



FRANKHAM RMS

Fire Risk Assessment

**77-105 Solent Road
London
NW6 1TY**

18/11/2022

B12050FRA01

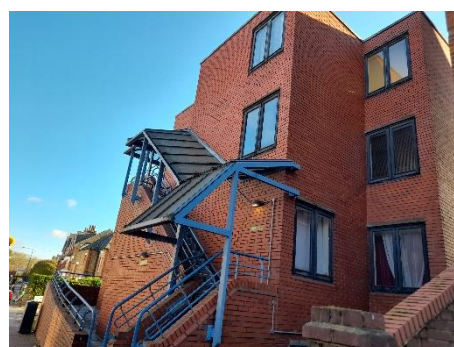




Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	18/11/2022
Strategic review frequency	2 years
Next assessment due	18/11/2024
Name of Assessor	Helen Dillon
Address	77-105 Solent Road, London NW6 1TY
Overall Risk Rating of Building	Moderate

* The periodic review is subject to the risk remaining the same as that encountered at the time of this assessment, if the risk changes then a review may be required earlier than the date given above.



Applicable Fire Safety Legislation:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

Housing Health and Safety Rating System: Housing Act 2004



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Scope of Report

This Fire Risk Assessment was undertaken by Frankham Risk Management Services to assist The London Borough of Camden in satisfying their responsibilities under the RR(FS)O 2005.

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 requires every responsible person to make a suitable and sufficient assessment of the fire risks to which relevant persons are exposed, with respect to premises within their control. This is for the purpose of identifying the general fire precautions that are needed to comply with the requirements and prohibitions imposed by the Order.

The responsible person, or any other person who has to any extent control of the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control.

Where the premises are licensed, an alterations notice is in force, or the responsible person has five or more employees, it is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk.

This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005.

Building Description and Use

Building Use	
What are the premises used for?	General Needs Accommodation
Type of occupancy (single or multiple)	Single (all residential)
Days and hours of which building is in use and any out of hours activities that take place?	24 hours
Approximate maximum number of occupants	30 (based on 2 per flat)
Approximate maximum number of employees at any one time	0
Approximate maximum number of members of the public at any one time	Unknown.
Number of fire wardens / fire marshals on site	0 (no permanent staff)
Are occupants familiar with the layout?	Yes
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Unknown – no evidence at the time of the assessment.
Are the premises used for sleeping accommodation?	Yes
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	No
Evacuation Strategy – e.g. phased, simultaneous etc.	Stay put unless directly affected by fire or instructed to evacuate by the emergency services.
Responsible person or person having control of the premises.	The Responsible Person is London Borough of Camden. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Camden Council to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.



Building Description	
Age of Building	Unknown
Brief details of construction	Brick and concrete constructed 4 storey purpose built block of 15 flats.
Approximate area in sqm of building footprint	Unknown
Description of layout (include number of fire exits & stairs etc.)	77-105 Solent Road is a 4 storey purpose built block of 15 flats. Flats 77, 79, 87 & 89 are accessed direct from the street from Solent Road. The remaining flats are accessed via one of three separate open air sets of steps/ramps covered over with a Georgian Wired glazing to provide protection from the rain. The first set of steps from Solent Road provides access at first floor level to flats 81 & 83 and at second floor level to flat 85 only. A ramp from the Mill Lane side of the building leads up to provide access to flats 91 & 93 at first floor level, at second floor level flats 95 & 97 and at 3 rd floor level flat 99 only. The third set of steps from Mill Lane provides access at second floor level to flat 101 and at third floor level to flats 103 & 105. There is also a bin storage area which also contains the electrical cupboard at ground floor level. This appeared to contain trade waste only and was only accessible by FB key and is therefore assumed to be used by Camden Council staff only and not by residents.
Number of floors ground and above	4
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	All communal areas as described. No flat entrance doors could be checked to confirm their fire rating.
Regulation 38 fire safety information made available.	None made available at the time of the assessment.
Date of previous FRA and are all actions complete and signed off?	Unknown.

Risk Assessment Ratings

The following risk rating matrix is used to enable semi-quantification of the itemised fire safety deficiencies (hazards) that were found during the recent survey of the premise.

Probability Level	5	5	10	15	20	25
	4	4	8	12	16	20
	3	3	6	9	12	15
	2	2	4	6	8	10
	1	1	2	3	4	5
		1	2	3	4	5
		Severity Classification				

The matrix allows the identified significant fire hazards to be classified in terms of the harmful or unwanted consequences (severity) that the hazard would cause if it were to occur and also the likelihood (probability) that such harm will occur. These factors are considered with due regard to the existing fire safety features and procedures (controlling measures), which are either incorporated within the building design or procedurally implemented within the premise.

