

FIRE RISK ASSESSMENT



Green Gauge Consulting
www.greengaugeltd.co.uk

Conducted For: **Long Acre Securities Ltd**
Consultant: **Steve Horne** TIFireE CFPA E Dip DipFD FSIDip MIFSM
Visit Date: **16th August 2023**



Location: **26 Grand Parade**
London,
Greater London, N4 1LG

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1 EXECUTIVE SUMMARY

Green Gauge Consulting Ltd have been instructed by Hamways undertake this Fire risk assessment on behalf of Long Acre Securities Ltd. The risk assessment checklist which is included within this report was used to determine the level of fire safety compliance on the visit day.

When to Review

This Fire Risk Assessment **MUST** be reviewed when:

- Any Material Alterations are made to the layout or structure of the building in any way.
- The use of the building or any party of it changes.
- Large changes to the occupancy type or numbers of people in the building.
- Alterations to the management of the organisation.

The fire risk assessment **Must** be reviewed at regular intervals, usually every twelve months, on advice of the risk assessor or based on the risk levels.

Based on the fire prevention measures seen at the time of this risk assessment, it is considered that the **hazard from fire** (probability of ignition) at this building is:

LOW MEDIUM HIGH

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this risk assessment, it is believed that the **consequences for life safety** should a fire occur fire would be:

SLIGHT HARM MODERATE HARM EXTREME HARM

In this context, a definition of the above terms is as follows:

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a bedroom in which a fire occurs).
Moderate harm	Outbreak of fire could result in 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 this building would be:***

Fire hazard ▼	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 Risk	Substantial Risk	Intolerable Risk

Risk Level	Required Actions and Timescales
Trivial	Minimal action is required and few additional detailed records need be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Where our consultant identifies a serious or imminent risk the building (or relevant area) should not be occupied until the risk is reduced.

Report Completion

This report was written on 18th August 2023 by:

Fire Risk Assessor: Steve Horne
TIFireE CFPA E Dip DipFD FSIDip MIFSM

This was a Type 1 visual only non-destructive fire risk assessment.

This Fire Risk Assessment has been reviewed by Green Gauge Consulting quality control processes.

Consultant: Steve Horne TIFireE E CFPA E DipFD FSIDip MIFSM Date: 26th August 2021

Period for review: ONE YEAR.

The assigned risk priority is qualitative and is based on the consultant's judgement of Probability x Likelihood x Severity and potential numbers of persons who may be affected. You are therefore advised to complete the 'Actions Required' in line with the time-scales identified below;

HIGH PRIORITY - ACTION IN ONE MONTH or IMMEDIATE (see below)

MEDIUM PRIORITY - ACTION IN THREE MONTHS

LOW PRIORITY - ACTION WITHIN TWELVE MONTHS

NB – Very High Risk:- where our consultant identifies an issue/item where there is a very high risk of serious or imminent danger that requires Immediate Action, this will be reported to the Nominated 'Responsible Person' if possible while the consultant is on site. Action to ensure any of these issues are dealt with should be immediately or as soon as practicable. Please note ultimate responsibility to have the issue resolved effectively lies with the 'Responsible Person'.

This is a property with 4 floors ground and above

0 levels below ground

3 apartments/flats

The fire information box is located N/A

In the event of a fire the policy is Simultaneous Evacuation

Property Address:	26 Grand Parade London N4 1LG
Company:	Hamways
Nominated Responsible Person:	Lisa Simon
Type of Tenancy or Occupancy:	Residential above a restaurant. There is sleeping accommodation at this premises. This building operates a simultaneous evacuation strategy.
Building Description and Fire overview:	A four storey Edwardian property consisting of three self-contained flats. At ground floor level the property is partially occupied by a restaurant. The block has a secure buzz entry system linked to the flats. Flats are located on the first, second and third floors (one on each floor). All flats have a single staircase approach. Entrance doors to the flats are modern with intumescent strips, cold smoke seals and an overhead self-closing mechanism. The doors are considered to have a notional fire rating. The block has a fire alarm system with smoke detection in the communal parts. Emergency lighting has also been provided in the communal parts.
Approximate date of construction:	circa; 1905

Construction Type:	Floors - Timber Walls - Solid/Stud Staircase - Timber
Areas inspected / reviewed: <i>Including no access areas</i>	All communal spaces. Areas not accessed; flats and roof space.
Number of floors:	Four (4).
Plant and equipment:	Gas meter cupboard. Electric cupboard. Occupied demises; All plant and equipment is serviced by the occupier.
Security arrangements:	The property is unmanned by direct employees. Access /egress to internal common parts of the premises/ site are controlled by means of a buzz entry system.

