

FRA Purpose Built Blocks

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| Responsible Person: | Islington Council |
| Auditor: | {REDACTED} |
| Location: | Orkney House, Caledonian Road, London N1 0AF |
| Area Housing Office: | PURPOSE-BUILT BLOCKS - UPPER STREET WEST |
| Date of Audit | 22/02/2021 |
| Suggested Review | |



Overall Assessment of Fire Risk

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

PRIVATE

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Introduction

This report has been completed in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005.

The purpose of this report is to provide an assessment of the risk to life from fire, and where appropriate, to make recommendations to ensure compliance with fire safety legislation.

The assessment was completed on the situation observed while at the premises and on information provided, either verbally or in writing.

The assessment does not involve destructive exposure, and it is not always possible to see in all rooms and areas, not inspect less readily accessible areas such as above ceilings. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgments.

The report represents only the best judgment of the auditor involved in the preparation and is based, in part, on information provided by others, such as other staff members or contractors.

Note that, although the purpose is to place the fire risk in context, the approach to fire safety risk assessment is subjective and for guidance only.

All hazards and deficiencies identified in this fire safety risk assessment should be addressed by implementing all the recommendations contained in the action summary.

General Building Information

Premises Description and/or Other Relevant Information:

Single staircase block with two lifts. Staircase located at one end with flats accessed from central internal corridor. The top floor has a surrounding external balcony that provides an alternative escape route from flats at that level. Maisonettes on the higher levels have alternative exits that come out on a different access level. Refuse chutes on open balconies are provided at each floor level above ground. The first floor has a suite of tenanted offices/training rooms with a large open deck play area over the garages below. The ground floor has a concierge at the main entrance; a community studios facility and enclosed resident garage parking. There is also a small set of pram stores at ground level. There is a lift motor room and a water tank and mechanical communal extract (bathrooms) plant room at roof level. CCTV is provided both internally and externally. The commercial/communal facilities are excluded from this assessment.

Brief Details of the Block Construction:

Concrete frame & floors with glazed/composite panels and cavity brick/block walls.

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| Number of Floors: | 11 Storeys | Total Number of Units: | 64 excluding office & community rooms |
| Number of Emergency Exits: | 2 (plus 2 from garage) | Number of Employees Present: | 1+ |
| Approximate Number of Residents: | 160 | Maximum Number of members of the Public at any one time: | 70 |
| Disabled Occupants: | Not Known | | |

Fire Loss Experience (if known):

None known.

Audit Details

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| 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 |

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| Sub-Section | 2.2 Sources of Fuel | |
| Question | 2.2.1 Combustive materials | Low Risk |

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| Sub-Section | 2.3 Sources of Oxygen | |
| Question | 2.3.1 Sources of oxygen other than naturally occurring? | None |

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| 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 |

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| 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 |

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| <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 | Cover junction box. | |
| Findings (ISSUE) | Junction box set in floor at the end of the corridor does not currently have a cover. | Action & Completion By 23/02/2022 |
| Question | 4.3 Have satisfactory measures been taken to reduce the risk of arson? | Low Risk |
| <i>Concierge at block. Block entry security system. CCTV within block & on estate.</i> | | |
| ACTION | Secure doors, cupboards, risers etc to prevent unauthorised access. | |
| Findings (ISSUE) | {REDACTED} | Action & Completion By 23/02/2022 |
| Question | 4.4 Do the premises have any protection against acts such as lightning | Low Risk |
| <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 23/08/2021 |
| ACTION | {REDACTED} | |

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| Findings (ISSUE) | {REDACTED} | Action & Completion By 23/08/2021 |
| ACTION | Alternative arrangements must be made for the parking of motor cycles/mopeds. Motorcycles/mopeds must not be stored or parked on common approaches or on escape routes. | |
| Findings (ISSUE) | Motor cycle parked outside entrance to block. | Action & Completion By 23/08/2021 |
| 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 in electrical risers completed in February 2020.</i> | | |
| ACTION | Seal off the gaps and/or service penetrations with fire stopping materials. | |
| Findings (ISSUE) | Cables from the ceiling that go into the riser (also containing the dry riser pipework) do not appear to be adequately fire stopped. This issue is common on many floors. | Action & Completion By 23/02/2022 |
| 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 |
| <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> | | |
| 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? | Yes |
| <i>Simple exit routes. Exit signage displayed on first floor.</i> | | |

| 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 |
| 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 | Previous Action O/S |
| <p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0035425</i></p> <p><i>Action Details:</i></p> <p><i>Re-instate adequate smoke control permanent ventilation above garage doors.</i></p> | | |
| Question | 5.5 Is the lighting adequate? | Low Risk |
| <p><i>There was evidence of emergency lighting on the stairway. However, it was difficult to determine the extent of coverage as many units were not showing indicator lights.</i></p> <p><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></p> | | |
| 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 | No |

