

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

Responsible person (e.g. employer):	Landlord / Managing Agent
Address of premises:	
Assessor:	
Date of fire risk assessment:	08/07/2021 & Updated on 25/07/2021
Date of previous fire risk assessment:	-
Suggested date for review:	08/07/2022



The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

GENERAL STATEMENT OF POLICY

Fire safety within the home is an extremely important issue, especially in mixed use premises and where unrelated occupiers, who live independently from one another, share common areas of the same building. This area of law is covered by both the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005,

This fire risk assessment has been undertaken to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005, which came into force on 1 October 2006.

It is the policy of the responsible person (responsible person means the company/person who has control of the premises) to protect all persons including tenants, visitors and members of the public from potential injury and damage to their health which might arise in the property,

The company should give a high level of commitment to health and safety and should comply with all statutory requirements.

This report addresses only those parts of the property which were accessible at the time of the inspection and is based on the evidence seen at the time of the report.

Introduction

A fire risk assessment has been undertaken to assist the client in meeting their obligations under the following legislation, but not exclusively:

- The Regulatory Reform (Fire Safety) Order 2005
- The Fire (Scotland) Act 2005
- Fire and Rescue Services (Northern Ireland) Order 2006
- The Management of Health & Safety at Work Regulations.

We believe that the assessment is suitable and sufficient and has been undertaken by a competent person following the framework and recommendations given in the current guidance document:

- PAS 79: Fire risk assessment – Guidance and a recommended methodology.

Aim of the assessment

1. Identify the fire hazards
2. Identify people at risk
3. Evaluate the level of risk and the adequacy of the general fire precautions
4. Record significant findings and provide an action plan
5. Provide an overall assessment of risk

NB: It is also necessary to periodically review the assessment.

The recommended approach to carrying out fire risk assessments is intended to determine the risk proportionate fire precautions required to protect premises occupants including employees, contractors, visitors and members of the public and to protect people in the immediate vicinity of the premises. The fire risk assessment is not necessarily sufficient to address the safety of fire fighters in the event of a fire on the premises.

The purpose of this report is to provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order 2005, hereafter referred to as the Fire Safety Order, came into force in England Wales on 1st oct 2006 and consolidates nearly all existing fire safety legislation, replacing significant pieces of legislation such as the Fire Precautions Act 1971 and the Fire Precautions(Workplace Amendment) Regulations 1999. The Fire Safety Order places a greater emphasis on fire precaution and the assessment process.

Northern Ireland and Scotland continue to have their own legislation which is referred to where appropriate. The Fire Safety Order applies to all non-domestic premises in England and Wales including the common parts of blocks of flats or houses in multiple occupation (HMOs).

As a result of the Fire Safety Order, previously issued Fire Certificates will be abolished and become invalid.

The Fire Safety Order places certain duties on the responsible person for a premise: This can be anyone who has control of the premises or a degree of control over certain areas which may provide for shared responsibilities, e.g

- Employers for the parts of premises staff enter
- Managing agents or owners for shared parts or shared fire equipment/systems
- The occupier of premises i.e. the self-employed.

General fire precautions

General Fire Precautions are stipulated within the Fire Safety Order to mean:

- Measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises
- Measures in relation to the means of escape from the premises
- Measures for securing that, at all times, the means of escape can be safely and effectively used.
- Measures in relation to the means of fighting fires on the premises
- Measures to ensure the means for detecting fire on the premises and giving warning in case of fire on the premises.
- The provision of arrangements for action to be taken in the event of fire on the premises, Including instruction and training of employees and measures to mitigate the effects of fire.

How to meet the main objectives of the Fire Safety Order

The key requirement of the Fire Safety Order is the completion of a fire risk assessment, which is to be carried out by the responsible person or delegated competent person.

The 5 steps to fire risk assessment:

1. Identify fire hazards

Consideration should be given to potential sources of ignition, which may include process hazards within the premises or arson exposures, sources of fuel such as build-up of waste, storage of goods and potential sources of accelerants which may exacerbate a fire.