Existing Fire Safety Controls

General Fire Controls/ Management:	Action notices (fully completed) are considered sufficient for a simple premises such as this. This building operates a 'simultaneous' evacuation policy. The building has a no smoking policy in accordance with the Health Act 2006 in England or in Scotland the Prohibition of Smoking in Certain Premises (Scotland) Regulations 2006 applies and is classed as a 'No Smoking' Premises.
Fire Detection and Alarms:	The fire detection and alarm system provided in the premises is a conventional system consisting of smoke detectors in the communal parts. The category / grade of the fire alarm and detection system normally specified for this type of premises would be a BS 5839 part 6 Grade A / LD2.
Means for fighting fire:	In line with common practice, it is considered not necessary to provide fire extinguishers in the communal areas of the building, mainly due to theft and vandalism of equipment, maintenance and servicing, and residents not being trained.
Means of Escape:	The designated means of escape for flats on the upper floors is the block entrance/exit via the single staircase. There is no alternative means of escape provided. This is a general needs block. Like other general needs blocks there are no facilities provided specifically to assist persons with disabilities to escape from the building.
Emergency Lighting:	Where there is insufficient natural or borrowed lighting at all times the premises are occupied, those areas and escape routes are provided with emergency lighting as necessary. (any deficiencies are identified in the Action Report accordingly.)
Assembly Location:	As with other general needs blocks, it is not practical to expect residents to report to a nominated assembly point and as such, none is provided.
Fire safety records:	As with other general needs blocks, no fire log book is kept on the premises. All fire related documentation is held centrally.
Fire risk assessments of occupiers:	Occupier's fire risk assessments were not reviewed during this audit. Each commercial occupier is responsible for undertaking a fire risk assessment of areas under their control as required by the FSO.
Fire history:	There were no reported recent fires in these premises.
Enforcement Actions:	There is no history of enforcement action at this premises.
Local Fire Authority:	London Fire Brigade

Fire Sensitive Activities and People at Risk:

Activity	People at Risk:	Controls Measures:
High risk areas Plant rooms Roofs Voids	Contractors / Employees / authorised visitors.	Controlled access is in place. Contractors are understood to put in place relevant Permit to Work (PTW) procedures where there are Hot Work activities undertaken.
Common circulation areas	Residents, visitors, contractors. Members of the Public estimated to visit the premises at any one time 0-10. Persons with disability known to access the building as employees or visitors - None notified to us at the time but expected to be in line with typical population profile. This is a general needs block. There are no specific procedures in place for the evacuation of disabled persons.	Visitors unfamiliar with site; The FAN displayed includes instruction for the person discovering the fire to call the fire brigade. Simple means of escape sign posted where required. Disabled visitors; No disabled persons identified during assessment. There are no staff present the majority of the time, therefore residents will be responsible for providing assistance to any mobility impaired visitors to and from their dwelling. No unusual risk factors
Cleaning & maintenance	Contractors, site employees.	All high risk works must be controlled by relevant permit to work procedure as necessary.

Hazardous Processes	Employees; visitors; contractors	None observed within areas accessed at the time of our visit.
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2 PROPERTY ASSET REGISTER

There are no records recorded for this property

Property Features

1. Main Property Type	Residential - Flats
Access - Stairways - Internal	1
Access Arrangements	Lock and key/Buzz Entry
Electric Installation / meter location	Entrance hall
Fire - Specialised Building Features	None
Fire - Occupancy Characteristics	C - Sleeping Occupancy
Fire - Occupancy Type C - Sleeping	Ci
Fire Alarm System Type	Conventional - Single Stage
Fire Growth Rates	2 - Medium
Fire Risk Profile	C2
Gas Supply Isolation / meter location	Entrance hall
Use of First Floor	Residential
Use of Ground Floor	Restaurant
Use of Second Floor	Residential
Use of Third Floor	Residential

