

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	Ilex House, Crouch Hill, Holly Park Estate, London N4 4BY
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - HOLLAND WALK
<b>Date of Audit</b>	03/06/2021
<b>Suggested Review</b>	03/06/2022



## 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:

Single staircase enclosure tower block with two lifts that serve alternate floors above ground level. Each floor above ground has six flats, a refuse chute room and an electrical riser cupboard. There is a dry rising main outlet valve on each floor located within the common hallway. On the ground floor there is a caretaker's lodge facility accessed from the rear of the block along with a water tank and pump room. There is a concierge facility within the main entrance to the block which is generally staffed for 16 hours a day, 7 days a week. There are also two pram store facilities, one of which has the electrical intake cupboards within. The dry rising main inlet cabinet and refuse bin chamber are located at the rear of the block, accessed via an estate road. Built around 1970. This premise has emergency plans on each floor level both within the lift lobbies and on stairs. Way finding luminescent escape strip lighting has been provided throughout premises to aid escape in the event of emergency and emergency lighting has been fitted as part of a fire safety improvement works.

### Brief Details of the Block Construction:

Bison Wallframe System - large precast concrete panel construction.

<b>Number of Floors:</b>	17 Storeys	<b>Total Number of Units:</b>	97
<b>Number of Emergency Exits:</b>	2	<b>Number of Employees Present:</b>	01-Jun
<b>Approximate Number of Residents:</b>	250	<b>Maximum Number of members of the Public at any one time:</b>	4+
<b>Disabled Occupants:</b>	Not Known		

### Fire Loss Experience (if known):

None known

## Audit Details

Section	2. Identifying the Fire Hazards	
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>

Section	3. Identifying People at Risk	
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>

Section	4. Evaluating the Fire Hazards	
Question	4.1 Do the premises have an effective smoking policy?	<b>Medium Risk</b>
<b>ACTION</b>	Remind residents of the smoking policy, monitor adherence & take enforcement action as necessary.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By

		04/12/2021
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	<b>Low Risk</b>
<p><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></p>		
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	<b>Low Risk</b>
<p><i>Block entry security system. CCTV on estate. Recycling stored away from block. Concierge facility.</i></p>		
Question	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<p><i>Lightening protection evident on building.</i></p>		
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>
<p><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></p>		
<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 04/06/2022
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	<b>Low Risk</b>

	adequately fire stopped?	
<i>Fire stopping addressed throughout risers in March 2019.</i>		
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<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: 0018241</i></p> <p style="text-align: center;"><i>Action Details:</i></p> <p style="text-align: center;"><i>Contact Islington Building control service to discuss action needed to remedy these issues and; arrange for the necessary works to be carried out.</i></p>		
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>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>Low Risk</b>
<p style="text-align: center;"><i>Signage and way finding system installed in lift lobbies and stairway.</i></p>		
<b>ACTION</b>	<b>Provide correct emergency escape signage.</b>	
<b>Findings (ISSUE)</b>	<p>The arrow on the exit signage opposite the lifts on the ground floor is pointing upwards. This arrow should just be pointing straight to the right.</p> <p>Whilst I'd like to think this wouldn't be too confusing for a person attempting to leave the building, it should be changed for the correct signage.</p>	<b>Action &amp; Completion By</b> <b>04/06/2022</b>
<b>ACTION</b>	<b>Reattach way finding tape to wall.</b>	

Findings (ISSUE)	{REDACTED}	Action & Completion By 04/06/2022
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<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>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>Low Risk</b>
<b>ACTION</b>	Adjust/repair/replace refuse chute hoppers as appropriate to ensure that they fully shut against effective seals.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 04/12/2021
<b>ACTION</b>	Alter location of window vents to make them more effective.	
Findings (ISSUE)	Permanent ventilation vents are located under the window at each end of the lift lobby. The vents would be more effective if they were above the windows. Consider changing the location of the vent when the window frames are next changed.	Action & Completion By 04/06/2028
Question	5.5 Is the lighting adequate?	<b>Yes</b>
<i>Emergency lighting has been provided in lift lobbies and throughout the escape route stair.</i>		
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>

*All doors appear to be at least notional FD30 doors.*

*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.*

*(The appropriate remedial action will be undertaken within a suitable time frame on a risk managed basis).*

