

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Hind House, Hornsey Road, London N7 7NA & N7 7NB
Area Housing Office:	PURPOSE-BUILT BLOCKS - UPPER STREET EAST
Date of Audit	26/05/2021
Suggested Review	26/05/2022



Overall Assessment of Fire Risk

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

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:

Ground floor includes a community/office suite of rooms. Single staircase tower block with each of two lifts serving different alternate floors. Each upper floor level has 6 flats, an electrical riser cupboard, dry riser outlet valve and a refuse chute room.

Brief Details of the Block Construction:

Bison Wallframe system - large precast concrete panel construction.

Number of Floors:	19	Total Number of Units:	110
Number of Emergency Exits:	2	Number of Employees Present:	0+
Approximate Number of Residents:	275	Maximum Number of members of the Public at any one time:	100
Disabled Occupants:	Not Known		

Fire Loss Experience (if known):

Fire in flat 36 in 2010. It is understood that there were no fatalities; and the fire was started by a cigarette entering the flat through an open window.

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>		
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Medium Risk
<i>Block entry security system. CCTV on estate.</i>		
ACTION	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.	
Findings (ISSUE)	External refuse bins too close to building.	Action & Completion By 27/11/2021
Question	4.4 Do the premises have any protection against acts such as lightning	Yes
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 27/11/2021
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
<i>Fire stopping addressed throughout risers in August 2019.</i>		

ACTION	Inspect the flue that runs throughout the height of the building from the water tank room to ensure it is adequately fire stopped and will not enable smoke to breach compartments.	
Findings (ISSUE)	Flue visible from water tank room on ground floor. This flue needs investigating to see where it leads to and identify any other compartments/flats etc which connect to it as it could allow smoke to travel through the building.	Action & Completion By 27/05/2022
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
ACTION	Investigate to determine if new loft hatch provides adequate fire separation.	
Findings (ISSUE)	New loft hatch fitted to roof access.	Action & Completion By 27/05/2022
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
<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?	Yes
<p><i>Simple single stairway exit route.</i></p>		

Section	5. Means of Escape	
Question	5.1 Are the available escape routes and exit widths	Yes

	suitable and sufficient for the number of people within the premises?	
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>Ventilation at top and bottom of stairway. Vents in lift lobby (see action) and refuse chute room. It is not possible to open most windows within the lift lobby without a key.</i>		
ACTION	Make alterations as appropriate to reinstate adequate permanent and/or openable ventilation in these areas.	
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 27/05/2028
Question	5.5 Is the lighting adequate?	Yes
<i>Emergency lighting on stairway and within lift lobbies.</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>All doors appear to be at least notional FD30 doors.</i>		
<i>The majority of flat entrance doors have been replaced to comply with current standards, however, this block contains a significant number of leaseholder doors which have not been replaced.</i>		
ACTION	Replace any missing or defective letterbox installations.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 27/11/2021

Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No
<i>The majority of flat entrance doors have been replaced to comply with current standards, however, this block contains a significant number of leaseholder doors which have not been replaced.</i>		
ACTION	Ensure dwelling entrance door has a working self-closing mechanism.	
Findings (ISSUE)	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 significant number of leaseholder doors which may not have a working self-closer. These doors should be checked to ensure they have a working self closing mechanism.	Action & Completion By 27/11/2021
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>Communal fire doors to stairway, risers and refuse chute rooms installed 2019/20.</i>		
ACTION	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
Findings (ISSUE)	Repair roof access door which is currently hanging off.	Action & Completion By 27/05/2022
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?	Low Risk
ACTION	Remove padding added to door and/or frame and adjust or replace self-closers to prevent the door/s from banging.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 27/11/2021
ACTION	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively without slamming.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 27/05/2022
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	Yes

	easily and immediately opened without the use of a key?	
<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 27/05/2022
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)	Windows throughout the block do not open, some are locked and some are defective. Ensure the Fire Brigade have access to window lock keys or fit locks that can be opened by the use of a budget key.	Action & Completion By 27/05/2028
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
<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>		
<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>		

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
<i>Roof 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?	N/A
Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	Low Risk
<i>Community rooms on the ground floor.</i>		
<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>		
<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>		
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	No
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	Low Risk
<i>The building exterior appears to consist of HPL cladding panels. Testing of the system is on going to determine if it is suitable for the height of the building.</i>		

Section	9. Overall Assessment of Fire Risk	
Question	9.1 Evaluation of overall fire hazard	Normal
Question	9.2 Evaluation of overall consequences for life safety	Moderate Harm

Question	9.3 Overall evaluation of fire risk	Moderate
Question	9.4 The most appropriate fire strategy for this building is	Stay-put
<i>Stay put unless directly affected by fire, heat, smoke or asked to leave by the Fire Service.</i>		
Question	9.5 Height of Building	High Rise (10 Storey and above)
Question	9.6 Next FRA Due	26/05/2022

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0040408
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	External refuse bins too close to building.
Due Date	27/11/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0040409
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	27/11/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0040410
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Inspect the flue that runs throughout the height of the building from the water tank room to ensure it is adequately fire stopped and will not enable smoke to breach compartments.

Action Notes	Flue visible from water tank room on ground floor. This flue needs investigating to see where it leads to and identify any other compartments/flats etc which connect to it as it could allow smoke to travel through the building.
Due Date	27/05/2022
Responsible	Fire Safety Works Team
Status	OPEN
Action Ref	0040411
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Investigate to determine if new loft hatch provides adequate fire separation.
Action Notes	New loft hatch fitted to roof access.
Due Date	27/05/2022
Responsible	Fire Safety Works Team
Status	OPEN
Section	5. Means of Escape
Action Ref	0040415
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	Repair roof access door which is currently hanging off.
Due Date	27/05/2022
Responsible	Estate Maintenance Team
Status	OPEN

Action Ref	0040412
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Make alterations as appropriate to reinstate adequate permanent and/or openable ventilation in these areas.
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	27/05/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0040413
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	27/11/2021
Responsible	Housing Repairs Service
Status	OPEN
Action Ref	0040414
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 significant number of leaseholder doors which may

	not have a working self-closer. These doors should be checked to ensure they have a working self closing mechanism.
Due Date	27/11/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0040416
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	Remove padding added to door and/or frame and adjust or replace self-closers to prevent the door/s from banging.
Action Notes	{REDACTED}
Due Date	27/11/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040417
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	27/05/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040418
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	27/05/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040419
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	Windows throughout the block do not open, some are locked and some are defective. Ensure the Fire Brigade have access to window lock keys or fit locks that can be opened by the use of a budget key.
Due Date	27/05/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN

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

None