3 RISK ASSESSMENT OVERVIEW

The Regulatory Reform Order (Fire Safety) 2005 requires this premises to have a suitable and sufficient fire risk assessment undertaken and regularly reviewed. (The Fire (Scotland) Act 2005 applies in Scotland) and (The Fire Safety Regulations (NI) 2010, Fire and Rescue Services (NI) Order 2006 - apply in Northern Ireland)

The primary responsibility of carrying out a fire risk assessment rests with the 'Responsible Person' as defined within the legislation, this would typically be the occupier or the employer, however, where a person has to any extent control of a workplace e.g. plant room, boiler room or common areas then an assessment must also be carried out for those areas.

Each occupier/tenant is required to undertake their own assessments to comply within their own statutory duties under both Fire and Health & Safety legislation. The significant findings of fire risk assessments must be in writing for all companies with five or more staff. Fire records should be held in a fire log book or computer data base. The records must be available for people to complete or audit. If records are computerised or part computerised the log book should state how to access the records. Records must show any defects found and the actions taken to rectify them.

The local fire and rescue authority (the fire and rescue service) are responsible for the enforcement of the above order.

There are two features to the risk assessment. They are 'Fire Risk' – the likelihood of fire occurring and 'Fire Hazard' – the consequences should a fire occur.

The risk assessment is designed to ensure:

The risk of a fire occurring is reduced to the absolute minimum.

The risk of fire spreading is minimised.

Every person in the workplace is able to reach a place of safety without outside assistance.

During the fire risk assessment process there are a wide range of legislative and guidance documents which need to be considered, the most pertinent which are detailed below:

- The Regulatory Reform (Fire Safety) Order 2005 (aka FSO)
- The Fire Safety Regulations (NI) 2010 & Fire and Rescue Services (NI) Order 2006
- The Fire (Scotland) Act 2005 *Enforced by the local fire and rescue authority (the fire and rescue service).*
- Regulation 17 of the Management of the Health and Safety Regulations 2003 (For IOM) *Enforced by The Isle of Man Government Health & Safety at Work Inspectorate.*
- Management of Health and Safety at Work Regulations 1999
- The Workplace (Health, Safety and Welfare) Regulations 1992
- Health and Safety (Safety Signs and Signals) Regulations 1996
- Electricity at Work Regulations 1989
- Control of Substances Hazardous to Health Regulations 2002
- Control of Asbestos Regulations 2012
- Hazardous Waste Regulations 2005
- Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR)
- The safe use and handling of flammable liquids (HS(G)140
- The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2004.

Where Healthcare premises are being assessed additional guidance from the following documents are applied to the assessment:

Firecode – Fire Safety In Healthcare Premises

HTM 05-01, HTM 05-02 & HTM 05-03

Department For Communities and Local Government Publications For Healthcare Premises.

The above legislation and details of fire safety publications can be obtained from: HSE Books Tel: 017 8788 1165 or The Stationary Office on Tel: 087 0600 5522.

4 FIRE RISK ASSESSMENT

This check list is used to check compliance with the relevant fire safety requirements for 26 Grand Parade as observed during the inspection.

Where fire hazards were observed and existing controls were found to be in place, which adequately minimised the risk to a 'Satisfactory' level this will be validated by the consultant.

Where hazards were observed and existing control measures were not considered adequate to control the risk, an appropriate recommendation is made. This recommended action will be shown in the property Action List report for the necessary action to be taken by the Nominated 'Responsible Person'.

Any recommended 'Actions' are given a risk rating dependent upon the consultant's assessment of the level of risk to those persons resorting to the premises. Once 'Actions' are progressed or completed you should keep appropriate records of their status to form part of your 'Due Diligence' record should the need ever arise.

