

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Beckford House, Boleyn Road, London N16 8LR
Area Housing Office:	PURPOSE-BUILT BLOCKS - UPPER STREET EAST
Date of Audit	24/02/2021
Suggested Review	



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:

Brief Details of the Block Construction:

Purpose built general needs residential block of flats. Reinforced concrete frame and floors with cavity brick/block infill walls.

Number of Floors:	11	Total Number of Units:	40
Number of Emergency Exits:	1	Number of Employees Present:	0+
Approximate Number of Residents:	100	Maximum Number of members of the Public at any one time:	30
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>"No Smoking" signage is displayed in the premises.</i>		
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>		
ACTION	Investigate water leak into electrical fitting.	
Findings (ISSUE)	Water appears to be leaking into a light fitting at the ground floor entrance to the lift lobby.	Action & Completion By 26/08/2021
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Low Risk
<i>Block entry security system. Some refuse & recycling stored away from block.</i>		
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 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 26/08/2021
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 26/08/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant	Low Risk

	nature?	
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	Low Risk
<i>Fire stopping works completed within block in January 2020.</i>		
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>Security gates fitted within block to individual dwellings.</i></p> <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
<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?	Low Risk
ACTION	Replace missing emergency exit signage above door to stairway.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 26/08/2021

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	Yes

	suitable and sufficient for the physical layout of the premises?	
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>Venion at top and bottom of stairway. Permanent ventilation within lift lobby area.</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>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 r repl acement works where required, in line with recommendations made in the LGG's Fire Saty in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minium upgrade works will include the installation of a self -closing device. Surveys of leasehld properties will also be carried out, with leaseholders able to opt -in to the upgrade programm. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p> <p><i>In light f the MHCLG investigations and findings, Islington council, has a robust program in placeo identify all composite fire doors/sets. As this program rolls out, dependent on the findings, lts of the testing and certification etc. taking into considerati on the actions raised in the Fir Risk Assessment, the complexity of the premise design, layout, and the evacuation procedures, appropriate action will be taken.</i></p> <p><i>(Theappropriate remedial action will be undertaken within a suitable time frame on a risk managed basis).</i></p>		
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	The front entrance doors within this block are behind an outer door so it is not possible to see them. The vast majority of the outer doors appear	Action & Completion By 26/02/2022

	to be of a fire resisting standard.	
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
<i>New communal doors installed in 2019.</i>		
ACTION	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 26/08/2021
ACTION	Replace missing smoke seal.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 26/08/2021
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
<p><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></p>		

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 26/02/2022
ACTION	Install door entry override system as appropriate to allow fire brigade access.	
Findings (ISSUE)	The stairway door has an FB override. This doorway has been made more secure by the addition of a cage. Access to the cage is not possible as no override has been fitted. Install an override on the cage door too.	Action & Completion By 26/02/2022
ACTION	Make necessary alterations to ensure that the openable vents (windows) to staircase and/or lift lobby enclosure can be readily operable by the fire brigade without the use of a key (other than "budget lock" type square key).	
Findings (ISSUE)	Most of the windows within the lift lobbies are not open-able.	Action & Completion By 26/02/2028
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
<p><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 maintained by the Cyclical Testing Team.</i></p> <p><i>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.</i></p>		

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?	Low Risk

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 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?	Low Risk
ACTION	Inspect the oil tank in the disused ground floor boiler room to ensure it has been made safe.	
Findings (ISSUE)	The gauge in the plant room shows an increased reading from the previous audit. If the gauge is still working this may indicate that water has been added to make the tank safe.	Action & Completion By 26/02/2022
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?	Low Risk
ACTION	Remove enclosure from private balcony.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 26/02/2022
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	Low Risk
<i>There is a very small amount of HPL cladding on the ground floor which has been used to cover the old windows to plant rooms.</i>		
ACTION	The building exterior consists of infill panels. Consideration should be given to testing the panels to ensure they do not promote the spread of flame across their surface and are suitable for the height of the building.	
Findings (ISSUE)	There are infill panels under the windows in the lift lobby.	Action & Completion By 26/02/2022

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	High Rise (10 Storey and above)
Question	9.6 Next FRA Due	N/A

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0038256
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	Replace missing emergency exit signage above door to stairway.
Action Notes	{REDACTED}
Due Date	26/08/2021
Responsible	Area Housing Office - Estate Services
Status	COMPLETE
Action Ref	0038257
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Investigate water leak into electrical fitting.
Action Notes	Water appears to be leaking into a light fitting at the ground floor entrance to the lift lobby.
Due Date	26/08/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0038258
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	26/08/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0038259
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	26/08/2021
Responsible	Housing Repairs Service
Status	OPEN
Section	5. Means of Escape
Action Ref	0038252
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	{REDACTED}
Due Date	26/08/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0038250

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	The front entrance doors within this block are behind an outer door so it is not possible to see them. The vast majority of the outer doors appear to be of a fire resisting standard.
Due Date	26/02/2022
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0038251
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	Replace missing smoke seal.
Action Notes	{REDACTED}
Due Date	26/08/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0038253
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	26/02/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0038254
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Install door entry override system as appropriate to allow fire brigade access.
Action Notes	The stairway door has an FB override. This doorway has been made more secure by the addition of a cage. Access to the cage is not possible as no override has been fitted. Install an override on the cage door too.
Due Date	26/02/2022
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0038255
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Make necessary alterations to ensure that the openable vents (windows) to staircase and/or lift lobby enclosure can be readily operable by the fire brigade without the use of a key (other than "budget lock" type square key).
Action Notes	Most of the windows within the lift lobbies are not open-able.
Due Date	26/02/2028
Status	OPEN
Section	8. Further Surveys and Investigation

Action Ref	0038260
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	Inspect the oil tank in the disused ground floor boiler room to ensure it has been made safe.
Action Notes	The gauge in the plant room shows an increased reading from the previous audit. If the gauge is still working this may indicate that water has been added to make the tank safe.
Due Date	26/02/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0038261
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?
Action Required	Remove enclosure from private balcony.
Action Notes	{REDACTED}
Due Date	26/02/2022
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0038262
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	The building exterior consists of infill panels. Consideration should be given to testing the panels to ensure they do not promote the spread of flame across their surface and are suitable for the height of the building.
Action Notes	There are infill panels under the windows in the lift lobby.
Due Date	26/02/2022
Responsible	Fire Safety Works Team

Status	OPEN
[Redacted]	

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

None