

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	Wyclif Court, Wyclif Street, London EC1V 0EL
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - ST JOHN STREET
<b>Date of Audit</b>	02/09/2021
<b>Suggested Review</b>	02/09/2022



## Overall Assessment of Fire Risk

<b>Hazard from Fire:</b>	Normal
<b>Consequences Life:</b>	Moderate Harm
<b>Overall Risk from Fire:</b>	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:

Central enclosed staircase with lobbied off lifts and with open balcony approaches. Shops on ground floor (excluded from assessment). Communal heating provided from adjacent block (Emberton Court).

### Brief Details of the Block Construction:

Concrete floors & structure with blockwork walls and cladding panels. Samples of cladding panels have recently (June 2017) been sent away for testing to the British Research Establishment in line with CLG guidance. The panels on Wyclif Court do not appear to be of the aluminium composite material (ACM) type.

<b>Number of Floors:</b>	14	<b>Total Number of Units:</b>	64 excluding shops
<b>Number of Emergency Exits:</b>	5	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	160	<b>Maximum Number of members of the Public at any one time:</b>	75
<b>Disabled Occupants:</b>	Not Known		

### Fire Loss Experience (if known):

Fire in recycling bin outside block, believed to be due to arson. (Circa 2012)

## Audit Details

<b>Section</b>	<b>2. Identifying the Fire Hazards</b>	
<b>Sub-Section</b>	2.1 Sources of Ignition	
Question	2.1.1 Naked flames	<b>No</b>
Question	2.1.2 Electrical sources	<b>Low Risk</b>
Question	2.1.3 Acts of nature eg lightning	<b>Low Risk</b>

<b>Sub-Section</b>	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	<b>Low Risk</b>

<b>Sub-Section</b>	2.3 Sources of Oxygen	
Question	2.3.1 Sources of oxygen other than naturally occurring?	<b>None</b>

<b>Section</b>	<b>3. Identifying People at Risk</b>	
Question	3.1 Are employees and/or visitors at risk from fire hazards?	<b>Low Risk</b>
Question	3.2 Are residents at risk from fire hazards?	<b>Low Risk</b>
Question	3.3 Are vulnerable persons at risk from the fire hazards?	<b>Low Risk</b>

<b>Section</b>	<b>4. Evaluating the Fire Hazards</b>	
Question	4.1 Do the premises have an effective smoking policy?	<b>Low Risk</b>
<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?	<b>Low Risk</b>

<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>		
<b>ACTION</b>	Repair or replace door entry override system as appropriate to allow fire brigade access.	
<b>Findings (ISSUE)</b>	Defective FB override on block entrance door adjacent to dry riser.	Action & Completion By 05/03/2022
<b>Question</b>	4.3 Have satisfactory measures been taken to reduce the risk of arson?	<b>Low Risk</b>
<i>Block entry security system. CCTV on estate.</i>		
<b>ACTION</b>	Secure doors, cupboards, risers etc to prevent unauthorised access.	
<b>Findings (ISSUE)</b>	Defective push bar on ground floor stairway exit door means it does not secure when closed.	Action & Completion By 05/03/2022
<b>Question</b>	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<i>Lightening protection evident on building.</i>		
<b>Question</b>	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?	<b>Low Risk</b>
<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>		
<b>Question</b>	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	<b>Low Risk</b>
See 8.6.		
<b>Question</b>	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	<b>Low Risk</b>

*Fire stopping works to risers was completed during July & August 2020.*

Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<b>Low Risk</b>
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	<b>Low Risk</b>

*Security gates fitted within block to individual dwellings.*

*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.*

Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	<b>Low Risk</b>
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*No vulnerable people formerly identified but there may be occupants with varying degrees of physical/mental disability, in line with the general population.*

Question	4.11 Are the escape routes identified with effective signage to allow for all people to safely evacuate the premises in the event of an emergency?	<b>Low Risk</b>
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*Simple single stairway exit route.*

<b>ACTION</b>	Replace misleading exit signage.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 05/09/2022

<b>Section</b>	<b>5. Means of Escape</b>	
Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	<b>Yes</b>
Question	5.2 Are the available escape routes and widths suitable and sufficient for the physical layout of the premises?	<b>Yes</b>

Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	<b>Low Risk</b>
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	<b>Low Risk</b>
<i>Open balcony approach, windows on stairway and vent at head of stairway.</i>		
Question	5.5 Is the lighting adequate?	<b>Yes</b>
<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?	<b>Yes</b>
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?	<b>No</b>
<p><i>Doors generally appear to be at least notional FD30 doors. Most glazing within dwelling entrance doors does not appear to be fire resisting but is above 1100mm.</i></p> <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>		
<b>ACTION</b>	<b>Replace any missing or defective letterbox installations.</b>	
<b>Findings (ISSUE)</b>	<b>{REDACTED}</b>	<b>Action &amp; Completion By 05/09/2022</b>
<b>ACTION</b>	<b>Replace damaged front entrance door to flat.</b>	
<b>Findings (ISSUE)</b>	<b>{REDACTED}</b>	<b>Action &amp; Completion By 05/09/2022</b>
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	<b>No</b>
<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.*

