FIRE RISK ASSESSMENT REPORT

Conducted on behalf of 267 Eversholt Street, Camden, London, NW1 1BA



1st Jun. 2022

Produced by - Kurt Fire Protection Ltd. **Name -** Salman Kurt AIFSM **Position -** Fire Risk Assessor



The Regulatory Reform (Fire Safety) Order 2005

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Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Confidentiality Statement

In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

1.0 GENERAL DETAILS

Name of Organisation:	Ayaz Management Ltd.
Name of the person responsible for Fire Safety:	Management Company
Address of Premises:	267 Eversholt Street London NW1 1BA
Nature of Business:	Property management
Use of Premises:	Residential - Self-contained flats
Date of Assessment:	1 st June 2022
Areas Assessed:	Common Parts
Maximum number of occupants:	25

Are flammable liquids kept or used on the No premises?

General Notes & Comments:

Traditional brick built with partly tiled roof mixed-use property, 5 floors including loft and a basement, building compromises 15 flats shared by approximately 25 occupiers at the block and an office at the ground floor, all flats provided selfcontained kitchen and bathroom facilities. Basement and 2 ground floor flats has separate exit from main building to place of safety, basement has 2 external stairs at both front and rear side of the building, 10 flats shares same timber internal stairs for evacuation, all 15 main entrance doors provided by the management company confirmed to be FD30s with self-closers and intumescent smoke seals and provided "Fire Door Keep Shut Signage" also keyless thumb turn locks provided for an easy evacuation. Fixed electrical EICR tested and RCD protected. Fire extinguishers, Emergency lighting and addressable Category L2 + LD2 fire detection system provided and maintained by a local electrician, AOV provided linked to fire detection and tested. Wall mounted electric radiators used for heating water, wall mounted panel heaters also using source of electric. No gas at the premises. Compartmentation provided mainly via plastered plasterboards and FD30s.

2.0 SUMMARY OF RECOMMENDATIONS

2.1 Management System & Housekeeping Recommendations

Ensure exit routes remain free from obstructions & trip hazards at all times.
Ensure exit doors are easily openable in case of an emergency.
Fire doors must never be wedged open at any time.
Combustible materials must never be stored in the electrical services cupboard.

The responsible person should comply with any Rectification, Improvement and/or Enforcement notice served on them by any relevant enforcing authority.

Trivial	No Action required and no detailed records need to be kept			
Tolerable	No r	No major additional fire precautions are required. However, there may be a need for reasonable practical improvements that require minimal or limited costs.		
Moderate		It is essential that efforts are made to reduce the risk & resolve any faults or shortcomings.		
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 to an acceptable level. If the premises are occupied, urgent action is required to reduce the risk to an acceptable level.			
Intolerable	The premises (or relevant area) should not be occupied until the risk has been reduced to an acceptable level.			
2.3 Sign Off Section				
ACTIONS REQUIRED				
ASAP		Within 1 month	Within 3 months	Within 6 months
ACTIONS COMPLETED (Sign & Date)				
/ /		/ /	/ /	/ /

3.0 DESCRIPTION OF PREMISES

Approximate date of construction	1930's		
Type of Building	Traditional brick built high street building.		
Shape of Building	Rectangular		
Number of floors including ground floor	5		
Number of floors below ground floor	1		
Construction of external walls	Brick		
Construction of internal walls	Brick/ plasterboard.		
Construction of floors	Wood, plasterboard, HPL		
Construction of roof	Tiled, mastic asphalt.		
Number of internal stairways	1		
Number of external stairways	2		
Has there been any fire loss experience ?			

4.0 FIRE RISK ASSESSMENT

4.1 Means of Escape in Case of Fire

Note: The responsible person must ensure that there is adequate means of escape in case of fire.

Regular checks should be made to ensure that escape routes including exits, corridors and stairways are kept free from obstruction.

Checks should also be made to ensure that doors used as fire exits are readily available for use and can be opened in the event of an emergency without the use of keys.

Fire-resisting, self-closing doors should not be wedged or be held open except by approved devices designed to release the doors on the automatic actuation of the fire alarm system.

Fire resisting construction should be checked regularly to ensure that the integrity of the structures is intact.

Are there an adequate number of stairways?	Yes
Do the stairways have adequate fire resisting protection?	Yes
Are all escape stairways kept clear of obstruction?	Yes
Are all stairways, corridors and other escape routes used for means of escape free from potential fire hazards?	Yes
Are the coverings to stairways in good condition?	Yes
Are the nosings on the treads fitted to stairways painted white or yellow?	The front step nosings require highlighting in yellow or white.
Where more than one escape route is provided, is the maximum route satisfactory? (25 metres High risk 32 metres normal (Sleeping) 45 metres Normal 60 metres low fire risk)	N/A
Are there any dead end conditions?	No