2. Identify people at risk

Those persons who may be at risk in and around the premises (including but not restricted to visitors and members of public are to be identified and particular consideration needs to be given to people working close to fire dangers, lone workers or those who may be working in isolation, the elderly or infirm and parents with children.

3. Evaluate, remove/reduce and protect

The risk of fire and those at risk must be evaluated and measures taken to reduce or remove those

hazards presenting the risk of fire.

Consideration must be given to the adequacy of fire precautions such as fire detection and warning Systems capable of warning all persons in all circumstances; the provision of firefighting equipment to aid escape; the adequacy of safe means of escape from the premises, including the provision of emergency lighting system and provision of suitable warning signs.

Suitable training must be provided and a management system should be in place to ensure that all Fire safety systems are maintained.

4. Record, plan, inform and instruct

The major findings and conclusions of the fire risk assessment must be recorded, discussed with other responsible persons where appropriate and an emergency plan should be prepared.

All persons at risk are to be informed of and instructed in necessary actions and training provided.

5. Review

Finally, the fire risk assessment is to be reviewed on a regular basis to reflect any changes that may have occurred to the premises or activities carried out within.

N.B. 1. Where no emergency or evacuation procedures exist, it is not in the scope of this report that such procedures are produced.

N.B. 2. It is the responsibility of the client to establish these procedures as soon as possible together with the arrangement of suitable communication, instruction and training.

N.B.3. The client is also responsible for arranging the ongoing regular review and monitoring of the assessment.

Enforcement

Fire Authorities are the main agency responsible for enforcement and will look into complaints about fire safety and continue to investigate following incidents of fire.

Failure to meet with the requirements of the Fire Safety Order will, in serious cases, result in formal notices and could result in premises in all or part being prevented from use.

Scope of assessment

Whilst every effort has been made to ensure that all areas of the premises have been assessed there may be occasions part of the where access was limited. In this case it will be mentioned in the relevant documents.

With regard to the level of investigation and assessment the following applies;

Persons at risk

Any persons at a specific risk will be detailed in the relevant section of this assessment.

Named responsible person

This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

Fire detection and means of giving warning

Findings are based on a visual inspection with no audibility tests or verification of full compliance with relevant British Standards carried out.

Emergency Lighting

Findings are based on a visual inspection of the system with no test of luminance levels or verification of full compliance with relevant British Standards being carried out.

HVAC

Based on a visual inspection as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

Fire separation

Findings are based on visual inspection of readily accessible areas. A degree of sampling may be undertaken where appropriate.

Arson

If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

All aspects of this report meet the requirements of the Regulatory Reform (Fire Safety) Order 2005. However, there may be items which are required by insurers or other parties which fall outside the scope of this assessment.

Validation of fire risk assessments

In order to provide suitable and sufficient fire risk assessment reports we carry out a range of quality assurance measures to ensure compliance with all necessary legislation, regulation and guidance.

To meet with the requirements of our BAFE SP205-1 Life Safety Fire Risk Assessment certification scheme we validate and sign-off a percentage of all fire risk assessment. This is carried out by a senior fire risk assessor referred to as the validator and is a part of a wider quality assurance procedure.

FIRE RISK ASSESSMENT

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.

Likelihood	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low (✓)	Medium ()	High ()
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In this context, a definition of the above terms is as follows:

Low:	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium:	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High:	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm (✓)	Moderate harm ()	Extreme harm ()
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In this context, a definition of the above terms is as follows:

Slight harm	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ()	Tolerable (✓)	Moderate ()	Substantial ()	Intolerable ()
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A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk level Action and timescale

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish

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	more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