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| | type of property and the location? | |
| <p><i>The majority of flat entrance doors have been replaced to comply with current standards, however, this block contains a number of leaseholder doors which have not been replaced.</i></p> <p><i>In light of the MHCLG investigations and findings, Islington council, has a robust program in place to identify all composite fire doors/sets. As this program rolls out, dependent on the findings, results of the testing and certification etc. taking into consideration the actions raised in the Fire Risk Assessment, the complexity of the premise design, layout, and the evacuation procedures, appropriate action will be taken.</i></p> <p><i>(The appropriate 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) | {REDACTED} | Action & Completion By 23/08/2021 |
| Question | 5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices? | No |
| <p><i>The majority of doors have recently been upgraded to current standards, therefore, most self-closers are likely to be in place and working, however, this block contains a number of leaseholder doors which may not have a working self-closer.</i></p> | | |
| ACTION | Ensure dwelling entrance door has a working self-closing mechanism. | |
| Findings (ISSUE) | {REDACTED} | Action & Completion By 23/08/2021 |
| 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 |
| {REDACTED} | | |
| 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 |

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| 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 23/02/2022 |
| Question | 5.16 Are floor level indicators present and legible? | Low Risk |
| ACTION | Add floor level signage within lift lobby at all floor levels. | |
| Findings (ISSUE) | Level signage is present within the stairway but is not visible from the lift lobby area. Consider adding level signage adjacent to the lifts. | Action & Completion By 23/02/2022 |
| 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> <p><i>The lift overrides are tested on a monthly basis as part of the PPM maintenance visit carried out</i></p> | | |

by the Lift Contractor.

| Section | 6. Detection and Warning | |
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| Question | 6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed? | Previous Action O/S |
| <p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0035421</i></p> <p><i>Action Details:</i></p> <p><i>Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.</i></p> | | |
| Question | 6.2 Are methods of detection and warning within the premises considered suitable and sufficient? | Low Risk |

| Section | 7. Emergency Plans | |
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| 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 | |
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| 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>{REDACTED}</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? | Low Risk |
| <i>Estate Service Co-ordinators' inspections include all external staircases, gangways and other such areas associated with a particular block. Defects are raised via Estate Maintenance Team/Housing Repairs Service and monitored to completion through the inspection process.</i> | | |
| Question | 8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)? | Low Risk |
| <i>{REDACTED}</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? | Previous Action O/S |
| <p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0035429</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 | |
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| 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 | N/A |

Audit Details

| Section | 4. Evaluating the Fire Hazards |
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| Action Ref | 0038124 |
| 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 | 23/08/2021 |
| Responsible | Area Housing Office - Tenancy Management |
| Status | OPEN |
| | |
| Action Ref | 0038125 |
| 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 | {REDACTED} |
| Action Notes | {REDACTED} |
| Due Date | 23/08/2021 |
| Responsible | Area Housing Office - Estate Services |
| Status | COMPLETE |
| | |
| Action Ref | 0038126 |
| 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 | Alternative arrangements must be made for the parking of motor cycles/mopeds. Motorcycles/mopeds must not be stored or parked on common approaches or on escape routes. |

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| Action Notes | Motor cycle parked outside entrance to block. |
| Due Date | 23/08/2021 |
| Responsible | Area Housing Office - Estate Services |
| Status | COMPLETE |
| | |
| Action Ref | 0038127 |
| Question | 4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped? |
| Action Required | Seal off the gaps and/or service penetrations with fire stopping materials. |
| Action Notes | Cables from the ceiling that go into the riser (also containing the dry riser pipework) do not appear to be adequately fire stopped. This issue is common on many floors. |
| Due Date | 23/02/2022 |
| Responsible | Cyclical Improvement Programme (CIP) |
| Status | OPEN |
| | |
| Action Ref | 0038131 |
| Question | 4.2 Does electrical equipment or wiring appear to be free from damage or misuse? |
| Action Required | Cover junction box. |
| Action Notes | Junction box set in floor at the end of the corridor does not currently have a cover. |
| Due Date | 23/02/2022 |
| Responsible | Estate Maintenance Team |
| Status | OPEN |
| | |
| Action Ref | 0038132 |
| Question | 4.3 Have satisfactory measures been taken to reduce the risk of arson? |

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| Action Required | Secure doors, cupboards, risers etc to prevent unauthorised access. |
| Action Notes | {REDACTED} |
| Due Date | 23/02/2022 |
| Responsible | Housing Repairs Service |
| Status | OPEN |
| | |
| Section | 5. Means of Escape |
| Action Ref | 0038129 |
| 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 | {REDACTED} |
| Due Date | 23/08/2021 |
| Responsible | CIP / Fire Safety Works Team |
| Status | OPEN |
| | |
| Action Ref | 0038130 |
| 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 | 23/02/2022 |
| Responsible | Estate Maintenance Team |

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| Status | OPEN |
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| Action Ref | 0038133 |
| Question | 5.16 Are floor level indicators present and legible? |
| Action Required | Add floor level signage within lift lobby at all floor levels. |
| Action Notes | Level signage is present within the stairway but is not visible from the lift lobby area. Consider adding level signage adjacent to the lifts. |
| Due Date | 23/02/2022 |
| Responsible | Area Housing Office - Estate Services |
| Status | COMPLETE |
| | |
| Action Ref | 0038128 |
| 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 | 23/08/2021 |
| Responsible | CIP / Fire Safety Works Team |
| Status | OPEN |
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Previous O/S Actions (as of report generation date)

Action Ref: 0035425 - Re-instate adequate smoke control permanent ventilation above garage doors.

Action Ref: 0035421 - Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.

Action Ref: 0035429 - Inspect building exterior to determine combustibility of materials used.