Severity Classification		
Class	Degree	Consequence
1	Minor	No serious injuries; little or no damage to property
2	Moderate	Injury/s not requiring hospitalisation; remedial work required to property
3	Serious	Injury/s requiring hospitalisation; significant damage to property
4	Major	Permanent injury/s or disablement; major damage to property
5	Catastrophic	One or more fatalities; total loss of property

Probability Level		
Level	Degree	Probability of Exposure to Harm
1	Improbable	No known instances of such an event occurring
2	Remote	Unlikely to occur, but still possible
3	Occasional	Likely to occur at some stage in the foreseeable future
4	Probable	Likely to occur frequently or within 1 year
5	Almost certain	Very likely to occur frequently and/or in the near future unless actively prevented

The product of the severity and probability factors will equate to a specific risk rating for each identified hazard. The following band matrix can then be used to assign a comparative degree of risk (Very Low, Low, Medium High or Very High) to each individual fire safety deficiency. This will assist in determining the extent of any necessary additional controlling measures, as well as the timescale in which an action should be formulated by London Borough of Camden to address issues identified.

The table below provides timescales for remedial action proportionate to the risk.

Degree of Risk	Risk Rating Score	Priority Level for Action	Timescales to Review & Formulate Management Action Plan for Remedial Action
High	12 to 25	A	10 Days
Medium	8 to 10	B	Within 6 months
Low	5 to 6	C	Within 12 months
Very Low	1 to 4	D	Within 24 months

Very urgent items will be categorised as EMERGENCY - PRIORITY E and will be reported immediately from site with a same day response from the London Borough of Camden.



Findings of the Fire Risk Assessment

Recommendations

Qu Ref	Priority	Issue Raised	Action Recommended	Location (Block Address)	Specific Location (Floor/Area)
14.1a	B	There was a large gap above the electrical cupboard door and inadequate fire stopping.	Electrical intake cupboard to be upgraded to provide a minimum of 30 minutes fire resistance and all gaps and holes to be sealed with an appropriate fire stopping product with all works appropriately certificated.	77-105 Solent Road	Electrical cupboard.
15.1	B	The letterplate on flat 103 was damaged.	Replace damaged letterplate.	77-105 Solent Road	Flat 103 entrance doors.
22.3	B	This property was not included on the PPM schedule for emergency lighting systems provided by Camden Council.	It should be ensured that there is an appropriate servicing and maintenance contract in place.	77-105 Solent Road	Maintenance

Note: The significant findings are considered to be the whole of this fire risk assessment, including all commentary made in the respective sections of the document. Those items that have been identified as requiring remedial action in order to reduce the risk to life or serious injury to as low as reasonably practicable, within and around the building, will be listed in the action plan above.



Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.2	Are there any employees or contractors working in remote areas of the workplace?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.3	Is the building used for sleeping purposes?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.4	Are there people whose mobility is impaired?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.6	Are there people who have visual or hearing impairments?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.7	Are there people with cognitive impairments?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.8	Are there elderly or young children?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.9	Is the building occupied by people familiar with the layout?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.10	Is the building occupied by manageable numbers of staff / visitors?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.11	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (For example PEEPs)	Unknown	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments As this is a general needs property there will be an expectation that residents will be able to self-evacuate. The age range of the occupants is unknown but young and elderly could be expected.							



Fire Hazards and their Elimination or Control

Electrical Sources of Ignition

2.1	Reasonable measures taken to prevent fires of electrical origin?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.3	Suitable limitation of trailing leads and adapters?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.4	Fixed wiring installation testing up to date?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

No personal electrical appliances present within the communal area.

No trailing leads or adaptors present.

The due date provided on the PPM sheet for this property for the mains electrical installation inspection was recorded as 27/02/2024. It is assumed that any remedial works identified in the previous inspection have been actioned.

Smoking

3.1	Reasonable measures taken to prevent fires as a result of smoking?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.2	Is the no smoking policy enforced?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

No evidence of any unauthorised smoking.

Portable Heaters and Heating Installations

4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

None in use

**Lightning Protection**

5.1	Is there a lightning protection system; if so, are records available to confirm that it is routinely checked?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Comments:

No lightning protection system noted, nor required.

Cooking

6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
6.2	Are filters changed and ductwork cleaned regularly?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
6.3	Suitable extinguishing appliances available?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

No cooking takes place in communal areas.

Fire History & Arson

7.1	Has there been a history of fire incidents in the building?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
7.2	Does basic security against arson by outsiders appear reasonable?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Secure access to building via key access.

