



FRANKHAM RMS

Fire Risk Assessment:

24-26 Maygrove Road

London

NW6 2EB

B12040FRA01

26/08/2022



Camden

Fire Risk Assessment Report

Date of Assessment	26/08/2022
London Borough of Camden strategic review frequency	2 Years
Name of Assessor	Helen Dillon Tier 3 (NAFRAR) 2022, MIFSM CFA Europe Dip
Building	24-26 Maygrove Road
Address	24-26 Maygrove Road, London NW6 2EB
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.*



Block Code B12040FRA01

Applicable Fire Safety Legislation:

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

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Building Description and Use

Building Use	
What are the premises used for?	Residential Accommodation.
Type of occupancy (single or multiple)	General Needs
Days and hours of which building is in use and any out of hours activities that take place?	24 hours 7 days a week.
Approximate maximum number of occupants	16 based on an average of 2 per flat sharing communal areas.
Approximate maximum number of employees at any one time	None.
Approximate maximum number of members of the public at any one time	Unknown.
Number of fire wardens / fire marshals on site	0
Are occupants familiar with the layout?	Yes, all occupants are familiar with the layout.
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Unknown.
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?	Contractors only.
Evacuation Strategy – e.g. phased, simultaneous etc.	Stay Put unless directly affected by the fire or requested to leave 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 London Borough of 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.

Building Description

Age of Building	Unknown – estimated 1960's
Brief details of construction	4 storey concrete and brick purpose-built block of flats with a pitched roof.
Approximate area in sqm of building footprint	Unknown.
Description of layout (include number of fire exits & stairs etc)	<p>24-26 Maygrove Road consists of a 4-storey block of 8 flats.</p> <p>The building is accessed via a set of steps leading up to the secure entrance door with secure intercom and fire fighters drop key override. The door leads into an entrance lobby containing the stairs, a few steps lead down to a ground floor area containing a rear exit to the garden, flats 24A & 26A and an electrical cupboard under the stairs. A set of fire doors at 1st floor level off the stairs provides access to a small lobby containing flats 24B & 26B with 24C & 26C in a similar lobby on the 2nd floor. Flats 24D & 26D are accessed from third floor level direct from the stair.</p>
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)	See above, the entrance door to flat 24B was accessed to confirm their fire rating. No access to loft area.
Date of previous FRA and are all actions complete and signed off?	Unknown.

Findings of the Fire Risk Assessment

Recommendations

This section comments on those aspects of the assessment identified in the main body of the report as requiring attention. It is recommended that the following recommendations are implemented:

Qu Ref	Priority	Issue Raised	Action Recommended	Location (Block Address)	Specific Location (Floor/Area)
8.3	B	There was a bin located just inside the main entrance door and rubbish outside flat 26A.	Bin and rubbish and storage should be removed and residents reminded of the importance of keeping escape routes clear at all times.	24-26 Maygrove Road	Main entrance area, outside flat 26A, and floor lobby and third floor top of stairs.
8.6	B	There was storage in the 2 nd floor lobby and at the top of the stairs on the 3 rd floor.	Storage should be removed and residents reminded of the importance of keeping escape routes clear at all times.		2nd floor lobby and third floor top of stairs.
12.4	B	There is a push button to open the main entrance door with no override.	It should be ensured that the main entrance door will fail safe to open in the event of a power failure.	24-26 Maygrove Road	Main entrance door.
16.1	B	The door to the electrical cupboard was not fire rated.	Electrical cupboard door should be replaced/upgraded to provide a minimum of 30 minutes fire resistance.	24-26 Maygrove Road	Electrical cupboard door.
16.1	B	There were gaps underneath the communal fire doors to the 1 st and 2 nd floor lobbies.	Doors should be adjusted so that the threshold gap is a minimum of 6mm.	24-26 Maygrove Road	Communal fire doors 1 st and 2 nd floors.
19.3	B	The fire fighters drop key access was not operational at the time of the assessment.	This should be repaired.	24-26 Maygrove Road	Fire fighters drop key access.

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.