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1. THE PREMISES

1.1	Number of floors	3
1.2	Approximate floor area:	>1200 sq ft
1.3	Brief details of construction	<p>The building is constructed of solid bricks, rear & side extended, loft converted and timber joists between the two flooring. The main entrance is at front of the building, rear exit to the garden from kitchen & secured utility services are located under the stairs however the electric wirings are fixed and crossing throughout the house.</p> <p>Ground Floor: There is a hallway, bedroom 5, 6 & 7, downstairs toilet, lounge & communal kitchen dining.</p> <p>1st Floor: Stairs leading to the upper floor, bedroom 2,3 & 4 and shared bathroom.</p> <p>2nd Floor: Stairs leading to top floor, bedroom 1 with ensuite.</p> <p>The building is constructed in 1920s bricks construction with wooden joists on the 1st & 2nd floor and solid communal partition walls. The property is managed by a landlord/managing agent who is a responsible person and provides information on the fire precautions for the premises. There is an assigned person who makes regular visits to the building and undertakes fire inspections duties.</p> <p>Following a visual inspection to the exterior of the building we did not note an obvious evidence of cladding.</p>
1.4	Use of premises	HMO House
1.5	What facilities are shared in common within the property.	Hallway, communal kitchen, lounge and bathroom.
1.6	Number of staircases	1
1.7	Number of lifts	0
1.8	Any fireman lifts	0
1.9	Any evacuation lifts	0
1.10	Any escape route over the roof	0
1.11	Areas accessed	Communal area & Bedrooms
1.12	Areas not accessed	-

2. THE OCCUPANTS

2.1	Approximate maximum numbers	5+
2.2	Approximate number of employees or residents at any one time	5+
2.3	Maximum number of members of public at any one time	Unknown
2.4	Associated times/hours of occupation	24 hours
	Comments	Currently property isn't fully occupied.

3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1	Sleeping occupants	5+
3.2	Disabled occupants	Unknown
3.3	Lone workers	0
3.4	Young persons	Unknown
3.5	Persons at risk	Residents and visitors
3.6	Others	n/a

4. FIRE LOSS EXPERIENCE

None

5. OTHER RELEVANT INFORMATION

5.1	Maximum number of persons that could be affected by fire	5+
5.2	Fire Fighting Facility: -	
	Automatic smoke control	No
	Sprinklers system	No
	Dry or wet risers	No
5.3	Hazards Observed	No hazard identified at time of assessment.
5.4	Recommendations	None

6. RELEVANT FIRE SAFETY LEGISLATION

6.1	The following fire safety legislation applies to these premises	The Regulatory Reform (Fire Safety) Order 2005 (FSO) The Housing Act 2004
6.2	The above legislation is enforced by	The Hillingdon Borough Council enforced the Housing Act Otherwise London Fire Brigade.
6.3	The legislation to which makes reference is enforced by	The Hillingdon Borough Council enforced the Housing Act

ELIMINATION OR REDUCTION OF FIRE HAZARDS

7. ELECTRICAL IGNITION SOURCES

7.1	Reasonable measures taken to prevent fires of electrical origin?	Yes
7.2	Fixed installation periodically	Yes
7.3	Portable appliance testing (where appropriate) carried out?	No
7.4	Suitable limitation of trailing leads and adapters?	Yes
7.5	Are electrical intakes/meter enclosures within the common areas likely to afford a nominal period of fire resistance?	Yes
7.6	Hazards Observed	<ul style="list-style-type: none"> No evidence of PAT Testing. Extensions leads are present in bedroom.

Recommendations:

- 1) Ensure the residents do not use any faulty equipment or overloaded electrical equipment and to switch equipment off at the end of the working day.
- 2) Ensure routine inspections are carried out to tenant personal electrical appliances to ensure there are no signs of excessive wear or damage.
- 3) Records must be maintained.

Action Plan:

- 1) Continue to ensure PAT and electrical ECIR fixed installation testing is carried out regularly.
- 2) Implement a policy to avoid extension cable leads inside the bedrooms and install additional sockets to distribute the electrical load.