4.1 RISK ASSESSMENT CHECKLIST

Audit Ref.	Hazard	Status
1	General Fire Safety Management & Third Party issues	
1.1	The building can be easily located by the fire brigade?	Satisfactory
1.2	The access road and ground surrounding the premises appears to be able to support the load of a fire appliance?	Satisfactory
1.3	Are there any significant risks to or from surrounding premises from fire arising within this premises which require additional consultation/communication?	Satisfactory
1.4	Commercial occupiers have carried out fire risk assessments of their responsible areas and in the case of multi-occupied premises shared significant findings with the any other Occupiers or Responsible Persons as necessary ?	low
1.5	Fire safety inspections are being carried out by managers, responsible persons or their competent agents/contractors and being recorded where necessary?	Satisfactory
1.6	The premises and/or its contents do not appear to present any unusual or significant inherent risks to fire fighters who may attend the premises?	Satisfactory
1.7	General Comments	Satisfactory
2	Sources of Fuel	
2.1	Large amounts of paper or other combustible materials are stored in suitable locations away from potential sources of ignition?	Satisfactory
2.2	Waste is stored in secure fire-resistant containers or in a fire-resistant area and disposed of regularly? (Bins should be 6 metres from the building where possible)	Satisfactory
2.3	Plant rooms, electrical intake rooms, electrical risers, gas intake rooms and voids are free from combustible materials?	N/A
2.4	There are no sources of fuel in locations that are likely to be subject to arson?	Satisfactory
2.5	Furniture observed in communal areas or means of escape appear to be in good condition and do not present an unacceptable fuel loading i.e. no exposed foam fillings?	N/A
2.6	Polyurethane and polystyrene is stored in fire-resisting containers?	N/A
2.7	No more than 50 litres of flammable liquids is stored within the workplace. And where it is stored is kept securely within fire-resistant containers in a suitable storage area and No Smoking signage is clearly displayed?	N/A
2.8	LPG and other flammable gases are stored securely in a suitable storage area and No Smoking and other relevant hazard warning signage is clearly displayed?	N/A
2.9	Gas appliances are located in a well ventilated area and the gas meter is protected from mechanical damage?	Satisfactory

Audit Ref.	Hazard	Status
2.10	Gas appliances and installations are inspected annually by a Gas Safe registered engineer?	N/A
2.11	The structure of the areas assessed does not appear to consist of combustible materials below the standard expected?	Satisfactory
2.12	Are there any other concerns pertaining to the presence of other fuels on this site?	Satisfactory
2.13	General Comments	Satisfactory
3	Sources of Oxygen	
3.1	There are no oxidising chemicals on site or those seen are correctly stored?	Satisfactory
3.2	There are no oxygen bottles used or stored on site or those seen are correctly stored?	Satisfactory
3.3	Doors and windows are kept closed when the site is unoccupied?	N/A
3.4	Non essential ventilation is switched off when the site is not occupied or is linked to the fire alarm panel to switch off during alarm activation??	N/A
3.5	General Comments	Satisfactory
4	Sources of Ignition	
4.1	The building has a no smoking policy in accordance with the Health Act 2006 in England or in Scotland the Prohibition of Smoking in Certain Premises (Scotland) Regulations 2006 applies. Signage is displayed in accordance with The Smoke-free (Signs) Regulations 2012. And any designated Smoking Areas do not present additional fire risks?	Satisfactory
4.2	The electrical installation appears to be in good condition and the use of extension leads and adaptors is kept to a minimum?	Satisfactory
4.3	The electrical installation has been tested and inspected in accordance with BS 7671 every five years? (10 yrs for residential)?	medium
4.4	Portable appliances have been inspected in accordance with HSE guidance?	N/A
4.5	Electrical equipment installed where flammable liquids are stored or used and vapours could be ignited are suitable for flammable atmospheres? Eg zone rated.	N/A
4.6	Heating appliances are turned off when the site is unoccupied or are designed to run unsupervised?	N/A
4.7	Open gas flames are not allowed or are closely supervised in kitchens?	N/A
4.8	Combustible materials are not allowed to come into contact with light fittings, wall mounted heaters or heat lamp?	N/A
4.9	Where applicable hot works are controlled by an effective permit to work system?	Satisfactory
4.10	General Comments	Satisfactory
5	Spread of Fire/Smoke	

