

FRA Purpose Built Blocks

| | |
|-----------------------------|---|
| Responsible Person: | Islington Council |
| Auditor: | {REDACTED} |
| Location: | Woodstock House, Highbury Grange, London N5 2QF |
| Area Housing Office: | PURPOSE-BUILT BLOCKS - UPPER STREET EAST |
| Date of Audit | 20/04/2021 |
| Suggested Review | 20/04/2022 |



Overall Assessment of Fire Risk

| | |
|--------------------------------|-------------|
| Hazard from Fire: | Normal |
| Consequences Life: | Slight Harm |
| Overall Risk from Fire: | Tolerable |

PRIVATE

THIS DOCUMENT IS UNCONTROLLED WHEN PRINTED

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:

Residential block of flats are above a ground floor health centre with shared underground parking facilities with exits from car park. The Health Care Centre has a emergency escape door that leads into Woodstock House Lift lobby area.

Brief Details of the Block Construction:

6 Storey plus basement garage area. Brick and concrete construction. Flat Roof. FB Override. Dry Riser. Lift.

| | | | |
|---|------------------------------------|---|----|
| Number of Floors: | 7 Including under ground car park. | Total Number of Units: | 27 |
| Number of Emergency Exits: | 1 | Number of Employees Present: | 0 |
| Approximate Number of Residents: | 70 | Maximum Number of members of the Public at any one time: | 25 |
| 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 | 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 |
| <i>Standard Islington Council "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 20/10/2021 |
| 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? | Low Risk |
| <i>Block entry security system.</i> | | |
| 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 20/10/2021 |
| 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 building. Moving the bins away can be easily achieved at this block. | Action & Completion By 20/10/2021 |
| Question | 4.4 Do the premises have any protection against acts such as lightning | Low Risk |
| <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 20/10/2021 |
| 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 | Provide adequate fire stopping around penetrations into the electrical riser. | |
| Findings (ISSUE) | {REDACTED} | Action & Completion By 20/04/2022 |
| ACTION | Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained. | |
| Findings (ISSUE) | Inadequate fire stopping within service riser at lift end of block. | Action & Completion By 20/04/2022 |
| 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? | Low Risk |
| <p><i>Simple single stairway exit route.</i></p> | | |
| ACTION | Provide "In the event of fire do not use lift" signage adjacent to the lifts at | |

| | | |
|------------------|-------------------------------|--------------------------------------|
| | each floor level. | |
| Findings (ISSUE) | No lift signage within block. | Action & Completion By 20/04/2022 |

| 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 and semi-open stairway.</i> | | |
| Question | 5.5 Is the lighting adequate? | Low Risk |
| <i>No emergency lighting on means of escape.</i> | | |
| <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> | | |
| 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 |
| <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</i> | | |

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.

| | | |
|---------------|---|--|
| ACTION | Inspect front entrance door to ensure it provides 30 minutes' fire resistance. | |
|---------------|---|--|

| | | |
|-------------------------|-------------------|--|
| Findings (ISSUE) | {REDACTED} | Action & Completion By 20/04/2022 |
|-------------------------|-------------------|--|

| | | |
|---------------|--|--|
| ACTION | Replace any missing or defective letterbox installations. | |
|---------------|--|--|

| | | |
|-------------------------|-------------------|--|
| Findings (ISSUE) | {REDACTED} | Action & Completion By 20/04/2022 |
|-------------------------|-------------------|--|

| | | |
|-----------------|--|-----------|
| Question | 5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices? | No |
|-----------------|--|-----------|

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 | 5.9 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 |
|-----------------|--|-----------------|