8. SMOKING

8.1	Reasonable measures taken to prevent fires as a result of smoking?	Yes
8.2	Smoking prohibited on the premises?	Yes

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8.3	Smoking prohibited in appropriate areas?	Yes
8.4	Suitable arrangements for those who wish to smoke?	No
8.5	This policy appeared to be observed at time of inspection?	Yes
8.6	Correct display signage	No
8.7	Hazards Observed	<ul style="list-style-type: none"> No smoking sign is missing.

Recommendation:

- 1) If the policy allows for smoking to take place outside but in the vicinity of the house, then suitable receptacles are to be provided.

Action Plan:

- 1) "No Smoking" signage must be prominently displayed in the communal area.

9. ARSON

9.1	Does basic security against arson by outsiders appear reasonable?	Yes - The building main entrance door to the communal areas are provided with access controls.
9.2	Are the storage areas for combustible waste materials left away from?	
	The Building	Yes
	The escape route	Yes
9.3	Hazards Observed	No hazard identified at time of assessment.

Comments:

- 1) Building is clear of combustible materials readily available for ignition by outsiders.
- 2) No evidence of malicious fire setting in the vicinity.
- 3) The front door is secured and normally locked by occupants at the time of inspection.
- 4) There must be an entry-phones system to get the house access however vigilance is always needed.
- 5) Waste bins area is away from building.
- 6) I can confirm there is a no CCTV system installed.

Action Plan:

None

10. FLAMMABLE MATERIAL

10.1	Is there adequate control over combustible material fire loading and storage?	Not present.
10.2	Is there adequate control over the use and/or storage of flammable liquids and gases?	Not Applicable. Domestic Property.
10.3	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) Establish a tenants' contractual agreements policy to prohibit the storage and use of highly flammable materials within the premises. No hazard has been found at the time of inspection

Action Plan:

None

11. PORTABLE HEATERS AND HEATING INSTALLATIONS

11.1	Is the use of portable heaters avoided as far as practicable?	Not present in communal areas.
	Are all Heating Ventilation Air condition (HVAC) installations maintained to manufacturers guidelines?	Not present.
11.2	If portable heaters are used is the use of the more hazardous type (e.g. radiant bar fires or log appliances) avoided?	Not present.
11.3	Are suitable measures taken to minimize the hazard of ignition of combustible materials?	Yes
11.4	Are fixed heating installations subject to regular maintenance?	Not present
11.5	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) No portable heaters were observed in the common areas.
- 2) This report does not cover any fixed heating in the bedrooms however it is advised that these are regularly checked and the results recorded.
- 3) Continue to ensure that additional appliances are used only where strictly necessary and with management knowledge and control.
- 4) Maintain safe separation distance between heating appliances and flammable/combustible materials. Portable electrical heaters with open elements, such as halogen or radiant heaters, must not be used.

Action Plan:

None

12. COOKING

12.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes
12.2	Filters changed and ductwork cleaned regularly?	Yes
12.3	Suitable extinguishing appliances available?	Yes
12.4	Is there heat detection in the kitchen?	Yes
12.5	Fire blanket is provided	Yes
12.6	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) Change grease filters on a regular basis.

Action Plan:

None

13. LIGHTNING

13.1	Do the premises have a lightning protection system?	No
13.2	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

None

Action Plan:

None

14. HOUSEKEEPING

14.1	Is the standard of housekeeping adequate?	Yes
14.2	Combustible materials appear to be separated from ignition sources?	Yes
14.3	Avoidance of unnecessary accumulation of combustible materials or waste?	Yes
14.4	Appropriate storage of hazardous materials?	Not present
14.5	Avoidance of inappropriate storage of combustible materials?	Not present
14.6	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) Regular inspection is a key component of maintaining good housekeeping.
- 2) Managing agent or landlord should ensure that every opportunity is taken to monitor the situation and ensure that there is compliance with the policy adopted.
- 3) Ensure that the housekeeping programme continues to include prompt removal of combustible materials.