<b>ACTION</b>	Replace damaged front entrance door to flat.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 04/12/2021
<b>Question</b>	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	<b>No</b>
<i>Flat entrance doors have recently been upgraded to current standards, therefore, most self-closers are likely to be in place and working.</i>		
<b>ACTION</b>	Ensure dwelling entrance door has a working self-closing mechanism.	
<b>Findings (ISSUE)</b>	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 number of leaseholder doors which may not have a working self-closer.	Action & Completion By 04/06/2022
<b>Question</b>	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>
<i>Fire doors to stairway, refuse chute rooms and risers have recently been replaced.</i>		
<b>ACTION</b>	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
<b>Findings (ISSUE)</b>	The ground floor fire door between the block entrance lobby and the lift lobby does not close effectively into the frame. The catch appears to require adjustment.	Action & Completion By 04/12/2021
<b>ACTION</b>	Take action to resolve issues caused by additional partition.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 04/06/2028
<b>Question</b>	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>Low Risk</b>



<b>ACTION</b>	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively without slamming.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 04/06/2022
<b>Question</b>	5.11 Are the internal fire doors indicated with the appropriate signage	<b>Yes</b>
<b>Question</b>	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	<b>Yes</b>
<b>Question</b>	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>		
<b>Question</b>	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	<b>Low Risk</b>
<b>Question</b>	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Low Risk</b>
<i>Floor plans located on stairway and in lift lobbies at each floor level.</i>		
<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 04/06/2022
<b>Question</b>	5.16 Are floor level indicators present and legible?	<b>Yes</b>
<b>Question</b>	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>
<b>Question</b>	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	<b>Yes</b>
<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</i>		

*maintained by the Cyclical Testing Team.*

*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.*

*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>		
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>
<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?	<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>Low Risk</b>
<i>Roof and caretaker's facility 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>Low Risk</b>
<p><i>Concierge and Caretakers' facility on the ground floor. Caretaker's facility was not accessed. Whilst the concierge facility was accessed to assess its likely impact on the residential and common parts of the block, this does not constitute a full fire risk assessment as required by the Regulatory Reform (Fire Safety) Order 2005 for commercial premises/places of work.</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?	<b>No</b>
Question	8.6 Are the external surfaces of the building likely to	<b>No</b>

promote fire spread?

*External surface of building is predominately concrete.*

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>High Rise (10 Storey and above)</b>
Question	9.6 Next FRA Due	<b>03/06/2022</b>

## Audit Details

<b>Section</b>	<b>4. Evaluating the Fire Hazards</b>
Action Ref	0040496
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	04/12/2021
Responsible	Area Housing Office - Estate Services
Status	<b>COMPLETE</b>
Action Ref	0040497
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?
Action Required	Provide correct emergency escape signage.
Action Notes	The arrow on the exit signage opposite the lifts on the ground floor is pointing upwards. This arrow should just be pointing straight to the right. Whilst I'd like to think this wouldn't be too confusing for a person attempting to leave the building, it should be changed for the correct signage.
Due Date	04/06/2022
Responsible	Area Housing Office - Estate Services
Status	<b>OPEN</b>
Action Ref	0040498
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?
Action Required	Reattach way finding tape to wall.

Action Notes	{REDACTED}
Due Date	04/06/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040501
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	04/06/2022
Responsible	Area Housing Office - Estate Services
Status	<b>OPEN</b>
<b>Section</b>	<b>5. Means of Escape</b>
Action Ref	0040503
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 damaged front entrance door to flat.
Action Notes	{REDACTED}
Due Date	04/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0040499

Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Adjust/repair/replace refuse chute hoppers as appropriate to ensure that they fully shut against effective seals.
Action Notes	{REDACTED}
Due Date	04/12/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040504
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	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 number of leaseholder doors which may not have a working self-closer.
Due Date	04/06/2022
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0040505
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 ground floor fire door between the block entrance lobby and the lift lobby does not close effectively into the frame. The catch appears to require adjustment.

Due Date	04/12/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040506
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	Take action to resolve issues caused by additional partition.
Action Notes	{REDACTED}
Due Date	04/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
Action Ref	0040507
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 without slamming.
Action Notes	{REDACTED}
Due Date	04/06/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0040500
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Alter location of window vents to make them more effective.



Action Notes	Permanent ventilation vents are located under the window at each end of the lift lobby. The vents would be more effective if they were above the windows. Consider changing the location of the vent when the window frames are next changed.
Due Date	04/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
Action Ref	0040502
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	04/06/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>

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

Action Ref: 0018241 - Contact Islington Building control service to discuss action needed to remedy these issues and; arrange for the necessary works to be carried out.