Question	4.4 Do the premises have any protection against acts such as lightning	Low Risk
<i>The block does not appear to have lightning protection.</i>		
<i>The installation of lightning protection is to be considered as part of future Cyclical Improvement Programme (CIP) works, following assessment by specialists.</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)	{REDACTED}	Action & Completion By 31/08/2021
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
ACTION	Seal off the gaps and/or service penetrations with fire stopping materials.	
Findings (ISSUE)	The riser cupboards have a sheath without any pipe or cables running through. This sheath should be capped off or fire stopped to prevent smoke travel and fire spread. This sheath was originally fitted as ventilation because of the existence of a gas pipe within the riser. However this	Action & Completion By 03/03/2022

	<p>conflicts with the need for horizontal fire separation. The gas section are aware of this and plans are in the process of being made to run the gas pipe externally.</p> <p>The original fire strategy is not available to help determine the level of vertical separation within the riser.</p>	
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 repeated through resident newsletters and web articles etc. periodically.</i></p>		
Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	Low Risk
<p><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?	Yes

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
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
<i>{REDACTED}</i>		
Question	5.5 Is the lighting adequate?	Yes
<i>Emergency lighting throughout escape route and in electrical intake cupboard.</i>		
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
<i>Doors appear to be original when built in 2012.</i>		
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	Yes
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
ACTION	Reduce gap at the bottom of fire doors.	
Findings (ISSUE)	The gaps on the threshold of the riser cupboard doors are excessive (>15mm).	Action & Completion By 03/03/2022
ACTION	Intumescent strips & smoke seals should be installed on riser cupboard doors.	
Findings (ISSUE)	Doors to the electrical cupboard, entrance lobby and riser cupboards appear to have intumescent seals fitted correctly. However, cold smoke seals have only been fitted to one vertical surface per door and not at all to the top of the doors.	Action & Completion By 03/03/2022
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
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Low Risk
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 03/03/2022
Question	5.16 Are floor level indicators present and legible?	Low Risk
ACTION	Add correct floor level signage within staircase enclosure/s at all floor levels.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 03/03/2022
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	Yes
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	Yes
<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>		
<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>		

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

Automatic fire detection system and automatic opening vents 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.

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: 0035297</i></p> <p><i>Action Details:</i></p> <p><i>Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.</i></p>		
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	Low Risk
{REDACTED}		
ACTION	Investigate to determine if fire alarm set up is compatible with fire strategy.	
Findings (ISSUE)	Investigations are ongoing to determine why the system has manual call points as the block has a stay put policy. Investigations to date have determined that the common parts do have an audible fire alarm. Liaison with Building Control will take place to determine appropriate fire strategy going forward to avoid confusion.	Action & Completion By 03/03/2022

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
<p><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>		

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?	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?	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)?	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?	No

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	Medium Rise (6-9 Storey)
Question	9.6 Next FRA Due	N/A

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0038321
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	31/08/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0038316
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Seal off the gaps and/or service penetrations with fire stopping materials.
Action Notes	<p>The riser cupboards have a sheath without any pipe or cables running through. This sheath should be capped off or fire stopped to prevent smoke travel and fire spread. This sheath was originally fitted as ventilation because of the existence of a gas pipe within the riser. However this conflicts with the need for horizontal fire separation. The gas section are aware of this and plans are in the process of being made to run the gas pipe externally.</p> <p>The original fire strategy is not available to help determine the level of vertical separation within the riser.</p>
Due Date	03/03/2022
Responsible	Estate Maintenance Team
Status	OPEN

Section	5. Means of Escape
Action Ref	0038317
Question	5.16 Are floor level indicators present and legible?
Action Required	Add correct floor level signage within staircase enclosure/s at all floor levels.
Action Notes	{REDACTED}
Due Date	03/03/2022
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0038318
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	Reduce gap at the bottom of fire doors.
Action Notes	The gaps on the threshold of the riser cupboard doors are excessive (>15mm).
Due Date	03/03/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0038319
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	Intumescent strips & smoke seals should be installed on riser cupboard doors.
Action Notes	Doors to the electrical cupboard, entrance lobby and riser cupboards appear to have intumescent seals fitted correctly. However, cold smoke seals have only been fitted to one vertical surface per door and not at all to

	the top of the doors.
Due Date	03/03/2022
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0038320
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	03/03/2022
Responsible	Estate Maintenance Team
Status	OPEN
Section	6. Detection and Warning
Action Ref	0038315
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?
Action Required	Investigate to determine if fire alarm set up is compatible with fire strategy.
Action Notes	Investigations are ongoing to determine why the system has manual call points as the block has a stay put policy. Investigations to date have determined that the common parts do have an audible fire alarm. Liaison with Building Control will take place to determine appropriate fire strategy going forward to avoid confusion.
Due Date	03/03/2022

Responsible	Construction and Fire Safety Team
Status	OPEN

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

Action Ref: 0035297 - Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.