Audit Ref.	Hazard	Status
5.1	From general non-intrusive observations of accessible walls and floors and partitions in compartmented areas they appear to be fire resisting and free from penetrating holes?	medium
5.2	Where fire doors and associated door furniture are fitted do they appear to meet the necessary standards including BS8214 and BS476 being to FD30 or FD30(S) specification? Where there are gaps between the leaves or frames of fire check doors gaps are within acceptable tolerances e.g. 2-4mm and/or are fitted with intumescent and/or smoke seals where necessary and they are in good condition? (Where, due to the age of the premises, doors cannot be confirmed to meet the latest specification e.g. FD30(S) or fire tested to BS476 they must be in good working order and meet the necessary fire resistance rating as per previous relevant standards/building regulations. Where the residential building cladding is or may be flammable proposed legislation will require that front doors to residential units comply with FD30(S) standards.	medium
5.3	Fire check doors are fitted with effective self-closing devices, close in a reasonable time fully into the frame, are not wedged open when not in use, are free from obstructions and are labelled 'Fire Door - Keep Shut'.	Satisfactory
5.4	Where fire shutters/smoke vents or other means to prevent fire or smoke spread are installed do they appear to be in good condition free from defect?	N/A
5.5	Where mechanical ventilation ductwork is apparent that it passes through compartmentation is it fitted with fire dampers or other means to prevent fire/smoke spread?	N/A
5.6	Decor and surface finishes on walls and ceiling on escape routes are fire resisting e.g. Class 0 rated and excludes Class 1 materials i.e. timber, hardboard, block board, particle (chip) board, heavy flock wallpapers and thermosetting plastics.	Satisfactory
5.7	Within rooms less than 30m ² , as far as can be ascertained, materials are either Class 1 or carpets and other fabrics within rooms are made from fire-resisting materials or treated?	N/A
5.8	Building cladding if laminate composite is either class 0 none flammable or compliant with guidance due to be published following the Grenfell enquiry.	N/A
5.9	Any noticeboards located on escape routes are small and not positioned above heaters or near to source of ignition?	Satisfactory
5.10	Where relevant have the building managers provided details of the wall system materials, and are those materials compliant with the current relevant fire standards, and have all been signed off, having been checked by OFR to be compliant.	N/A
5.11	Have the building owner and responsible building managers conducted a review of the wall system materials, in accordance with Section 3 of the Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings to fully consider and mitigate the risks of any external wall system including spandrels and balconies.	N/A
5.12	General Comments	Satisfactory
5.13	General Comments	Satisfactory
6	Fire Detection and Fire Alarm Systems	
6.1	The means of raising the alarm is appropriate for the site?	medium

Audit Ref.	Hazard	Status
6.2	Where fitted the automatic fire alarm complies with BS 5839.	N/A
6.3	Automatic Fire Detection devices cover communal areas, remote parts of the site or areas of medium to high fire risk as necessary?	N/A
6.4	Automatic Fire Detectors observed appear in good condition and adequately positioned as per relevant guidance?	N/A
6.5	There are sufficient numbers of unobstructed and accessible manual call points on the escape routes?	N/A
6.6	Manual call points are accessible to disabled persons where necessary?	N/A
6.7	Fire alarm sounders, be they independent bell or klaxon or integrated into AFD Sounder bases, are similar about the premises and sound the same, or the risk of confusion from different sounding alarms is considered to be negligible?	N/A
6.8	Based only upon visual observation of the location of sounders, the fire alarm should be audible throughout the site, including remote areas and there were no reported issues with fire alarm audibility brought to our attention at the time of the risk assessment?	N/A
6.9	Flashing beacons are used in addition to sounders where there are known deaf persons working or where noisy plant may result in occupants having difficulty hearing the alarm?	N/A
6.10	General Comments	Satisfactory
7	Means of Escape	
7.1	There are sufficient numbers of exits? E.g. where there are more than 60 persons occupying a floor there must be a secondary means of escape	Satisfactory
7.2	There is more than one escape route and the length of escape routes does not exceed the specified standards relevant to the nature of occupancy and type of premises?	N/A
7.3	In areas where there is only one escape route, the length of escape routes does not exceed the specified standards relevant to the nature of occupancy and type of premises?	Satisfactory
7.4	The escape route from a dead end does not exceed the guidance on max travel distance for a single fire escape and the areas which present a fire risk to the escape route have either been fitted with early detection or the escape route meets the criteria for a protected route e.g. fire resisting structure, self closers on connecting doors?	Satisfactory
7.5	All protected routes can be reached without passing through more than one access room and it is not necessary to pass through the main escape route to reach the alternative?	Satisfactory
7.6	Where there are inner rooms the access room is of equal or lower risk and are fitted with suitable vision panels or other suitable means for raising the alarm to occupants?	N/A
7.7	Where evacuation rates of 80 persons per minute are required doors are at least 1 metre wide?	N/A
7.8	Escape routes are (at the narrowest point e.g. any door openings) are at least 750mm wide unless there are less than 5 persons occupying the space?	Satisfactory