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?	<b>Low Risk</b>
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*Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.*

<b>ACTION</b>	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
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<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 05/03/2022
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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?	<b>Low Risk</b>
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Question	5.11 Are the internal fire doors indicated with the appropriate signage	<b>Yes</b>
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Question	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	<b>Yes</b>
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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?	<b>Yes</b>
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*Entry doors are incorporated into routine Estate Service Co-ordinators' inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.*

Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	<b>Low Risk</b>
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Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Previous Action O/S</b>
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1 Action(s) Still Outstanding

Action Ref: 0036587

Action Details:

*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).*

Question	5.16 Are floor level indicators present and legible?	<b>Yes</b>
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	<b>Low Risk</b>
See 4.2.		
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	<b>Yes</b>
<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 by the Lift Contractor.</i></p>		

<b>Section</b>	<b>6. Detection and Warning</b>	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	<b>Low Risk</b>
<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 &amp; 2010. Since the conclusion of the Decent Homes programme, mains powered smoke/heat detection (LD2) is</i></p>		

*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.*

Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Yes</b>
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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?	<b>Yes</b>
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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?	<b>N/A</b>
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Question	7.3 Have emergency plans been communicated to residents and other relevant people	<b>Yes</b>
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*Fire action notice displayed in entrance lobby to block.*

*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.*

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?	<b>Yes</b>
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<b>ACTION</b>	When the opportunity next arises (void inspections, refurbishment/building works, etc), floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and'; between flats and common areas should be determined. Remedial action should be taken to rectify deficiencies as appropriate.	
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Findings (ISSUE)	Issues have previously been raised on the adjacent block with regard to fire stopping between the kitchens and the service riser for waste water, following previous works.	Action & Completion By 05/09/2028
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?	<b>No</b>
Question	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	<b>Low Risk</b>
<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)?	<b>Low Risk</b>
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	<b>No</b>
<p><i>Shops on 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	8.6 Are the external surfaces of the building likely to promote fire spread?	<b>Low Risk</b>
<p><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></p> <p><i>From visual observation, the exposed surface of external walls gives the appearance of HPL applied over insulation.</i></p> <p><i>Attention is drawn to the Ministry of Housing, Communities &amp; Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<a href="https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors">https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors</a>) (the "Advice Note").</i></p> <p><i>HPL Cladding used on exterior at either end of block and on the stairway/refuse chute area.</i></p>		
<b>ACTION</b>	Replace damaged or missing cladding panels.	

Findings (ISSUE)	{REDACTED}	Action & Completion By 05/09/2028
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Section	9. Overall Assessment of Fire Risk	
Question	9.1 Evaluation of overall fire hazard	<b>Normal</b>
Question	9.2 Evaluation of overall consequences for life safety	<b>Moderate Harm</b>
Question	9.3 Overall evaluation of fire risk	<b>Moderate</b>
Question	9.4 The most appropriate fire strategy for this building is	<b>Stay-put</b>
<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	<b>High Rise (10 Storey and above)</b>
Question	9.6 Next FRA Due	<b>02/09/2022</b>

## Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0041065
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure doors, cupboards, risers etc to prevent unauthorised access.
Action Notes	Defective push bar on ground floor stairway exit door means it does not secure when closed.
Due Date	05/03/2022
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0041067
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 misleading exit signage.
Action Notes	{REDACTED}
Due Date	05/09/2022
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0041068
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Repair or replace door entry override system as appropriate to allow fire brigade access.
Action Notes	Defective FB override on block entrance door adjacent to dry riser.
Due Date	05/03/2022

Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
<b>Section</b>	<b>5. Means of Escape</b>
Action Ref	0041069
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	05/03/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0041070
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	05/09/2022
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0041071
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 damaged front entrance door to flat.

Action Notes	{REDACTED}
Due Date	05/09/2022
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
<b>Section</b>	<b>8. Further Surveys and Investigation</b>
Action Ref	0041064
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?
Action Required	When the opportunity next arises (void inspections, refurbishment/building works, etc), floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and'; between flats and common areas should be determined. Remedial action should be taken to rectify deficiencies as appropriate.
Action Notes	Issues have previously been raised on the adjacent block with regard to fire stopping between the kitchens and the service riser for waste water, following previous works.
Due Date	05/09/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
Action Ref	0041066
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	Replace damaged or missing cladding panels.
Action Notes	{REDACTED}
Due Date	05/09/2028
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>



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

Action Ref: 0036587 - 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).