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 | 5.10 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 |
| <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 20/04/2022 |
| 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? | Low Risk |
| ACTION | Maintain or remove fire extinguisher/s. | |
| Findings (ISSUE) | Fire extinguishers in the basement plant room have not been maintained. Contractors are required to provide their own extinguishers. Therefore, it is acceptable to remove the fire extinguishers. If the extinguishers do remain they should be maintained. | Action & Completion By 20/04/2022 |

| | | |
|----------------|---|-----------------|
| Section | 6. Detection and Warning | |
| Question | 6.1 Do the dwellings (from random sample) appear to | Low Risk |

| | | |
|---|--|------------|
| | have suitable hard wired smoke/heat detection installed? | |
| <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 |
| <p><i>AFA and call points in basement plant room and garage exit.</i></p> | | |

| | | |
|--|---|------------|
| 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 | No |

| | | |
|---|---|----------------------------|
| | such as a Type 2, 3 or 4 survey? | |
| 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)? | Low Risk |
| <p><i>Health Care facility on the ground floor.</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? | No |
| Question | 8.6 Are the external surfaces of the building likely to promote fire spread? | Previous Action O/S |
| <p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0035702</i></p> <p><i>Action Details:</i></p> <p><i>Inspect building exterior to determine combustibility of materials used.</i></p> | | |

| | | |
|----------------|--|--------------------|
| 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 | 20/04/2022 |

Audit Details

| Section | 4. Evaluating the Fire Hazards |
|-----------------|--|
| Action Ref | 0039941 |
| 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 | 20/10/2021 |
| Responsible | Area Housing Office - Tenancy Management |
| Status | OPEN |
| | |
| Action Ref | 0039942 |
| 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 | 20/10/2021 |
| Responsible | Area Housing Office - Tenancy Management |
| Status | OPEN |
| | |
| Action Ref | 0039943 |
| Question | 4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped? |
| Action Required | Provide adequate fire stopping around penetrations into the electrical riser. |
| Action Notes | {REDACTED} |

| | |
|-----------------|---|
| Due Date | 20/04/2022 |
| Responsible | Estate Maintenance Team |
| Status | OPEN |
| | |
| Action Ref | 0039944 |
| 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 | Inadequate fire stopping within service riser at lift end of block. |
| Due Date | 20/04/2022 |
| Responsible | Fire Safety Works Team |
| Status | OPEN |
| | |
| Action Ref | 0039945 |
| 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 | 20/10/2021 |
| Responsible | Area Housing Office - Estate Services |
| Status | OPEN |
| | |
| Action Ref | 0039946 |
| 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 building. Moving the bins away can be easily achieved at this block. |
| Due Date | 20/10/2021 |
| Responsible | Area Housing Office - Estate Services |
| Status | OPEN |
| | |
| Action Ref | 0039947 |
| 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 "In the event of fire do not use lift" signage adjacent to the lifts at each floor level. |
| Action Notes | No lift signage within block. |
| Due Date | 20/04/2022 |
| Responsible | Area Housing Office - Estate Services |
| Status | OPEN |
| | |
| Section | 5. Means of Escape |
| Action Ref | 0039939 |
| 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 | 20/04/2022 |

| | |
|-----------------|--|
| Responsible | Estate Maintenance Team |
| Status | OPEN |
| | |
| Action Ref | 0039940 |
| Question | 5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair? |
| Action Required | Maintain or remove fire extinguisher/s. |
| Action Notes | Fire extinguishers in the basement plant room have not been maintained. Contractors are required to provide their own extinguishers. Therefore, it is acceptable to remove the fire extinguishers. If the extinguishers do remain they should be maintained. |
| Due Date | 20/04/2022 |
| Responsible | Area Housing Office - Estate Services |
| Status | OPEN |
| | |
| Action Ref | 0039948 |
| 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 | Inspect front entrance door to ensure it provides 30 minutes' fire resistance. |
| Action Notes | {REDACTED} |
| Due Date | 20/04/2022 |
| Responsible | Area Housing Office - Tenancy Management |
| Status | OPEN |
| | |
| Action Ref | 0039949 |
| 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 | 20/04/2022 |
| Responsible | Area Housing Office - Tenancy Management |
| Status | OPEN |
| | |

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

Action Ref: 0035702 - Inspect building exterior to determine combustibility of materials used.