

# FIRE RISK ASSESSMENT

Ealing Council  
21-21a, Waldeck Road, West Ealing, W13 8LY  
2014-08-26 10:32:35



Assessment ID	<i>nrxwu0iot2s48bgxsg83v4cc2c0tqd73</i>
Revision	<i>2</i>
Previous Assessment	<i>N/A</i>
Assessor	<i>Carl Vickers</i>
Fire Risk Rating	<i>6/9 Medium Risk</i>
Assessment Frequency	<i>36 months</i>
Fire Safety Issues	<i>3</i>

# Table of Contents

- [1. Terms of Reference](#)
- [2. Risk Rating](#)
- [3. Building and Occupants](#)
- [4. Legislation and Guidelines](#)
- [5. Sources of Ignition](#)
- [6. Sources of Fuel and Oxygen](#)
- [7. Structural Features](#)
- [8. Means of Escape](#)
- [9. Means of Escape \(Continued...\)](#)
- [10. MoE for Disabled People](#)
- [11. Lighting, Signs and Notices](#)
- [12. Fire Alarms and Detection](#)
- [13. Fire Fighting Equipment](#)
- [14. Management of Fire Safety](#)
- [15. Advisory Enclosures](#)
- [16. Significant Findings](#)
- [17. Photographs](#)

# 1. Terms of Reference - Conversion

## Copyright

### Notice

The information contained within this document is owned by **Ealing Council** and may not be used or reproduced without written permission. This document is provided, to the recipient, subject to specific obligations of confidentiality set forth in one or more binding legal agreements between **Ealing Council** and the recipient.

## Scope of Assessment

nulogic fire were requested to undertake a fire safety risk assessment of **21-21a, Waldeck Road, West Ealing, W13 8LY** managed by **Ealing Council**, in order to assist them to comply with the requirements of the current fire safety legislation. This report reflects the fire safety standards identified during the inspection covering the items detailed below:

- Fire-fighting and fire detection
- Emergency routes and exits
- Maintenance
- Provision of information to employees and/or residents
- Training

The Regulatory Reform (Fire Safety) Order 2005, which came into force on 1 October 2006, replaces previous fire safety legislation. The Order covers general fire precautions and other fire safety duties which are required to protect 'relevant persons' in case of fire. The purpose of this assessment is to identify any areas of non-compliance and make recommendations to provide a minimum fire safety standard, having due regard to the government guidance issued by CLG "Fire Safety Risk Assessment Sleeping Accommodation".

There is no obligation to adopt any particular recommendation of guidance documents, which are only intended for typical buildings. Furthermore, the aim of the fire risk assessment process is not necessarily to bring an existing building up to the standard expected for a new building, constructed under current legislation. Rather, the intention is to identify measures which are practicable to implement in order to provide a reasonable level of safety for people in and around the premises.

There should be a good level of fire resisting construction around flats, including fire resisting and self-closing flat front doors, in addition to keeping escape routes reasonable free from ignition sources and fuel.

In converted buildings, flat front doors are required to be to a nominal FD30 standard, i.e. doors should provide 30 minutes of fire resistance and should be fitted with intumescent strips and smoke seals. In existing buildings, it is often the case that, although doors provide a nominal period of 30 minutes of fire resistance, intumescent strips and smoke seals are not fitted. This is generally considered satisfactory - the cost and time to upgrade existing doors would be considerable with potentially little gain. It is important, however, that flat doors are kept closed in the event of fire. We therefore recommend that flat doors are provided with self-closing devices, in line with current practice. In the past, guidance documents allowed flat front doors to be provided with non-fire rated letter plates. Although this is no longer the case for new buildings, the risk presented by letter plates is not considered sufficient to justify replacement or repair of all existing flat front doors.

Where there are doubts about the compartmentation and separation in a converted building, guidance will be used to require fire detection/alarm systems as a compensatory feature to ensure that residents get an early warning of a fire situation which will enable them to evacuate the premises safely before the building becomes untenable.

Many blocks of flats have been constructed with single staircases, which is still acceptable under current

design guidance. It is important, however, to protect staircases against the ingress of smoke, in order that people can escape if desired and that the fire service can safely approach a fire. We therefore generally recommend that existing flat doors, not originally provided with intumescent strips and smoke seals, are upgraded to a full FD30S standard.