What is the length of the maximum dead end condition? (12 metres High Risk 16 metres Normal (Sleeping) 18 metres Normal 25 metres normal Factories 45 metres Low risk)	N/A
Are dead end conditions adequately protected?	N/A
Are additional alternative exits required?	No
Are all fire-resisting doors, except doors to small cupboards fitted with self-closing devices?	Yes
Are all fire-resisting doors in good condition?	Yes
Do all self-closing doors close correctly?	Yes
Are locks fitted to doors to cupboards that are required to be fire resisting?	Yes
Are all fire resisting doors fitted with intumescent strips and smoke seals	Yes (Confirmed by management)
Can fire exit doors be opened from the inside without the use of keys?	Yes
Do fire exits open in the direction of exit travel where required?	Yes
Are there level landings outside fire exits?	Yes
Are fire exits unobstructed on the outside?	Yes
Can persons using the escape routes from the fire exits leave the curtilage of the premises?	Yes
Are all external escape routes clear of obstruction?	Yes
In large floor areas are the escape routes adequately defined?	Yes

Are there any other matters affecting the means of escape that gives cause for concern?	
Risk Level	Tolerable

Are fire resisting walls and floors free from holes and gaps that would permit the passage of fire?	Yes
Are fire-resisting ceilings in sound condition?	Yes
Are fire-resisting walls adequately fire stopped to the underside of the ceiling or roof?	Yes
Are all linings on walls and ceilings suitable to prevent the surface spread of flame?	Yes
Is a lightening protection system installed ?	No
Are there any other matters that give cause for concern ?	No
Risk Level	Trivial

Based on visual inspection of readily accessible areas only.

Based on visual inspection only. No sampling of linings have been taken.

Based on knowledge of on site personnel only.

Assessment of HVAC systems is outside the scope of this report.

Roof voids are not inspected unless safe access has been provided by the client.

4.3 Emergency Lighting

Note: The responsible person must ensure that the escape routes are adequately lit and that the equipment is inspected and tested.

The emergency lighting system should be energised at least once a month to ensure that all lighting units are working correctly.

The emergency lighting system should be inspected and tested by a competent person every six months and three-yearly in accordance with the guidance given in current codes of practice and any manufacturer's recommendations.

Is emergency lighting required for this building?	Yes
Is any emergency lighting provided in the premises?	Yes
Does the emergency lighting system appear to adequately cover the escape routes?	Yes
Does the emergency lighting system appear to be working correctly?	Yes
Is the system energised at least once a month?	The emergency lighting requires regular energising every month to ensure correct operation at all times.
Is the system subject to regular maintenance ?	Yes
Are there any other matters that give cause for concern?	No
Risk Level	Tolerable

4.4 Fire Alarm System

Note: The responsible person must ensure that there is adequate means for detecting fire and sounding the alarm and that the equipment is inspected and tested.

The fire alarm system should be tested weekly for function and to check whether the sounders can be heard throughout the building.

The fire alarm system should be inspected and tested quarterly and annually by a competent person.

Does the building have an appropriate means of raising the alarm ?	Grade A+D Category L2 Sufficient detection linked to AOV system to activate.
Is the fire alarm tested at least once a week for function?	Recorded in the fire log book.
Does a competent person test the fire alarm annually?	Yes- tested and recorded.
What are the means of detecting fire?	Automatic detector heads
Are there sufficient call points?	Yes
Does there appear to be enough automatic detector heads?	Yes
Where is the main control panel situated?	Ground/Main flats Entrance (in electrical cupboard).
Does the panel appear to be working correctly?	Yes
Are there any other matters that give cause for concern?	Νο
Risk Level	Trivial.

Based on visual inspection only, but no audibility or verification of full compliance with relevant British Standard carried out.

4.5 Fire Equipment & Protection

Note: The responsible person must ensure that there is adequate means for fighting fire.

Fire extinguishers must be accessible within 30 metres travel and for each 200 square metres.

Daily checks should be made to ensure that fire-fighting equipment is in place, have not been discharged, are at the correct pressure and have not suffered any obvious damage.

A weekly check should be made to ensure that safety clips are in place and for any obvious damage that may have occurred.

A competent person should carry out an annual service.

An extended service should be carried out every 5 years on portable fire extinguishers.

Portable fire extinguishers should be subjected to a major overhaul or be replaced every 20 years.

Does a competent person check the fire fighting equipment at least once a year?	Yes
Is there evidence that the fire extinguishers are subject to regular annual maintenance ?	Yes
Are there sufficient water /foam type extinguishers available (1 for every 200 square metres of floor space)?	Yes
Are there sufficient carbon dioxide extinguishers available for electrical fires?	Yes
Are there sufficient wet chemical, fire blanket or dry powder extinguishers available for liquid fires?	Yes
Are all extinguishers hung on wall brackets or a suitable base plate?	Yes – Wall mounted.
Are hose reels installed?	No
Are the hose reels tested annually by a competent person?	N/A
Are the hose, drum and nozzle in good condition?	N/A
Is there evidence that the hose reels are subject to regular testing ?	N/A
Is a sprinkler system installed?	No
Does a competent person regularly check the system?	N/A

Does the system appear to be in good order?	N/A
Is a dry or wet riser installed?	No
If "Yes", does a competent person regularly check the system?	N/A
Does the system appear to be in good order?	N/A
Is there evidence that the dry or wet riser is subject to regular maintenance & testing?	N/A
Is there a smoke ventilation system ?	No
Is the system subject to regular maintenance & testing ?	N/A
Are there any other matters that give cause for concern ?	No
Risk Level	Trivial.