Audit Ref.	Hazard	Status
7.9	Corridors used by wheelchair users are no less than 1050mm wide?	N/A
7.10	Where corridors are longer than the specified standards (every 30m) are they subdivided or other suitable compensatory measures in place?	N/A
7.11	Adequate running man and directional fire signage is provided to prevent confusion and not delay evacuation in event of fire?	N/A
7.12	There are adequate numbers of stairways given the height and design of the building? E.g. where there are more than 60 persons occupying a floor there must be a secondary means of escape.	Satisfactory
7.13	Stairway widths are adequate for the premises taking into account the nature occupancy, height of building (and not less than the width of the escape routes leading to them).	Satisfactory
7.14	Escape stairways are protected by fire resisting partitions and doors and lead directly to a final exit?	Satisfactory
7.15	There is an unprotected stairway and this is acceptable for this building? (NB unprotected or accommodation stairways are excluded from the calculation for escape route capacities unless is it considered safe to do so for that purpose)	N/A
7.16	The escape routes are free from disallowed items, including: portable heaters, gas cylinders, naked flames, cooking appliances, electrical appliances, upholstered furniture, temporary storage?	medium
7.17	The external/secondary escape is in good condition, well lit and light switches are clearly labelled where necessary?	N/A
7.18	Any windows onto the external/secondary escape route 1.8 metres horizontally or 9 metres vertically are fire resisting and fixed shut?	N/A
7.19	Doors that open onto the external/secondary staircase are fire resisting and fitted with self closing devices?	N/A
7.20	There are no permanent or temporary obstructions on the external/secondary escape including a No Parking policy where necessary to prevent the escape route becoming obstructed by vehicles?	N/A
7.21	The outside of the final exit doors are suitably signed to prevent obstruction where this is likely?	N/A
7.22	General illumination levels within the escape routes is at an acceptable level and the provision of emergency lighting throughout these routes is in keeping with the requirements of the government guidelines and BS 5266.	Satisfactory
7.23	LEDs are either clearly visible and/or were found in working where they may have been tested during the audit?	Satisfactory
7.24	Exits from all rooms are adequate size 750mm or 800mm where wheelchair users are present?	N/A
7.25	Internal doors on fire escape routes can be opened without the use of a key and are easy to open without undue force or effort?	N/A
7.26	Final exit doors that have to be kept secure while the building is occupied are provided with suitable emergency exit door furniture eg panic bolts, push bars, lever handles, which can be opened without undue force or effort with a single action and is clearly signed to indicate how the door is to be opened? (NB any opening device must be within reach of persons of short stature).	N/A

