

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Louise White House, Hazelville Road, London N19 3LU
Area Housing Office:	PURPOSE-BUILT BLOCKS - HOLLAND WALK
Date of Audit	26/04/2021
Suggested Review	26/04/2022



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:

Built on sloping ground so building storeys vary. Number of ground floor flats with own entrance doors

Brief Details of the Block Construction:

Purpose built general needs residential block. Reinforced concrete frame and floors with brickwork walls and a few areas of timber cladding.

Number of Floors:	04-Jun	Total Number of Units:	67
Number of Emergency Exits:	5	Number of Employees Present:	0+
Approximate Number of Residents:	170	Maximum Number of members of the Public at any one time:	50
Disabled Occupants:	Not known		

Fire Loss Experience (if known):

Not Known

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	None

Sub-Section	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	None

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?	Yes
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	Yes
Question	4.3 Have satisfactory measures been taken to reduce	Previous Action

	the risk of arson?	O/S
<p style="text-align: center;"><i>2 Action(s) Still Outstanding</i></p> <p style="text-align: center;"><i>Action Ref: 0032641</i></p> <p style="text-align: center;"><i>Action Details:</i></p> <p style="text-align: center;"><i>Storage in gardens is vulnerable; advise the residents of the risk and recommend that combustible storage be minimised in these areas. Sheds in gardens must be located at least 6 meters away from the main building or removed to reduce the risk of arson & fire spread.</i></p> <p style="text-align: center;"><i>Storage units and sheds are easily accessible and vulnerable to arson attacks.</i></p> <p style="text-align: center;"><i>Action Ref: 0035812</i></p> <p style="text-align: center;"><i>Action Details:</i></p> <p style="text-align: center;"><i>Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.</i></p>		
Question	4.4 Do the premises have any protection against acts such as lightning	Low Risk
<p style="text-align: center;"><i>The installation of lightning protection is to be considered as part of future Cyclical Improvement Programme (CIP) works, following assessment by specialists.</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?	Medium Risk
<p style="text-align: center;"><i>3 Action(s) Still Outstanding</i></p> <p style="text-align: center;"><i>Action Ref: 0032639</i></p> <p style="text-align: center;"><i>Action Details:</i></p> <p style="text-align: center;"><i>{REDACTED}</i></p> <p style="text-align: center;"><i>Action Ref: 0035816</i></p> <p style="text-align: center;"><i>Action Details:</i></p> <p style="text-align: center;"><i>Remove combustible lining from private balcony.</i></p>		

Action Ref: 0027370

Action Details:
{REDACTED}

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)	<i>{REDACTED}</i>	Action & Completion By 03/11/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	Yes
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	Previous Action O/S
<p><i>2 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0032642</i></p> <p><i>Action Details:</i> <i>Provide adequate fire stopping within the service riser cupboard where service penetrate through the compartment.</i></p> <p><i>Action Ref: 0035809</i></p> <p><i>Action Details:</i> <i>Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.</i></p>		
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Yes
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	Yes
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</i></p>		

physical/mental disability, in line with the general population.

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?	Low Risk
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Section	5. Means of Escape	
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Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	Yes
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Question	5.2 Are the available escape routes and widths suitable and sufficient for the physical layout of the premises?	Yes
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Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	Yes
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Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	No
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Question	5.5 Is the lighting adequate?	Low Risk
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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.

Question	5.6 Do all exits within the premises lead to a place of reasonable or total safety?	Yes
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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
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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.

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?	Low Risk
<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	5.10 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
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?	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 Service 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 04/05/2022
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

Section	6. Detection and Warning	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	Yes
<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>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?	Previous Action O/S
<p style="text-align: center;"><i>1 Action(s) Still Outstanding</i></p> <p style="text-align: center;"><i>Action Ref: 0035806</i></p> <p style="text-align: center;"><i>Action Details:</i></p> <p style="text-align: center;"><i>When the opportunity arises, inspect the roof areas to ensure there is no fire risk/storage etc.</i></p>		
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?	Previous Action O/S

1 Action(s) Still Outstanding

Action Ref: 0035807

Action Details:

The building exterior consists of infill panels below windows adjacent to front entrance doors. Consideration should be given to testing the panels to ensure they do not promote the spread of flame across their surface, they offer adequate fire separation to the means of escape and are suitable for the height of the building.

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
Question	9.5 Height of Building	Medium Rise (6-9 Storey)
Question	9.6 Next FRA Due	26/04/2022

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0040082
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	03/11/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Section	5. Means of Escape
Action Ref	0040083
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 Service 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	04/05/2022
Responsible	Estate Maintenance Team/Housing Repairs Service
Status	OPEN

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

Action Ref: 0032641 - Storage in gardens is vulnerable; advise the residents of the risk and recommend that combustible storage be minimised in these areas. Sheds in gardens must be located at least 6 meters away from the main building or removed to reduce the risk of arson & fire spread.

Storage units and sheds are easily accessible and vulnerable to arson attacks.

Action Ref: 0035812 - Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.

Action Ref: 0032642 - Provide adequate fire stopping within the service riser cupboard where service penetrate through the compartment.

Action Ref: 0035809 - Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.

Action Ref: 0035806 - When the opportunity arises, inspect the roof areas to ensure there is no fire risk/storage etc.

Action Ref: 0035807 - The building exterior consists of infill panels below windows adjacent to front entrance doors. Consideration should be given to testing the panels to ensure they do not promote the spread of flame across their surface, they offer adequate fire separation to the means of escape and are suitable for the height of the building.