4.6 Fire Safety Signs

Note: The responsible person must ensure that emergency routes are adequately marked and that the signs comply with the Health and Safety (Safety Signs and Signals) Regulations 1996.

Regular checks should be made to ensure that fire safety notices are legible and undamaged.

Do all fire safety signs meet the requirements of the Health and Safety (Safety Signs and Signals) Regulations 1996?	Yes
Are there sufficient signs to indicate the fire escape routes?	Yes
Are self-closing fire resisting doors fitted with "Fire Door-Keep Shut" notices on both sides of the doors?	Yes
Are doors to fire resisting cupboards fitted with notices stating "Keep Locked Shut"?	Yes
Are doors fitted with magnetic holders provided with notices stating "Automatic Door-Keep Clear"?	N/A
Are all panic bolts fitted with "Push Bar To Open" notices?	N/A
Where there is the risk of obstruction are signs stating "Fire Exit-Keep Clear" mounted on the outside of exit doors?	N/A
Are there notices that display the action to be taken in case of fire?	Yes
Is there a notice indicating the location of the assembly point?	Yes
Are 'No Smoking' signs posted ?	N/A
Are there any other matters that give cause for concern?	No
Risk Level	Trivial

4.7 Fire Routines and Training

Note; The responsible person must ensure that there is a written fire plan, members of staff are trained on the action to be taken in the event of fire, some members of staff are given adequate training on how to use fire fighting equipment and there is adequate means of liaison with the Fire Brigade.

Is there a written fire plan ?	Via the Fire Action notice.
Is the plan satisfactory ?	Yes
Are members of staff given training on fire safety and emergency routines at least once every 6 months?	N/A
Are fire drills conducted regularly ? (at least annually)	N/A
Is there a fire warden system in operation?	N/A
Are fire wardens given training on how to operate fire-fighting equipment?	N/A
Are there arrangements to assist the Fire Brigade in identifying the risks in the building should a fire occur? E.g. a fire wallet	No
Are the arrangements for calling the Fire Brigade adequate?	Yes
Is a logbook kept?	Yes
Are there any other matters that give cause for concern ?	No
Risk Level	Trivial

4.8 Cooking

Note: Kitchen extraction systems require thorough cleaning in accord with the advice provided in HVCA DW/172: Specification for Kitchen Ventilation Systems (2005) - HVCA TR19 Section 7 Guide to Good Practice Internal Cleanliness of Ventilation Systems.

Frequency of Cleaning: Heavy Use (12-16 hours per day) - Every 3 months. Moderate Use (6-12 hours per day) - Every 6 months. Light Use (2-6 hours per day) - Every 12 months.

Is cooking carried out on the premises other than domestic cooking ?	No
Are filters & ductwork cleaned regularly ?	N/A
Are suitable fire extinguishers installed & appropriately positioned ?	Fire blankets provided.
Are gas cut off valves appropriately positioned, unobstructed & identified by signage ?	N/A
Are combustible materials kept clear of hot surfaces & open flame ?	N/A
Are there any other matters that give cause for concern ?	No
Risk Level	Trivial

4.9 Other Fire Risks

Note: The responsible person must ensure that flammable liquids are stored correctly, and flammable materials are stored safely.

Rubbish and waste materials should be kept to a minimum and adequate arrangements should be made for regular disposal of unwanted items.

Freestanding electric or gas heaters should not be used because of the risk of accidentally standing them against flammable materials.

Damaged coverings on furniture reduce the fire resistance of the furniture.

All portable electrical appliances, including personal radios, heaters and kettles should be subjected to regular tests.

Are flammable liquids used or kept on the premises?	No
If "Yes", What materials are stored?	N/A
Is the storage of flammable liquids satisfactory?	N/A
Is the storage of waste flammable materials satisfactory?	Yes
Is the workplace free of rubbish and combustible waste materials?	N/A
Are PAT Tests carried out on all portable appliances?	N/A
Is the use of extension leads and multi-point adapters kept to a minimum?	N/A
Are all heaters fitted with suitable guards and fixed in position away from combustible materials?	N/A
Is the upholstery of any furniture in good condition?	N/A
Is there a NO SMOKING policy?	Yes
Are the steps to reduce the risk of arson satisfactory?	Yes
Are there any other matters that give cause for concern?	No
Risk Level	Trivial.

Media



1. Final exits keyless internally, Fire action notices and call points provided.



2. Fire extinguishers provided with correct ID signs and wall mounted.



3. Fire detection and AOV Control Panels.



4. Fire blanket and a heat detector in a flats kitchen.