Fire loading within escape routes should be kept to a minimum. Some combustible items are, however, acceptable, such as door mats, pushchairs and bicycles.

Due to the high degree of fire resisting construction in flats, it is common to adopt a 'defend in place' fire policy, whereby people are not expected to be alerted to a fire outside their dwelling. It is therefore unusual, and of questionable benefit, to provide automatic or manual fire alarm systems in the common areas of blocks of flats.

## **Guidance Note in Respect of Flat Front Doors**

The current guidance documents require that a flat front door is FD30S standard. It is not possible to categorically state that a door is or is not FD30S standard when it is closed, however, a pragmatic view can be taken as the to relevant standards in place at the time of construction or significant refurbishment.

General indicators that suggest a door would achieve or has been installed as a 30 minute fire resisting door include;

- Solid timber construction to a minimum of 44mm thick. A non fire rated latter plate would not be acceptable under current guidance, however they have generally been accepted due to the minimal potential impact on others in case of fire in a flat.
- Current standards would require three hinges with melting point no less than 800 degrees Celsius, easily achieved with steel hinges - more questionable with brass effect.
- There should be no non-insulated glazing fitted within a flat front door. However, a pragmatic approach has been taken with existing doors regarding the size of a glazing panel. Where glazing is installed above 1100mm this may also have been considered acceptable with regards to impact of radiated heat.
- There should be a minimum of 25mm door stops or intumescent strips.
- A positive action self-closing device will be fitted, usually a Perko device which is a spring loaded chain normally fitted at mid height of the door. Rising butt hinges are not deemed suitable.

The assessors have considered the merit and viability of smoke seals to flat doors and whilst that is the current design standard, a flat deemed to be 30 minute fire resisting with the above criteria is considered reasonable.

Fire Resisting Doors would generally be required to have a sign 'Fire Door Keep Shut', but this is not an expectation for flat front doors.

## 2. Risk Rating

Assessors are required to register a Risk Rating for each premises. The rating is calculated based on two specific criteria, Consequence and Likelihood. Consequence of a fire outbreak requires the assessor to grade the potential harm to relevant persons on a scale of 1 to 3. Likelihood of a fire outbreak requires the assessor to assess the possibility of a fire occurring on a scale of 1 to 3.

Together these values are used to consider an appropriate Fire Risk Rating for the premises having due regard to the intent behind the Regulatory Reform (Fire Safety) Order 2005. The risk rating gives a general indication of the broad level of compliance in respect of the fire safety precautions noted within the premises at the time of audit. The assessor will have taken into consideration all findings and issues recorded as part of the assessment when determining the risk rating.

		CONSEQUENCE		
		Extreme Harm 3	Moderate Harm 2	Slight Harm 1
LIKELIHOOD	High 3	9	6	3
	Normal 2	6	4	2
	Low 1	3	2	1

**Fire Risk Rating = 6**

**Consequence = 3**

**Likelihood = 2**

**Assessment Frequency = 36 months**

**Fire Safety issues identified = 3**

### Consequence of Fire (Harm)

**3 - Extreme** Significant potential for serious injury or death of one or more occupants

2 - Moderate Outbreak of fire could foreseeably result in injury of one or more occupants, but it is unlikely to involve multiple fatalities

1 - Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs)

### Likelihood of Fire

3 - High Lack of adequate control applied to one or more significant fire hazards, such as to result in significant increase in the likelihood of fire

**2 - Normal** Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls

1 - Low Low likelihood of fire as a result of negligible potential sources of ignition

### Assessor Comments

*Flats 21-21a Waldeck Road are situated in a converted traditional dwelling house and are in use as general needs housing. The assessment of risk with regards to the consequences of fire has been assessed as extreme due to the lack of a suitable detection/alarm system and flat front door without self-closing device and not of correct fire resisting standard. The housekeeping was found to be satisfactory at the time of the visit. The following fire safety issues require attention: flat front door without self-closing device/not of fire resisting standard, inadequate means for detecting and warning of fire and provision of fire fighting equipment. The details of all of the observations made during the visit can be found in the significant findings section of this risk assessment.*

### 3. Building and Occupants

Q. Could the assessor gain access to conduct the assessment

Yes

Comments: *Via resident of 21a.*

Q. Number of attempts to gain access

1

Comments:

Q. Name and details of person(s) contacted or consulted on site

Comments: *Resident of 21a.*

Q. Premises Type

Conversion

Q. Number of floors

2

Q. What is the premises function

Comments: *General needs.*

Q. Description of Floors

Comments: *Entrance leads to one ground floor flat and first floor flat.*

Q. Approximate Floor Area

100

Q. Number of Units

2

Q. Unit Type

Flats

Q. Details of Construction

Comments: *Brick elevations and pitched tiled roof.*

Q. Fire History/Existing Notices from Enforcing Authorities

Comments: *None known or reported.*

Q. Responsible Person

Comments: *Ealing Council.*

Q. Approximate Year of Construction

pre-1990

Comments:

Q. Does Premises have Common or Shared Areas

Yes

Comments: *There are common areas in these premises.*

Q. Number of Internal Staircases

1

Comments: *Private to 21a.*

Q. Number of External Staircases

0

Comments:

Q. Number of Stairwells

0

Comments:

Q. Number of Lifts

0

Comments:

Q. Number of Units Approached Directly off Corridors

0

Comments:

Q. Number of Units Approached Directly off Deck or Balcony

0

Comments:

Q. Number of Units Approached Directly off Staircase or Lobby

2

Comments:

Q. Lobby Protection to Staircase(s)

N/A

Comments: *Lobby protection not applicable to this building.*

Q. Building Structure - Comments

Comments: *Building structure appears sound.*

The Occupants...

Approximate Maximum Number of People

4

Approximate Maximum Number of Employees at Any One Time

0

Maximum Number of Members of the Public

0

Other Person(s) at Risk;

- Visitors

Yes

- Contractors

Yes

The Occupants - Comments

Comments: *Based on 2 flats.*

The Occupants at Special Risk...

Disabled Occupants

No

Sleeping Occupants

Yes

Occupants in Remote Areas

N/A

Occupants Special Risk - Comments

Comments: *General needs, no disabled residents identified.*

Q. Fire Loss Experience

Comments: *None known or reported.*



## 4. Legislation and Guidelines

Q. Relevant Fire Safety Legislation

*The Regulatory Reform (Fire Safety) Order 2005*

Q. Relevant Fire Safety Guidelines

*LACORS Guide*

Q. Legislation and Guidelines - Notes

**Comments:** *The Housing Act 2004 also applies.*

## 5. Sources of Ignition

**Q. Ignition Source Present**

**Yes**

**Comments:** *Arson, although there is no known evidence to suggest that there has been any deliberate fire history at these premises.*

**Q. Smoking Ban Enforced**

**Yes**

**Comments:** *No evidence of smoking in this building.*

**Q. Are there Sufficient Control Measures for Ignition Sources**

**Yes**

**Comments:**

**Q. Evidence of Smoking**

**No**

**Comments:** *No evidence of smoking in this building.*

**Q. Smoking Area in Safe Place**

**N/A**

**Comments:** *Smoking permitted in private flats.*

**Q. Naked Flames are Adequately Controlled**

**N/A**

**Comments:** *None present.*

**Q. Hot Processes or Work is Properly Controlled**

**N/A**

**Comments:** *None present.*

**Q. Hot Surfaces are not Liable to Catch Fire**

**N/A**

**Comments:** *None present.*

**Q. Friction is Not Likely to Cause Ignition**

**N/A**

**Comments:** *None present.*

**Q. Hot Work Permits in Place**

**N/A**

**Comments:**

**Q. Procedures for Control of Contractors in Place**

**Yes**

**Comments:** *Advised that all contractors are vetted and approved centrally.*

**Q. Cooking Equipment is Suitable and Satisfactory**

**N/A**

**Comments:** *No communal catering facilities.*

**Q. Internal Combustion Engines are Satisfactory**

**N/A**

**Comments:**

**Q. Portable Heaters Located are in Safe Positions and are Maintained Adequately**

**N/A**

**Comments:** *None present.*

**Q. All Machinery is Satisfactory**

**N/A**

**Comments:** *None present.*

**Q. Metal Impact is not Likely to Cause Ignition**

**N/A**

**Comments:** *None present.*

**Q. Installed Electrical Equipment is Maintained**

**Yes**

**Comments:** *All installed electrical equipment is maintained and records available.*

**Q. Portable Electrical Equipment is Maintained**

**N/A**

**Comments:** *None present.*

**Q. Static Electricity Earthing in Place**

**N/A**

**Comments:**

**Q. Steps to Reduce Arson are in Place**

**Yes**

**Comments:** *Security to entrance.*

**Q. Is there a lightning Conductor to Earth**

**No**

**Comments:** *No lightning conductor in place.*

**Q. Sources of Ignition - Notes**

**Comments:** *Sources of ignition have adequate controls.*

## 6. Sources of Fuel and Oxygen

Q. Fuel Sources Present

No

Comments: *The communal areas were free from combustible items with housekeeping in the property proving to be adequate.*