Fire Risk Rating Matrix

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 London Borough of Camden.

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 type="checkbox"/>	Yes	<input checked="" 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"/>
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?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.4	Fixed wiring installation testing undertaken?		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 label on the equipment confirmed the last mains electrical installation inspection date of 17/06/2021.							

Smoking							
3.1	Was there evidence of clandestine smoking or disused smoking materials in the public parts of the premise?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
3.2	Are smoking bins provided externally? If yes are they regularly emptied?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Comments: No evidence of unauthorised smoking. No smoking sign provided.							

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 is routinely checked?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:		No lightning protection evident.					

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 intercom access.

No significant fire load externally.

Housekeeping

8.1	Is the standard of housekeeping adequate?	Yes	<input type="checkbox"/>	No	<input checked="" 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>		
8.4	Appropriate storage of hazardous/flammable materials?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
8.5	Avoidance of inappropriate storage of combustible materials?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
8.6	Are all escape routes clear of combustible materials?	Yes	<input type="checkbox"/>	No	<input checked="" 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"/>

Comments:

8.3 There was a bin located just inside the main entrance door and rubbish outside flat 26A. Bin and rubbish and storage should be removed and residents reminded of the importance of keeping escape routes clear at all times.

8.6 There was storage in the 2nd floor lobby and at the top of the stairs on the 3rd floor. Storage should be removed and residents reminded of the importance of keeping escape routes clear at all times.

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?	NA	<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"/>

Comments:

No issues identified.

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?			Yes	<input type="checkbox"/>	No	<input checked="" 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?			Yes	<input checked="" 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"/>
12.12	Escape routes unobstructed?			Yes	<input type="checkbox"/>	No	<input checked="" 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 type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Escape routes adequate for the type of building and use. Doors are not required to be outward opening due to the low occupancy levels.

Ventilation is provided via the front and rear doors and a window at the top of the stair.

12.4 There is a push button to open the main entrance door with no override. It should be ensured that the main entrance door will fail safe to open in the event of a power failure.

12.12 See 8.6.

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"/>
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13.2	Is reasonable external emergency lighting provided?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	No	<input 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 of brick and concrete construction. No cladding or balconies present.							

Flat entrance Doors

15.1	Are existing flat entrance doors adequate?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15.2	Are fire resisting self-closing doors functioning correctly?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15.2	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 type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments:

The door to flat 24B was inspected and confirmed to provide adequate fire resistance, it was provided with intumescent strips and smoke seals, 4 metal hinges and a self-closing device, it is assumed that all other doors are similar and provide adequate fire resistance.

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

Comments;

16.1 The door to the electrical cupboard was not fire rated. Electrical cupboard door should be replaced/upgraded to provide a minimum of 30 minutes fire resistance.

16.1 There were gaps underneath the communal fire doors to the 1st and 2nd floor lobbies. Doors should be adjusted so that the threshold gap is a minimum of 6mm.

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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.2	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	<input type="checkbox"/>	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 clear fire action notices displayed and are they in accordance with the recommended evacuation strategy?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments: Appropriate escape route signage provided. Appropriate fire door signage provided. Appropriate fire action notices provided.							

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?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.2	Is automatic fire detection provided and if so, is it provided throughout the premises of part of the premises?	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	Remote transmission of alarm signals	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.5	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"/>
Comments: Current guidance advises against the provision of communal smoke alarms in purpose built blocks of flats, domestic smoke detectors have however been provided and the property is included on the PPM schedule for fire alarm systems.							

Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
19.1	Is the building provided with adequate vehicular access for firefighter 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.3	Is the building's drop key access functional?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" 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.

19.3 The fire fighters drop key access was not operational at the time of the assessment. This should be repaired.

Extinguishers not considered appropriate in communal residential areas.

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?		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 the building provided with a Premises Information Box (PIB)?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" 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)?		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: It is understood that all residents are provided with information regarding action to be taken in the event of a fire when they first move in.							

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 London Borough of Camden.							

