

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Brunswick Court, Tompion Street, London EC1V 0ER
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	01/09/2020
Suggested Review	



Overall Assessment of Fire Risk

Hazard from Fire:	Normal
Consequences Life:	Moderate Harm
Overall Risk from Fire:	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:

Central enclosed staircase with lobbied off lifts and open balcony approaches. TMO office on ground floor (excluded from assessment). Communal heating provided from adjacent block (Emberton Court). A few flats are in a single storey wing.

Brief Details of the Block Construction:

Concrete floors & structure with blockwork walls and cladding panels on stairway and end walls of block. Samples of cladding panels have recently been sent away for testing to the British Research Establishment in line with CLG guidance. The panels on Brunswick Court do not appear to be of the aluminium composite material (ACM) type.

Number of Floors:	14	Total Number of Units:	72
Number of Emergency Exits:	5	Number of Employees Present:	0+
Approximate Number of Residents:	180	Maximum Number of members of the Public at any one time:	80
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 01/03/2021
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>		
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Medium Risk
<i>Block entry security system. CCTV on estate.</i>		
ACTION	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.	
Findings (ISSUE)	Refuse bins too close to block.	Action & Completion By 01/09/2021
ACTION	Secure refuse bin store/chamber.	
Findings (ISSUE)	Refuse chamber unsecured. Fires in refuse chambers are unfortunately relatively common. The chute can transfer smoke and hot gases to the upper floors of a building. For this reason, it is important that refuse chambers are secured between refuse collections.	Action & Completion By 01/03/2021
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 two tiered approach to managing communal areas dependant 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	Alternative arrangements must be made for the parking of motor cycles/mopeds. Motorcycles/mopeds must not be stored or parked on	

	common approaches or on escape routes.	
Findings (ISSUE)	Moped on exit route from block.	Action & Completion By 01/03/2021
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 01/03/2021
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 01/03/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	Low Risk
ACTION	Remove combustible floor covering.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 01/09/2021
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	Low Risk
ACTION	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	Fire stopping works within risers on the estate are still ongoing but are mostly complete . It is possible that this issue is part of those works.	Action & Completion By 01/09/2021
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
ACTION	Repair cracked or damaged fire resisting glazing.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 01/09/2021
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	Low Risk
<i>Security gates fitted within block to individual dwellings.</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.

Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	Low Risk
<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?	Yes
<i>Simple single stairway exit route.</i>		

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>Open balcony approach, windows on stairway and vent at head of stairway.</i>		
Question	5.5 Is the lighting adequate?	Yes
<i>Commulite emergency lighting within block.</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?	No
<p><i>Glazing within dwelling entrance doors does not appear to be fire resisting.</i></p> <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	Replace any missing or defective letterbox installations.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 01/03/2021
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No
<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?	Medium Risk
ACTION	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
Findings (ISSUE)	<p>The following fire door requires adjustment:</p> <p>Ground floor stairway door - top hinge is loose.</p> <p>Ground floor stairway door - Intumescent and cold smoke seal missing from door frame.</p>	Action & Completion By 01/03/2021
Question	5.10 Are self-closing devices provided appropriately on	Medium Risk

	fire doors within the common and landlord areas? If so, are they in working order?	
ACTION	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 01/03/2021
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 01/09/2021
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
<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</i>		

records are maintained by the Cyclical Testing Team.

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.

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?	Low Risk
<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 & 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>		
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	Yes

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>		

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?	Yes
ACTION	When the opportunity next arises (void inspections, refurbishment/building works, etc), floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and'; between flats and common areas should be determined. Remedial action should be taken to rectify deficiencies as appropriate.	
Findings (ISSUE)	There have been issues with regard to fire stopping between the kitchens and the service riser for waste water, following previous works.	Action & Completion By 01/09/2027
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
ACTION	When the opportunity arises, inspect un-accessed area/s to ensure there is no fire risk, storage or other fire safety issues.	
Findings (ISSUE)	No access to blue door in ground floor entrance hall area.	Action & Completion By 01/09/2021
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
<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)?	Low Risk
<i>TMO office on the ground floor not accessed as it was closed at the time of audit.</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.

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.

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

The building exterior appears to consist of HPL cladding panels. Testing of the system is on going to determine if it is suitable for the height of the building.

From visual observation, the exposed surface of external walls gives the appearance of HPL applied over insulation.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the "Advice Note").

HPL Cladding used on exterior at either end of block and on the stairway/refuse chute area.

ACTION	Replace damaged or missing cladding panels.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 01/09/2021

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	Moderate Harm
Question	9.3 Overall evaluation of fire risk	Moderate
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
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Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0036608
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.
Action Notes	Refuse bins too close to block.
Due Date	01/09/2021
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0036605
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Repair cracked or damaged fire resisting glazing.
Action Notes	{REDACTED}
Due Date	01/09/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036606
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	01/03/2021

Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036607
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure refuse bin store/chamber.
Action Notes	Refuse chamber unsecured. Fires in refuse chambers are unfortunately relatively common. The chute can transfer smoke and hot gases to the upper floors of a building. For this reason, it is important that refuse chambers are secured between refuse collections.
Due Date	01/03/2021
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0036602
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	Alternative arrangements must be made for the parking of motor cycles/mopeds. Motorcycles/mopeds must not be stored or parked on common approaches or on escape routes.
Action Notes	Moped on exit route from block.
Due Date	01/03/2021
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0036609
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?
Action Required	Remove combustible floor covering.

Action Notes	{REDACTED}
Due Date	01/09/2021
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0036610
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	Fire stopping works within risers on the estate are still ongoing but are mostly complete . It is possible that this issue is part of those works.
Due Date	01/09/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036603
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	01/03/2021
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0036604

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	01/03/2021
Responsible	TMO/Co-op
Status	OPEN
Section	5. Means of Escape
Action Ref	0036599
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	The following fire door requires adjustment: Ground floor stairway door - top hinge is loose. Ground floor stairway door - Intumescent and cold smoke seal missing from door frame.
Due Date	01/03/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036600
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	01/09/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0036597
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	Replace any missing or defective letterbox installations.
Action Notes	{REDACTED}
Due Date	01/03/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036598
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?
Action Required	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively.
Action Notes	{REDACTED}
Due Date	01/03/2021
Responsible	Estate Maintenance Team
Status	COMPLETE

Section	8. Further Surveys and Investigation
Action Ref	0036601
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	Replace damaged or missing cladding panels.
Action Notes	{REDACTED}
Due Date	01/09/2021
Responsible	Housing Repairs Service
Status	OPEN
Action Ref	0036612
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?
Action Required	When the opportunity arises, inspect un-accessed area/s to ensure there is no fire risk, storage or other fire safety issues.
Action Notes	No access to blue door in ground floor entrance hall area.
Due Date	01/09/2021
Responsible	TMO/Co-op
Status	COMPLETE
Action Ref	0036611
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?
Action Required	When the opportunity next arises (void inspections, refurbishment/building works, etc), floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and'; between flats and common areas should be determined. Remedial action should be taken to rectify deficiencies as appropriate.
Action Notes	There have been issues with regard to fire stopping between the kitchens

	and the service riser for waste water, following previous works.
Due Date	01/09/2027
Responsible	CIP / Fire Safety Works Team
Status	OPEN

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

None