Q. If Combustible Materials are in Evidence, are they Stored Appropriately and away from Escape routes

N/A

Comments: *No combustible materials in evidence.*

Q. Are Flammable Liquids, Gases and/or Chemicals in Evidence? If so, are They Adequately Controlled?

N/A

Comments: *None present.*

Q. Flammable/Explosive Dust is Adequately Controlled

N/A

Comments: *None present.*

Q. Paper and Cardboard Adequately Controlled?

Yes

Comments: *None present.*

Q. Plastics, Rubber and Foam Plastics Adequately Controlled

N/A

Comments: *None present.*

Q. Timber/Wood Adequately Controlled

N/A

Comments: *None present.*

Q. Are there Wall and Ceiling Hangings Present

No

Comments: *None present.*

Q. Furniture, Fittings and Fixtures are Fire Retardant where Required

N/A

Comments:

Q. Textiles are Adequately Controlled

N/A

Comments:

Q. Packaging Materials are Adequately Controlled

N/A

Comments:

Q. Is Provision for Bulk Waste Storage and Removal Adequate

Yes

Comments: *Bulk waste storage and removal adequate.*

Q. Housekeeping Standards are Satisfactory

Yes

Comments: *Housekeeping standards are satisfactory throughout the premises.*

Q. Combustible Materials are Segregated from Sources of Ignition

Yes

Comments:

Q. Natural Airflow does not Pose an Increased Risk

Yes

Comments:

Q. Mechanical Air Conditioning/Distribution Systems are Adequately Controlled

N/A

Comments: *None present.*

Q. Oxidising Chemicals/Oxygen Cylinders and Distribution Systems are Adequately Controlled

N/A

Comments: *None present.*

**Q. Pyrotechnics Containing Oxidising Materials are Adequately Controlled**

**N/A**

**Comments:** *None present.*

**Q. Management of Specific Risks**

**N/A**

**Comments:**

**Q. Sources of Fuel and Oxygen - Notes**

**Comments:** *Sources of fuel and oxygen have adequate controls.*

## 7. Structural Features

Q. Building alterations have been approved by Building Control

N/A

Comments: *No alterations carried out.*

Q. Structural features that will allow the rapid spread of fire have appropriate controls

Yes

Comments: *Structural features that will allow rapid spread of fire have appropriate controls.*

Q. Structural features that will allow the rapid spread of smoke have appropriate controls

Yes

Comments: *Structural features that will allow rapid spread of fire have appropriate controls.*