Action Plan:

None

15. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

15.1	Are fire safety conditions imposed on outside contractors?	Unable to confirm
15.2	Is there satisfactory control over works carried out on the premises by outside contractors (including “hot work” permits)?	Unable to confirm
15.3	If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of “hot work” permits?	Not present.
15.4	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) All contractors are required to follow safe systems of work and carry out risk assessment according to site specific for the work being carried out.

Action Plan:

None

16. DANGEROUS SUBSTANCES

16.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	Not applicable. Domestic Property.
16.2	If applied, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/a
16.3	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) Establish a tenants’ contractual agreements policy to prohibit the storage and use of dangerous substances within the premises. No hazard has been found at the time of inspection.

Action Plan:

None

17. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

17.1	Additional Hazards Observed	None
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Recommendations:
None

18. FIRE PROTECTION MEASURES

MEANS OF ESCAPE FROM FIRE Article 14		
18.1	All the emergency route and exists lead directly to a place of relative then ultimate safety?	Yes – Bedrooms are open directly onto the communal hallway.
18.2	Adequate design of escape routes?	Yes
18.3	Adequate provision of exits?	Yes
18.4	Exits easily and immediately openable where necessary?	Yes
18.5	Satisfactory means for securing exits?	Yes
18.6	Reasonable distances of travel	Yes
18.7	Where there is a single direction of travel?	Yes
18.8	Where there are alternative means of escape?	No
18.9	Suitable protection of escape routes?	Yes
18.10	Suitable fire precautions for all inner rooms?	Not present.
18.11	Escape routes obstructed?	No
18.12	It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.	Unable to confirm
18.13	Is a suitable means of ventilating the common areas provided?	No
18.14	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) The building has 2 exit doors which is acceptable for the occupant numbers who might be required to use them.
- 2) The entire escape route was cleared on the time of assessment and it must be kept safe and accessible at all times.
- 3) Personal Emergency Evacuation Plans must continue to be devised for all persons with impairments who may require assistance to escape safely.

Action Plan:
None

19. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

19.1	It is considered that there is compartmentation of a reasonable standard for building type.	Not known – A destructive survey of the common parts was not undertaken as this is not required to satisfy a Type 1 FRA.
19.2	Do the Fire Doors appear to offer adequate fire resistance?	No
19.3	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	Not Present
19.4	Fire doors on escape route meet minimum notional 30 minutes doors and are either kept locked or have closer that work correctly	Yes
19.5	Is there an excessive fire load within the mean of escape	No
19.6	Are fire resisting doors to cupboards, stores and service ducts etc, kept locked where required?	Yes

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19.7	Are the fire doors self-closing?	Yes
19.8	Are they fitted with intumescent strips and smoke seals?	Yes
	Hazards Observed	<ul style="list-style-type: none"> Electric switch board and meter cupboard box isn't FD standard.

Recommendations:

- Based upon a limited visual inspection to bedroom doors & communal door, it is considered that the entire doors are comply with the specification requirement except the electrical cupboard under the stairs door.

Action Plan:

- Replace the electrical intake cupboard door with FD 30 minutes' fire resisting construction, must be secured with lock, self-closing device & smoke seal.

Updated on 14/07/2021: As per action plan, managing agent has confirmed that the plaster board is installed on inner side of electrical cupboard door including smoke seal and secured lock. This means a door and its frame fitted as one complete unit conforming the 30 minutes' fire resistance. The door test & fire door integrity has not been confirmed as recommended in BS 476-22.

20. EMERGENCY ESCAPE LIGHTING

20.1	Reasonable standard of emergency escape lighting system provided?	Yes
20.2	Emergency lighting within the escape route	Yes
20.3	Emergency lighting to the fire evacuation point externally	No
20.4	Is the emergency lighting system subject to routine tests and maintenance?	Unable to confirm.
20.5	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- Emergency lighting must be tested monthly and certificate annually to comply with British Standard 5266.
- Records must be maintained

Action Plan:

None

21. FIRE SAFETY SIGNS AND NOTICES

21.1	Reasonable standard of fire safety signs and notices?	No
21.2	Are all fire resisting doors fitted with appropriate label signage?	No
21.3	Hazards Observed	<ul style="list-style-type: none"> Signs are missing.