Audit Ref.	Hazard	Status
7.27	Where any doors on escape routes are fitted with electromagnetic devices they are fitted with a green door release break glass unit or are linked to the fire alarm and/or detection system of the premises in accordance with the requirements of BS7273 and/or BS7274 Pt 4 as applicable?	N/A
7.28	Where possible fire exit doors open in the direction of escape unless fewer than 60 people are likely to use the door or where they do open towards the direction of travel this is acceptable under the circumstances?	N/A
7.29	Fire exit doors that open both ways are fitted with vision panels?	N/A
7.30	Where doors are held open by magnetic or other devices, they automatically close on activation of the fire alarm and are provided with notices stating 'Automatic fire door keep clear and a suitable record of the test and inspection regime is in place'?	N/A
7.31	Where necessary are disabled refuges provided and are they adequately identified by signage and protected and suitable means of communication established?	N/A
7.32	Where lifts are used for evacuation or fire fighting purposes they are specifically designed for that purpose, there are suitable records of maintenance and inspection by a competent person and it has a back-up supply?	N/A
7.33	The lift is not to be used in a fire emergency and signage warning people not to use the lift is displayed at each lift landing?	N/A
7.34	The following inappropriate means are not used as fire escape routes: Sliding/revolving doors, windows, wall and floor hatches and portable or throw-out ladders?	Satisfactory
7.35	General Comments	Satisfactory
8	Fire Fighting Provisions	N/A
9	Training/Evacuation	
9.1	All site based staff are provided with fire training as part of their induction training and additional fire wardens trained as necessary?	N/A
9.2	Fire drills are carried out six monthly and recorded in the fire log?	N/A
9.3	There is a written fire evacuation plan/procedure that is easy to understand? (Fire Action notices suffice for simple premises)	N/A
9.4	The fire emergency procedures for the site are provided to contractors and/or their attention drawn to the fire action notices on arrival?	N/A
9.5	Where the occupier has responsibility for disabled persons within the premises the evacuation procedure includes details of the action necessary to evacuate disabled persons or other vulnerable groups from the building? (normally Personal Emergency Evacuations Plan (PEEPs) would be developed by the occupier) NB. The fire strategy should not rely on the fire and rescue service rescuing people waiting in disabled refuges	N/A
9.6	Where the landlord has responsibility over members of the public who visit the premises, they could have a potentially wide range of disabilities - suitable and sufficient Personal Emergency Evacuations Plans (PEEP's) have been prepared as necessary.	N/A
9.7	Correctly completed fire action notices are provided adjacent to the fire alarm manual call points or in sufficient numbers in other suitable locations?	Satisfactory

Audit Ref.	Hazard	Status
9.8	Assembly points are clearly signed or where erecting signage is not appropriate, the assembly location is indicated on the Fire Action notices accordingly?	N/A
9.9	General Comments	Satisfactory
10	Fire Records and Documentation	N/A

4.1.1 RISK ASSESSMENT ACTION PLAN

1.4 Commercial occupiers have carried out fire risk assessments of their responsible areas and in the case of multi-occupied premises shared significant findings with the any other Occupiers or Responsible Persons as necessary ?

1	Observation	It could not be confirmed if commercial occupiers have carried out fire risk assessments for their demised areas.		
	Action	You are advised to request copies from each commercial occupier to verify they are managing fire risk within their responsible areas, including procedures to ensure safe evacuation of mobility impaired persons or other vulnerable groups from the premises.		
	Priority	low	Target Date	16th August 2024
	Responsible Person	Lisa Simon	Cost	
	Comments			

4.3 The electrical installation has been tested and inspected in accordance with BS 7671 every five years? (10 yrs for residential)?

1	Observation	There are no records to show the fixed electrical installation has been examined within the last 5 years by a competent person.		
	Action	Confirm that you have appointed a competent person to have the electrical installation examined in accordance with the recommendations of the Institution of Electrical Engineers. A written report should be held on site showing the results of the examination.		
	Priority	medium	Target Date	16th November 2023
	Responsible Person	Lisa Simon	Cost	
	Comments			

Question 4.3 / 1



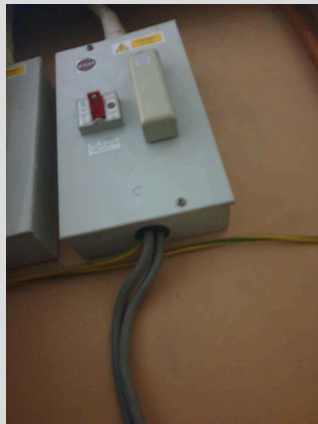
5.1 From general non-intrusive observations of accessible walls and floors and partitions in compartmented areas they appear to be fire resisting and free from penetrating holes?

1	Observation	The electrical cupboard is not fire rated.		
	Action	It is recommended that the electrical cupboard is replaced with a fire rated alternative to offer at least 30 minutes protection to the escape route.		
	Priority	medium	Target Date	16th November 2023
	Responsible Person	Lisa Simon	Cost	
	Comments			

Question 5.1 / 1



Question 5.1 / 1



Question 5.1 / 1



5.2 Where fire doors and associated door furniture are fitted do they appear to meet the necessary standards including BS8214 and BS476 being to FD30 or FD30(S) specification? Where there are gaps between the leaves or frames of fire check doors gaps are within acceptable tolerances e.g. 2-4mm and/or are fitted with intumescent and/or smoke seals where necessary and they are in good condition? (Where, due to the age of the premises, doors cannot be confirmed to meet the latest specification e.g. FD30(S) or fire tested to BS476 they must be in good working order and meet the necessary fire resistance rating as per previous relevant standards/building regulations. Where the residential building cladding is or may be flammable proposed legislation will require that front doors to residential units comply with FD30(S) standards.