Q. Escape routes that are likely to be affected in the early stages of a fire have been protected

Yes

Comments: *Protection adequate.*

Q. Raised storage areas (mezzanine floors) conform to current standards

N/A

Comments: *None present.*

Q. Fire stopping between compartments is satisfactory

Yes

Comments: *Fire stopping satisfactory.*

Q. Structural feature that will allow fire to spread

Comments: *Fire stopping satisfactory.*

## 8. Means of Escape

<b>Q. Number of exits</b>	<b>1</b>
<b>Comments:</b>	
<b>Q. Do fire exits lead to a place of safety</b>	<b>Yes</b>
<b>Comments:</b> <i>Exit leads to a place of safety.</i>	
<b>Q. What is the evacuation strategy in place</b>	<b>Full Evacuation</b>
<b>Comments:</b> <i>The building does not support a stay put policy because It is considered unlikely that the relevant degree of compartmentation can be achieved in a building of this construction.</i>	
<b>Q. Is this strategy fully supported</b>	<b>Yes</b>
<b>Comments:</b> <i>Fire emergency plan covers the strategy.</i>	
<b>Q. Type of evacuation strategy recommended by the assessor</b>	<b>Full Evacuation</b>
<b>Comments:</b>	
<b>Q. Approximate distance to assembly point</b>	<b>1-10</b>
<b>Comments:</b> <i>Safe location to the front of the premises.</i>	
<b>Q. Are travel distances reasonable</b>	<b>Yes</b>
<b>Comments:</b> <i>Travel distance is reasonable.</i>	
<b>Q. Are staircases adequately protected</b>	<b>No</b>
<b>Comments:</b> <i>Please see significant findings with regards to flat front doors.</i>	
<b>Q. Do escape routes lead to a place of safety</b>	<b>Yes</b>
<b>Comments:</b> <i>Exit leads to a place of safety.</i>	
<b>Q. Roll call conducted by</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Is there adequate and sound compartmentation</b>	<b>Yes</b>
<b>Comments:</b>	
<b>Q. Are there adequate means of securing exits</b>	<b>Yes</b>
<b>Comments:</b> <i>Exits secure and useable.</i>	
<b>Q. Are escape routes adequately separated from units</b>	<b>No</b>
<b>Comments:</b> <i>Flat 21A front door was without a self-closing device and door stops were less than 25 mm. The door also had plain glazing installed and plain glazed fan light above. Flat 21 front door was not assessed.</i>	
<b>Q. Can all occupants easily escape from a fire</b>	<b>Yes</b>
<b>Comments:</b> <i>All occupants can escape from fire easily.</i>	
<b>Q. Are there unacceptable 'dead end' situations</b>	<b>No</b>
<b>Comments:</b> <i>No unacceptable dead ends in this building.</i>	
<b>Q. Can a place of safety or choice of escape routes be reached within 1 minute where there is only one escape route or a 'dead end'</b>	<b>Yes</b>
<b>Comments:</b>	
<b>Q. Can people in high risk areas reach a place of comparative safety in 1 minute</b>	<b>Yes</b>

**Comments:**

Q. Can all people get to a place of safety within 2-3 minutes

Yes

**Comments:** *All can reach a place of safety within 2-3 minutes.*

Q. Where there are inner rooms, precautions are in place to give occupants early warning of fire

N/A

**Comments:** *No inner rooms.*



## 9. Means of Escape (Continued...)

Q. There are no inner rooms that can be exited only through one or more outer rooms

No

Comments: *No inner rooms.*

Q. In rooms where escape is in two directions the angle between escape routes is greater than 45 degrees

Yes

Comments:

Q. Escape routes are clear and free from combustible materials

Yes

Comments:

Q. Escape routes are wide enough

Yes

Comments:

Q. Is there security control to main entrance doors

Yes

Comments: *Yes, security fitted in the following form: Standard locks fitted.*

Q. All doors to and along escape routes are easy to open without the use of a key

Yes

Comments: *Easy to open without a key.*

Q. Risk rooms are separated from escape routes

N/A

Comments: *No risk rooms present.*

Q. Where necessary, signs indicating the method of operating door fastenings are displayed

Yes

Comments: *Simple mechanisms provided.*

Q. All fire resisting doors that must be kept locked when not in use were locked and have a suitable safety sign

N/A

Comments: *None present.*

Q. Routine checks are made of all final exit doors and/or security fastenings

Yes

Comments:

Q. Are electrical boxes, cupboards, switches and/or fuse boxes secured

N/A

Comments: *None present.*

Q. Is there damage to wiring, power outlets or standard lighting

No

Comments: *No damage.*

Q. Are there trailing or exposed electrical wiring

No

Comments: *No trailing or exposed wires.*

Q. Emergency lighting is visually inspected on a daily basis

N/A

Comments:

Q. Emergency lighting is tested and maintained at suitable intervals

N/A

Comments:

Q. Means of Escape - Notes

Comments: *Please see significant findings with regards to flat front doors.*

## 10. MoE for Disabled People

Q. How many disabled occupants are there

0

Comments: *No disabled residents identified.*

Q. Are evacuation arrangements and strategies documented. If so, where?

Yes

Comments: *See emergency fire plan.*

Q. Are there adequate means of escape for disabled people

*PEEP to be put in place if required*

Comments: *Access for disabled visitors may not be suitable depending on the level of their disability.*

Q. All disabled occupants can safely escape from a fire as procedures for their evacuation are suitable, drilled and regularly reviewed