Recommendations:

None

Action Plan:

- Kitchen & lounge door should be labelled 'Fire door-keep shut'.
- Install 'No smoking' sign near the main entrance.
- Install Fire door-keep shut' on both sides on the electric cupboard door.

Updated on 14/07/2021: Managing agent has confirmed the action plan is installed.

22. MEANS OF GIVING WARNING IN CASE OF FIRE

22.1	Reasonable manually operated electrical fire alarm system provided?	No
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22.2	Automatic fire detection provided?	Yes
22.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	Yes
22.4	Remote transmission of alarm signals?	No
22.5	Type of system	LD1 Part 6 Fire Alarm system.
22.6	Are there adequate levels of sounders within the building	Yes
22.7	Is the fire detection and/or fire alarm system subject to routine tests and maintenance?	Unable to confirm.
22.8	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) The BS5839 Part 6 Grade LD1 system, linked detectors and operate from control panel which is located at front main entrance.
- 2) Maintenance of the smoke alarm detector checks must be carried out either quarterly or six monthly by a competent person.
- 3) Keep documentary records in a fire book.

Action Plan:

- 1) Responsible person legally required to run weekly fire alarm tests which is covered under Article 17 of the RRO.

23. FIRE EXTINGUISHING APPLIANCES

23.1	Reasonable provision of portable fire extinguishers?	Yes
23.2	Hose reels provided?	No
23.3	Are all fire extinguishing appliances readily accessible?	Yes
23.4	Are the fire extinguishers serviced annually?	Unable to confirm.
23.5	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) Fire extinguishers are located in the communal area.

Action Plan:

- 1) Do not provide the fire extinguisher in the communal area & it is inappropriate in residential. It might encourage the occupants of the house to enter the common parts to obtain an appliance and return to their flat to fight the fire.

24. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

24.1	Are the dry/wet rising mains is installed?	Not Required.
24.2	Are the dry/wet rising mains subject to periodic inspection and maintenance?	N/a
24.3	Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc.	N/a
24.4	Are the firefighting lifts subject to periodic inspection and maintenance?	N/a
24.5	Are the sprinkler systems installed?	Not Required.
24.6	Are the sprinkler systems subject to periodic inspection and maintenance?	N/a
24.7	Are smoke control systems installed?	No
24.8	Are smoke control systems subject to tests and maintenance?	N/a
24.9	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 1) None

Action Plan:

None.

25. EVACUATION

25.1	Commercial Property – are there adequate emergency action plans and procedures?	No requirement - the premises is residential.
25.2	Are regular fire evacuation drills carried out?	No requirement for fire evacuation drills.
25.3	Are fire procedures for visitors and outside contractors in place?	No
25.4	Has consideration been given to the evacuation of disable person?	As this is a private residential property there is no requirement for individual evacuation plans for disabled persons.
25.5	Hazards Observed	No hazard identified at time of assessment.

Recommendations:

- 2) The current evacuation policy encourages the residents to leave the premises if they feel that their safety is compromised in any way.
- 3) On the event of fire:
 - Raise the alarm.
 - Leave the building quickly and close the fire door behind you.
 - Do not re-enter the building.
 - Make sure to call the emergency services.
- 4) No evidence of the number and type of disabilities residents may have in the bedrooms. If there are any person's resident in the bedrooms who would not be able to evacuate the building unaided and without using the stairs, then they must be identified and a PEEP carried out.

Action Plan:

None.