1	Observation	The fanlights above the flat entrance doors could not be confirmed as being fire rated.		
	Action	It is recommended that if the fanlights cannot be confirmed as being fire resistant, they are replaced with a fire rated alternative.		
	Priority	medium	Target Date	16th November 2023
	Responsible Person	Lisa Simon	Cost	
	Comments			

Question 5.2 / 1



6.1 The means of raising the alarm is appropriate for the site?

1	Observation	The building is provided with smoke detection in the escape routes.		
	Action	Recommended: The category / grade of the fire alarm and detection system normally specified for this type of premises would be a BS 5839 part 6 Grade A / LD2.		
	Priority	medium	Target Date	16th November 2023
	Responsible Person	Lisa Simon	Cost	
	Comments			

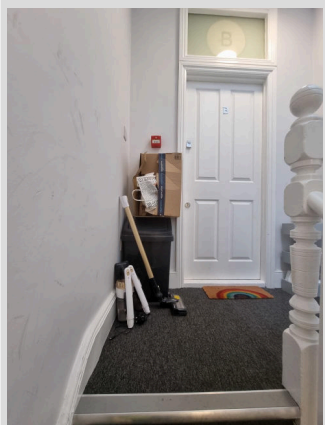
Question 6.1 / 1



7.16 The escape routes are free from disallowed items, including: portable heaters, gas cylinders, naked flames, cooking appliances, electrical appliances, upholstered furniture, temporary storage?

1	Observation	There was storage on the escape route adjacent to flat B.		
	Action	The storage should be removed and the escape route kept free from obstruction.		
	Priority	medium	Target Date	16th November 2023
	Responsible Person	Lisa Simon	Cost	
	Comments			

Question 7.16 / 1



0.0 GUIDANCE INFORMATION

THE FIRE REGULATIONS

The Fire Safety Order 2005, or 'FSO' as it will become known, replaced the Fire Precautions Act 1971 and The Workplace Fire Regulations from 1st October 2006.

The FSO places a duty on the 'Responsible Person' to carry out a written Fire Risk Assessment of 'ALL' premises and/or other areas under their control and to identify significant risks so they can be minimised immediately and other potential risks/fire hazards so they can be effectively managed.

The 'FSO' puts the responsibility of assessing Fire Risk in on a 'Responsible Person'. This means it may be the employer's duty to do the relevant Fire Risk Assessment, and/or 'Persons in control of premises' e.g. managing agents of a multi occupied premises where they would be responsible for assessing the common parts, means of escape, general fire precautions, plant rooms etc.

All necessary and adequate precautions must be taken to minimise all possible risks once a Fire Risk Assessment has been completed and provide safe systems in accordance with the current Fire Regulations and ensure that these are tested regularly.

If the 'Responsible Person' fails in this duty they could be liable for prosecution.

All fire extinguishers and alarms on the premises must be tested frequently and regular fire drills must be carried out to make sure everyone knows exactly what to do in the event of a fire.

All employees/occupant must be made aware of the Fire Regulations so that they know what to do on discovering a fire and can quickly carry out correct evacuation procedures. Employee training in the Fire Regulations is very important if the employer is to fully protect the business and the workers.

Any visitors and members of the public who may be on the premises must also be made aware of these procedures in the event of a fire.

At work premises it is the employer's responsibility to protect their employees and the building occupied against fire risk. The employer must also keep and update the Health and Safety records, which includes staff training and equipment testing.

A thorough Fire Risk Assessment carried out regularly is now absolutely vital to a business if it is to comply fully with current Health and Safety standards in the workplace. It must be written down if the business employs 5 or more people and it is serious offence if the 'Responsible Person' and/or employers fail to comply.



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