N/A

Comments:

Q. Where necessary, refuges are provided for persons with mobility impairments

N/A

Comments:

Q. Can all occupants, including those with disabilities, easily escape from a fire

Yes

Comments:

Q. Suitable procedures are in place to alert persons with aural/visual disabilities of a fire alarm

N/A

Comments:

Q. Is the adequate alarm provision for people with hearing difficulties

N/A

Comments:

Q. Are fire safety arrangements documented. If so, where?

Yes

Comments: *See emergency fire plan.*

Q. Is there provision for making the premises and occupant information available to the fire service on arrival

N/A

Comments:

Q. Are arrangements for evacuation of disabled or vulnerable persons documented and accessible

N/A

Comments:

Q. Contingency plans have been made for evacuating personnel with mobility problems or other disabilities

N/A

Comments: *See emergency fire plan.*

Q. Staff are trained in fire evacuation

N/A

Comments: *No staff on site.*

Q. Are procedures in place for the evacuation of disabled residents suitable

N/A

Comments:

Q. Have plans for disabled evacuation been inspected

N/A

Comments:

Q. MoE for Disabled People - Notes

Comments: *Access for disabled visitors may not be suitable depending on the level of their disability.*

## 11. Lighting, Signs and Notices

Q. Is emergency lighting provided on internal escape routes

No

Comments: *Small hallway to final exit.*

Q. Is emergency lighting provided on external escape routes

No

Comments:

Q. Are fire doors provided with suitable signage

N/A

Comments:

Q. Is emergency lighting provided for fire fighting equipment

N/A

Comments:

Q. Is emergency lighting provided for call points

N/A

Comments:

Q. Is emergency lighting provided for exit signs

N/A

Comments:

Q. Has emergency lighting been verified as working and fit for purpose

N/A

Comments:

Q. Are fire action/information notices adequate

Yes

Comments: *Arrangements documented in residents sign up packs.*

Q. Do all fire doors have 'Keep Shut' signs on both sides

N/A

Comments: *None present.*

Q. Are fire doors clearly indicated

N/A

Comments: *None present.*

Q. Do final doors have adequate signage

N/A

Comments: *Not required in these premises.*

Q. Do automatic fire doors have adequate signage

N/A

Comments: *No automatic doors.*

Q. Are instructions for opening final doors clear and adequate

N/A

Comments: *Simple mechanisms provided.*

Q. Lighting, Signs and Notices - Notes

Comments: *Emergency lighting not required.*

## 12. Fire Alarms and Detection

<b>Q. Suitable arrangements are in place for detecting a fire</b>	<b>No</b>
<b>Comments:</b> <i>A Grade D: LD2 system is required in the common areas with a heat detector in each flat in the lobby/room opening onto the escape route, the detectors should be interlinked.</i>	
<b>Q. There are suitable arrangements for giving warning in the event of a fire</b>	<b>No</b>
<b>Comments:</b> <i>A Grade D: LD2 system is required in the common areas with a heat detector in each flat in the lobby/room opening onto the escape route, the detectors should be interlinked.</i>	
<b>Q. Type of fire detection in common areas</b>	<b>None</b>
<b>Comments:</b>	
<b>Q. Does the system raise an alarm</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Does the system operate other fire protection systems</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Is the system suitable</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Are manual call points suitably positioned</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Are alarm bells suitably positioned</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Automatic fire detection is in place to protect people who sleep on the premises</b>	<b>Yes</b>
<b>Comments:</b> <i>Smoke detection was installed in flat 21a.</i>	
<b>Q. Automatic fire detection is installed where a fire may develop unnoticed</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Where need automatic fire detection is installed to protect escape routes</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Automatic fire detection is in place for high hazard areas</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Where necessary automatic detection is routed to a central alarm collector station</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. The automatic detection system is linked to the mechanical ventilation/air conditioning system</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Electronic door locks are linked to the automatic detection system</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. The control and indicating equipment is checked daily to ensure there are no fault conditions</b>	<b>N/A</b>
<b>Comments:</b>	
<b>Q. Weekly tests of fire alarms are carried out and recorded</b>	<b>N/A</b>

Comments:

Q. Is the detection and alarm equipment functional and undamaged

N/A

Comments:

Q. The system is tested and maintained by a competent person

N/A

Comments:

Q. Records are kept of all tests, maintenance and false alarms

N/A

Comments:

Q. The fire warning signal is audible or visual throughout the premises

N/A

Comments:

Q. Does the system operate other fire detection or alarm systems

N/A

Comments:

Q. Is the alarm system zoned? Are the zone plans shown/displayed

N/A

Comments:

Q. Are there adequate arrangements for handling unwanted alarm signals

N/A

Comments:

Q. Fire Alarms and Detection - Notes

**Comments:** *A Grade D: LD2 system is required in the common areas with a heat detector in each flat in the lobby/room opening onto the escape route, the detectors should be interlinked.*

## 13. Fire Fighting Equipment

Q. Are fire extinguishers provided	No
Comments:	
Q. Is provision of extinguishers suitable	No
Comments: <i>It is recommended that a simple multi-purpose extinguisher should be provided in the ground floor hallway.</i>	
Q. Method of Ventilating staircases	N/A
Comments: <i>Private stairway.</i>	
Q. Is staircase ventilation suitable or adequate	N/A
Comments:	
Q. Method of ventilating corridors	N/A
Comments: <i>No corridors.</i>	
Q. Is corridor ventilation suitable or adequate	N/A
Comments: <i>No corridors.</i>	
Q. Is there a fire fighting lift	No
Comments:	
Q. Are there dry risers	No
Comments:	
Q. Is the dry riser inlet suitably located	N/A
Comments:	
Q. Are dry riser outlets suitably located	N/A
Comments:	
Q. Is the building easily accessible by the fire service	Yes
Comments:	
Q. Are fire blankets provided	No
Comments: <i>It is recommended good practice to provide fire blankets in each kitchen.</i>	
Q. Is the provision of hose reels adequate	N/A
Comments:	
Q. Is the provision of fixed systems, sprinklers etc. adequate	N/A
Comments:	
Q. Are fire hydrants clearly marked and accessible by the fire service	N/A
Comments: <i>Marked and accessible.</i>	
Q. Fire fighting equipment is correctly sited and visible or clearly signed	N/A
Comments:	
Q. The sprinkler system is tested in line with insurers requirements	N/A
Comments:	
Q. Sprinkler heads free from obstruction	N/A

Comments:

Q. All other types of fixed fire suppression systems are appropriate for the risk and correctly maintained

N/A

Comments:

Q. All fire fighting equipment is properly maintained

N/A

Comments:

Q. Fire fighting equipment - Notes

Comments: *It is recommended good practice to provide fire blankets in each kitchen. It is recommended that a simple multi-purpose extinguisher should be provided in the ground floor hallway.*

## 14. Management of Fire Safety

Q. There is a comprehensive fire emergency plan that is reviewed regularly	Yes
Comments: <i>Emergency fire plan available with all relevant records.</i>	
Q. Are arrangements for calling the fire service documented	Yes
Comments: <i>Arrangements documented in residents sign up packs.</i>	
The person(s) delegated to liaise with the fire brigade is able to inform them that the	
Q. premises have been fully evacuated or the number of persons and the likely location of those that have not been accounted for	N/A
Comments:	
Q. Information is available to the person(s) nominated to liaise with the fire brigade on special fire or rescue risks and the hazards that the emergency services are likely to face	N/A
Comments:	
Q. Contingency plans have been made are practised to minimize the effect should a fire threaten dangerous/hazardous substances plant or processes	N/A
Comments:	
Q. Who conducts the in-house inspections	Staff
Comments: <i>The Manager undertakes regular inspections of the property and these are recorded.</i>	
Q. How often are in-house inspections conducted	Quarterly
Comments:	
Q. Are there documented arrangements for managing unwanted fire signals	N/A
Comments: <i>No fire alarm system.</i>	
Q. Is there evidence of regular testing and servicing of emergency lighting in accordance with BS5266	N/A
Comments:	
Q. Are external escape staircases inspected regularly	N/A
Comments: <i>No external escape staircases.</i>	
Q. Is maintenance and testing of other fire protection systems recorded adequately	N/A
Comments:	
Q. Contingency plans have been made for protecting cash or other valuable goods do not prejudice the safety of personnel	N/A
Comments: <i>Not a workplace.</i>	
Q. Competent person(s) are available to assist in the implementation of fire safety legislation	Yes
Comments: <i>Role is centrally managed.</i>	
Q. Formal procedures are in place to control changes to the premises that will affect fire safety or the introduction of new or additional fire hazards into the workplace	N/A
Comments: <i>Not a workplace.</i>	
Q. Staff are aware of the action to take in the event of fire	N/A
Comments: <i>No staff on site.</i>	
Q. All staff receive induction training in fire prevention and fire safety procedures	N/A