26. MANAGEMENT OF FIRE SAFETY

26.1	PROCEDURES AND ARRANGEMENTS	
26.2	Fire safety is managed by	Landlord/Managing Agent
26.3	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	Unable to confirm
26.4	Is there a suitable record of the fire safety?	No
26.5	Comments	Records must be maintained.
26.6	Appropriate fire procedures in place?	No
26.7	Are procedures in the event of fire appropriate and properly documented?	No
26.8	Are there suitable arrangements for summoning the fire and rescue service?	Unable to confirm
26.9	Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?	No
26.10	Are there suitable arrangements for ensuring that the premises have been evacuated?	No
26.11	Is there a suitable fire assembly point(s)?	No
26.12	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	No

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26.13	Persons nominated and trained to use fire extinguishing appliances?	N/a
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Recommendations:

- 1) Provide information to residents on fire evacuation at the start of tenancy and refresh annually.
- 2) Documents maintained at site or on computer systems and regular monthly checks should be undertaken to comply with the requirements of article 17 of the Regulatory Reform Order 2005.
- 3) Assign a designated competent person to undertake the fire preventive and protective measures duties.

27. RECORDS

27.1 - Appropriate records of:	
Fire training?	Not Required
Fire drills?	Not Required
Fire alarm tests?	YES - Records must be maintained.
Emergency escape lighting tests?	YES - Records must be maintained.
Electrical safety certificate?	YES - Records must be maintained.
Gas safety certificate?	YES - Records must be maintained.

ACTION PLAN

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level:

	Priority	Action by whom	Timescales to Implement
ELECTRICAL IGNITION SOURCES	High	Landlord/Managing Agent	0-3 Months
SMOKING	-	-	-
ARSON	-	-	-
FLAMMABLE MATERIAL	-	-	-
PORTABLE HEATERS AND HEATING	-	-	-
COOKING	-	-	-
LIGHTING	-	-	-
HOUSEKEEPING	-	-	-
FIRE SPREAD AND DEVELOPMENT	Completed	Managing Agent	Updated on 14/07/2021
MEANS OF ESCAPE	-	-	-
EMERGENCY ESCAPE LIGHTING	-	-	-
FIRE SAFETY SIGNS AND NOTICES	High	Landlord/Managing Agent	0-3 Months
MEANS OF GIVING WARNING IN CASE OF FIRE	High	Landlord/Managing Agent	0-3 Months
EVACUATION	-	-	-
DANGEROUS SUBSTANCES	-	-	-
FIRE EXTINGUISHING APPLIANCES	-	-	-

Disclaimer

The Regulatory Reform (Fire Safety) Order 2005 provides for a minimum fire safety standard and this Fire Risk Assessment (FRA) provides relevant advice on compliance with this statutory requirement.

The observations and recommendations within this Fire Risk Assessment are only pertinent to the conditions at the time of the Assessment. Regular inspections and reviews of this Fire Risk Assessment are required to ensure standards are maintained.

We have been instructed to undertake a Fire Risk Assessment (FRA) of the premises stated in this report and this FRA relates only to those areas visited at the time of the site visit.

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This FRA has been carried out to satisfy the requirements of the Regulatory Reform (Fire Safety) Order 2005 in respect of the common areas only of the above-mentioned premises.

In order to carry out this FRA the Assessors have used their professional expertise and judgement and guidance contained in publicly available specification (PAS 79: 2012) and fire safety risk assessment guides issued by H.M Government. The recommendations made represent our assessment of the minimum fire safety standards considered necessary for the common areas to ensure the safety of both the residents and visitors to the premises. It should be borne in mind however that an assessment is open to individual interpretation and as such an officer of the local fire authority may express a different view on certain aspects.

Information for the completion of this assessment was obtained by a physical non-intrusive inspection of the common parts of the premises, which included only the visual inspection of flat entrance doors from the common area. No inspection within individual flats was carried out and as such the degree of fire resistance between flats and flats and the common areas has not been included within this FRA.

Changes generally introduced in the workplace may have an effect on potential fire risk and associated precautions e.g. changes to the premise's layout, work processes, furniture, plant, machinery, or the number of people likely to be present in the workplace, including those persons with a temporary or permanent disability. Any of these could lead to a new hazard or increased risk and as such will require this assessment to also be reviewed and/or a new assessment to be undertaken.