No significant fire load externally.

**Housekeeping**

8.1	Is the standard of housekeeping adequate?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.2	Combustible materials appear to be separated from ignition sources?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.3	Avoidance of unnecessary accumulation of combustible materials or waste?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.4	Appropriate storage of hazardous/flammable materials?	N/A	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.5	Avoidance of inappropriate storage of combustible materials?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.6	Are all escape routes clear of combustible materials?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.7	Is there any upholstered furniture located in the premises and if so; is there evidence to indicate that it complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
8.8	Are all surface linings (wall coverings, carpet fixtures and curtains) considered to be adequate?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Communal areas all clear at the time of the assessment.

Hazards Introduced by Outside Contractors and Building Works

9.1	Are fire safety conditions imposed on outside contractors?	Unknown	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including "hot work" permits)?	Unknown	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
9.3	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of "hot work" permits?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Contractors are controlled centrally by London Borough of Camden and suitable management procedures are in place.

**Dangerous Substances**

10.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
10.2	If so, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

None noted.

Other Significant Fire Hazards That Warrant Consideration

11.1	Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
11.2	Are processes carried out which give rise to a significant fire risk?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
11.3	Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas? If yes, has appropriate information about risk and control been shared?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

No other issues identified.

No commercial tenants.

Fire Protection Measures

Means of Escape from Fire							
12.1	It is considered that the building is provided with reasonable means of escape in case of fire.			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.2	Adequate design of escape routes?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.3	Adequate provision of exits?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.4	Exits easily and immediately openable where necessary?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.5	Fire exits open in direction of escape where necessary?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.7	Satisfactory means for securing exits?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.10	Suitable protection of escape routes?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.11	Suitable fire precautions for all inner rooms?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.12a	Internal escape routes unobstructed?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.12b	External escape routes unobstructed?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.15	It is considered that the building is provided with reasonable arrangements for means of escape for disabled occupants.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.16	Are responsibilities clearly defined for shared areas (e.g. shared escape routes)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments							
Means of escape provision deemed to be adequate.							
Open block.							

**Emergency Escape Lighting**

13.1	Reasonable standard of emergency escape lighting system provided?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
13.2	Is reasonable external emergency lighting supplied?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Emergency lighting provided.

Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development							
14.1a	Is compartmentation of a reasonable standard?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14.1b	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.2	Reasonable limitation of linings that might promote fire spread?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14.3	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.4a	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
14.4b	From a visual inspection, are there any external linings such as cladding or timber balconies which may promote fire spread?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14.4c	Does the building require an EWS1 form? <i>(to be answered applying RICS guidance / flow chart)</i>	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14.4d	Has an EWS1 form been previously completed for the premises?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.4e	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14.4f	Based on a visual only inspection, provide a description of the external wall system / building exterior visible in your notes below	N/A	<input type="checkbox"/>	See Below	<input checked="" type="checkbox"/>	Not Included	<input type="checkbox"/>
Comments No commercial tenants. The building is brick. No stacked balconies or cladding present. 14.1a There was a large gap above the electrical cupboard door and inadequate fire stopping. Electrical intake cupboard to be upgraded to provide a minimum of 30 minutes fire resistance and all							

**Measures to Limit Fire Spread and Development**

gaps and holes to be sealed with an appropriate fire stopping product with all works appropriately certificated.

Flat entrance Doors

15.1	Are existing flat entrance doors adequate?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
15.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
15.3	Are flat entrance doors adequately self-closing?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.4	Are there any security gates/grilles fitted? If so can they be opened from the inside without the use of a key and can they be breached by the fire service in under three minutes using hand held equipment?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Unable to check any flat entrance doors but all doors appeared to be either upgraded doors or new doors provided by Camden Council. It is assumed that they provide adequate fire resistance.

15.1 The letterplate on flat 103 was damaged. Replace damaged letterplate.

No security grilles present.

**Communal Fire Doors (Cross Corridor and Riser)**

16.1	Are existing fire doors adequate?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.2	Are fire resisting self-closing doors unobstructed and functioning correctly?			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
16.3	Are fire doors held open by devices linked to alarm system?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.4	Are non-self-closing fire doors kept locked when not in use?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

16.1 See section 14.1a regarding electrical cupboard.



Fire Safety Signs and Notices

Fire Safety Signs and Notices							
17.1	Are suitable and sufficient exit and directional signs in place?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.2	Are internal fire doors and escape doors provided with appropriate fire signage?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.3	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.4	Is there suitable external signage on external exit routes?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.5	Are the Fire Action notices appropriate for the procedure that is adopted within this building?			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.6	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, fire precaution signage?)	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments:

Escape route signs and fire action notices are not considered necessary for this building.

Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
18.1	Reasonable manually operated electrical fire alarm system provided?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
18.2a	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
18.2b	Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.4	Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.5	Remote transmission of alarm signals	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.6	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<p>Comments:</p> <p>Current guidance indicates that communal smoke alarms are not required in purpose-built blocks of flats. External communal areas.</p> <p>It is assumed that appropriate detection is provided within the flats which do not form part of this assessment.</p>							

Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
19.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.2	Is the building provided with fire brigade drop key access?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
19.3	Is the building's drop key access functional?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.5	Are hose reels provided?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
19.6	Are there sprinklers or other fixed suppression systems?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
19.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Comments: Property easily accessible from the main road. Extinguishers not considered appropriate in communal residential areas. No other systems provided.							

Management of Fire Safety

Procedures and Arrangements							
20.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.2	Is there a suitable record of the fire safety arrangements?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.3	Appropriate fire procedures in place for both core and non-working hours? `			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.4	Are procedures in the event of fire appropriate and properly documented?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.5	Are there suitable arrangements for summoning the fire and rescue service?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.6	Is building information such as the fire emergency plan and floor plans available on site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.7	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.8	Is there a suitable fire assembly point(s)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.9	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.10	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.11	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.12	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.13	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments: The Responsible Person is London Borough of Camden. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Camden to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment. It is assumed that residents will contact the emergency services in the event of a fire.							

**Procedures and Arrangements**

Floor plans are not considered necessary for a non-complex building of this type.

It is assumed that any residents requiring to evacuate will assemble on the main street, there is no requirement for a designated assembly point.

No known residents requiring any additional assistance.

Training and Drills

21.1	Are all staff given adequate fire safety instruction and training on induction?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.2	Are all staff given adequate periodic “refresher training” at suitable intervals?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.4	Are fire drills carried out at appropriate intervals?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.5	When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.6	When the employees of another employer work in the premises: Is it ensured that the employees are provided with adequate instructions and information?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Fire drills not considered necessary for a building of this type.

It is assumed all staff receive Fire Safety training on induction and additional training if required, records of training content and dates would be held centrally by Camden Council.

Testing & Maintenance

Testing & Maintenance							
22.1	Weekly testing and periodic servicing of fire detection and alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.2	Periodic servicing of fire detection and alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.3	Monthly and annual testing routines for emergency lighting?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.4	Annual maintenance of fire extinguishing appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.6	Six-monthly inspection and annual testing of rising mains?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.9	Routine checks on Ventilation and Extraction System	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.10	Has a 5 year electrical installation check taken place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.11	Are portable appliances PAT tested – are records / labels present?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.12	Have gas safety checks / boiler inspections taken place?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments: 22.3 This property was not included on the PPM schedule for emergency lighting systems provided by Camden Council. It should be ensured that there is an appropriate servicing and maintenance contract in place. 22.10 See 2.4							

Risk Level Estimator

Potential consequences of fire ⇒ Likelihood 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

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

Low ☐

Medium ☒

High ☐

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

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Slight harm ☐

Moderate harm ☒

Extreme harm ☐

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 room in which a fire occurs).

Moderate harm: Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

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

Trivial ☐ Tolerable ☐ Moderate ☒ Substantial ☐ Intolerable ☐

Comments:

This building is considered to present a 'moderate' risk.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the 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	Building (or relevant area) should not be occupied until the risk is reduced.

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



Document Control

Author	Helen Dillon	Qualifications	Tier 3 (NAFRAR) 2022, MIFSM CFPA Europe Dip
Signed		Date	26 th November 2022
Verifier	Jacob Spencer	Qualifications	BA
Signed		Date	1 st December 2022
Document Version	FRA LH PAS79 2017 v.1.0		

Appendix A – Photographs (if applicable)

Photograph	Section	Description
	14.1a	Gap above electrical cupboard door.
	15.1	Damaged letterplate flat 103.



Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Frankham Risk Management Services

BAFE Registration Number: KENT204

Client: London Borough of Camden

Address: 77-105 Solent Road, London NW6 1TY

Applies to all common areas and sampled flats (accessible to the assessor, at the time of the assessment).

The fire risk assessment is for life safety; it is suitable & sufficient and is compliant with the BAFE SP205 scheme.

Assessment Date: 18/11/2022

Review Date: 18/11/2024

Certificate Reference Number: 803534627

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization



Helen Dillon MIFSM CFPA (Europe) Dip – Head of Fire Risk Management

Date of issue: 01/12/2022

SSAIB 7 - 11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear, NE25 9SX

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