Comments:

Q. Are staff nominated to assist with fire evacuation

N/A

Comments:

Q. Staff with special responsibilities (e.g. fire wardens) are given additional training

N/A

Comments:

Q. Personnel are nominated to respond to fire

N/A

Comments:

Q. Training, including refresher training, is carried out in the fire routine and the fire emergency plan

N/A

Comments:

Q. Fire evacuation drills are carried out at appropriate intervals

N/A

Comments: *Not required for these premises.*

Q. Management of fire safety - Notes

Comments: *Management of fire safety is centrally managed. If other Responsible Persons have duties with regards to the building the contents of this risk assessment should be shared with them.*

## 15. Advisory Enclosures

Q. Emergency lights (check for faults) (BS5266 Part 1)	None
Q. Escape routes clear	None
Q. Fire resisting doors shut	None
Q. Fire safety signs and fire extinguishers in position	None
Q. Before vacating premises remove plugs from sockets and check security of premises	None
Q. Fire extinguishers and hose reels (visually) checked	None
Q. Fire alarm test from call point	None
Q. Emergency lighting test including auto start generator (simulated mains failure) (BS5266 Part 1)	None
Q. Day staff training and drills	None
Q. Fire Alarm Maintenance	None
Q. Emergency lighting (BS5226 Part 1)	None
Q. Fire extinguishers (BS5306 Part 1)	None
Q. Emergency lighting over three years old (BS5266 Part 1)	None
Q. Emergency lighting (with subsequent annual tests) (BS5266 Part 1)	None
Q. External escape stairs/balconies/walkways (structural check)	None
Q. Fire extinguishers (discharge test - most types (BS5306 Part 3) )	None
Q. Fire extinguishers (discharge test - carbon dioxide only (BS5306 Part 3) )	None
Q. Advisory Enclosures - Notes	

Comments: *Management of fire safety is centrally managed.*

## Fire Safety Issues Identified

The fire risk assessment highlights significant hazards identified within the building and gives a priority rating to the hazard in regard to the severity or the time in which the matter should be rectified.

### Priority/Severity Rating:

- P0** - Critical defect, non-compliance or contravention requiring **immediate** action
- P1** - Serious defect, non-compliance or contravention requiring action as soon as is practicable
- P2** - Defect, non-compliance or contravention requiring action with the minimum of delay
- P3** - Either a low risk non-compliance or strong recommendation, which requires consideration
- P4** - Recommendation only

### Issues and Actions

Issues consist of a number elements, namely Priority, Type, Description and Action. Assessors record these elements for each issue. In addition, assessors may record evidence in the form of photographs or audio recordings. Where present, photographs are included with the issue along with the unique identifier. A large copy of the photograph can be found the 'Photographs' section.

## P1 - Serious Defect

Type	Means of Escape
Issue	Flat 21A front door was without a self-closing device and door stops were less than 25 mm. The door also had plain glazing installed and plain glazed fan light above. Flat 21 front door was not assessed.
Action	The flat front doors should be FD30S self-closing doors. Provide a FD30S self-closing door for flat 21a. Ensure flat 21 is self-closing and provides 30 minutes fire protection.
Photo	00893E5970104FD084C3E84D56CD29AC



Type	Fire Alarms and Detection
Issue	There is no suitable means of detecting and warning of fire in the common areas or the flats rooms/lobbies opening onto the escape route. Smoke detection appears to be installed in flats to protect sleeping residents.
Action	A Grade D: LD2 system is required in the common areas with a heat detector in each flat in the lobby/room opening onto the escape route, the detectors should be interlinked. Smoke detection is required in all flats to protect the sleeping residents.

## P3 - Strong Recommendation

Type	Fire Fighting Equipment
Issue	No fire fighting equipment provided.
Action	It is recommended good practice to provide fire blankets in each kitchen. It is recommended that a simple multi-purpose extinguisher should be provided in the ground floor hallway.

## Photographs

