

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	Blake House, 158 Brecknock Road, London N19 5AR
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - HOLLAND WALK
<b>Date of Audit</b>	15/03/2021
<b>Suggested Review</b>	16/03/2022



## 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:

6 Storey brick & block built accommodation comprising 13 flats with 1-4 ground floor with OFD. 9 Flats off a single concrete stair with alternative escape on LGF. Open balcony access to rear of building.

<b>Number of Floors:</b>	6	<b>Total Number of Units:</b>	13
<b>Number of Emergency Exits:</b>	2	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	30	<b>Maximum Number of members of the Public at any one time:</b>	10
<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>None</b>

<b>Sub-Section</b>	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	<b>None</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>Yes</b>
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	<b>Yes</b>
Question	4.3 Have satisfactory measures been taken to reduce the	<b>Yes</b>

	risk of arson?	
Question	4.4 Do the premises have any protection against acts such as lightning	<b>Low Risk</b>
<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?	<b>Yes</b>
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	<b>Yes</b>
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	<b>Yes</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>Yes</b>
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 physical/mental disability, in line with the general population.</i>		
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>N/A</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 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>No</b>
Question	5.5 Is the lighting adequate?	<b>Low Risk</b>
<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>Previous Action O/S</b>
<p style="text-align: center;"><i>1 Action(s) Still Outstanding</i></p> <p style="text-align: center;"><i>Action Ref: 0035553</i></p> <p style="text-align: center;"><i>Action Details:</i></p> <p style="text-align: center;"><i>Glazing in flat front entrance door does not appear to offer 30 minutes' fire resistance.</i></p>		
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	<b>No</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>		
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>Low 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</i></p>		

*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.*

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?	N/A
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
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	Yes
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?	Yes
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

<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>Previous Action O/S</b>
<p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0035554</i></p> <p><i>Action Details:</i></p>		

<i>Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.</i>		
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Yes</b>
<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>		

<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?	<b>N/A</b>
Question	7.3 Have emergency plans been communicated to residents and other relevant people	<b>Yes</b>

<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>Previous Action O/S</b>
<i>4 Action(s) Still Outstanding</i>		
<i>Action Ref: 0035545</i>		



*Action Details:*

*The roof space should be inspected to ensure that the fire separation is maintained. If the separating walls are compartment walls (a continuation of the party walls between each flat) any hatches and/or doors should provide a minimum of 60 minutes fire resistance (i.e. FD60). If the separating walls are not compartment walls but are provided to reduce the size of roof space void the provision of FD30 hatches and/or doors will be acceptable.*

*Action Ref: 0027108*

*Action Details:*

*The roof space should be inspected to ensure that the fire separation is maintained. If the separating walls are compartment walls (a continuation of the party walls between each flat) any hatches and/or doors should provide a minimum of 60 minutes fire resistance (i.e. FD60). If the separating walls are not compartment walls but are provided to reduce the size of roof space void the provision of FD30 hatches and/or doors will be acceptable.*

*Action Ref: 0027109*

*Action Details:*

*The roof voids should be inspected and excessive spaces subdivided with cavity barriers at maximum 20m intervals.*

*Action Ref: 0015345*

*Action Details:*

*The roof space should be inspected to ensure that the fire separation is maintained. If the separating walls are compartment walls (a continuation of the party walls between each flat) any hatches and/or doors should provide a minimum of 60 minutes fire resistance (i.e. FD60). If the separating walls are not compartment walls but are provided to reduce the size of roof space void the provision of FD30 hatches and/or doors will be acceptable.*

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)?	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?	<b>No</b>
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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>
Question	9.5 Height of Building	<b>Medium Rise (6-9 Storey)</b>
Question	9.6 Next FRA Due	<b>16/03/2022</b>

## Audit Details

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

Action Ref: 0035553 - Glazing in flat front entrance door does not appear to offer 30 minutes' fire resistance.

Action Ref: 0035554 - Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.

Action Ref: 0035545 - The roof space should be inspected to ensure that the fire separation is maintained. If the separating walls are compartment walls (a continuation of the party walls between each flat) any hatches and/or doors should provide a minimum of 60 minutes fire resistance (i.e. FD60). If the separating walls are not compartment walls but are provided to reduce the size of roof space void the provision of FD30 hatches and/or doors will be acceptable.

Action Ref: 0027108 - The roof space should be inspected to ensure that the fire separation is maintained. If the separating walls are compartment walls (a continuation of the party walls between each flat) any hatches and/or doors should provide a minimum of 60 minutes fire resistance (i.e. FD60). If the separating walls are not compartment walls but are provided to reduce the size of roof space void the provision of FD30 hatches and/or doors will be acceptable.

Action Ref: 0027109 - The roof voids should be inspected and excessive spaces subdivided with cavity barriers at maximum 20m intervals.

Action Ref: 0015345 - The roof space should be inspected to ensure that the fire separation is maintained. If the separating walls are compartment walls (a continuation of the party walls between each flat) any hatches and/or doors should provide a minimum of 60 minutes fire resistance (i.e. FD60). If the separating walls are not compartment walls but are provided to reduce the size of roof space void the provision of FD30 hatches and/or doors will be acceptable.