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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.3	Monthly and annual testing routines for emergency lighting?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input 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	Periodic inspection of 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: 22.2 This property is included on the PPM schedule provided by Camden Council for fire alarm systems. 22.3 This property is included on the PPM schedule provided by Camden Council for emergency lighting. 22.10 see section 2.							

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:

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.

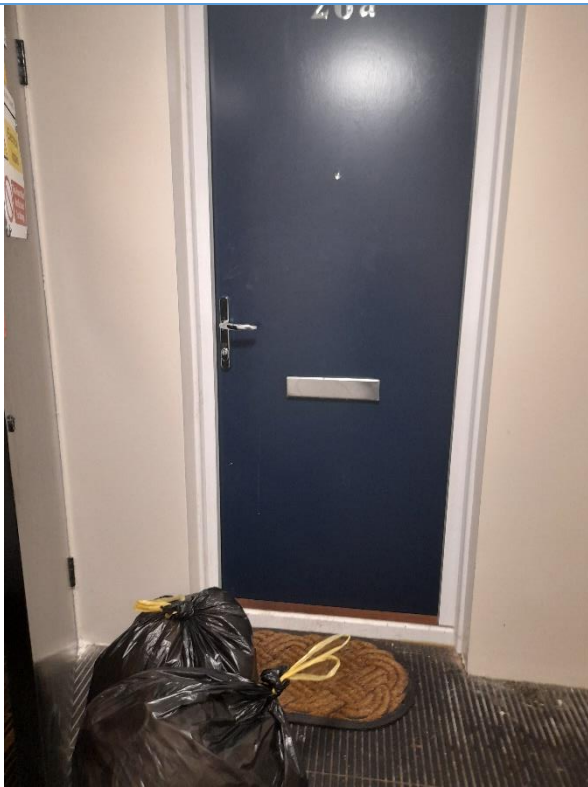
(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following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

Document Control

		Tier 3 (NAFRAR) 2022, MIFSM CFPA Europe Dip	
Author	Helen Dillon	Qualifications	
Signed		Date	5 th September 2022
Verifier	Jacob Spencer	Qualifications	BA
Signed		Date	9 th September 2022
Document Version	FRA LH PAS79 2017 v.1.0		

Appendix A – Photographs (if applicable)

Photograph	Section	Description
 A photograph of a green wheeled trash bin positioned in a corner of a room. The bin is on a metal grate floor. To the left is a wooden door, and to the right is a white wall with some electrical conduits. The bin has a green lid with a handle and a small white label on the side.	8.3	Bin inside main entrance.



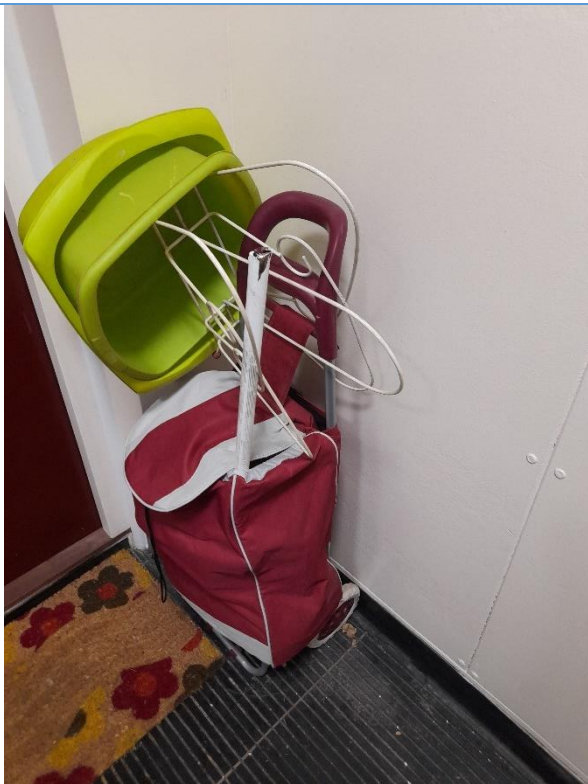
8.3

Rubbish outside 26A.



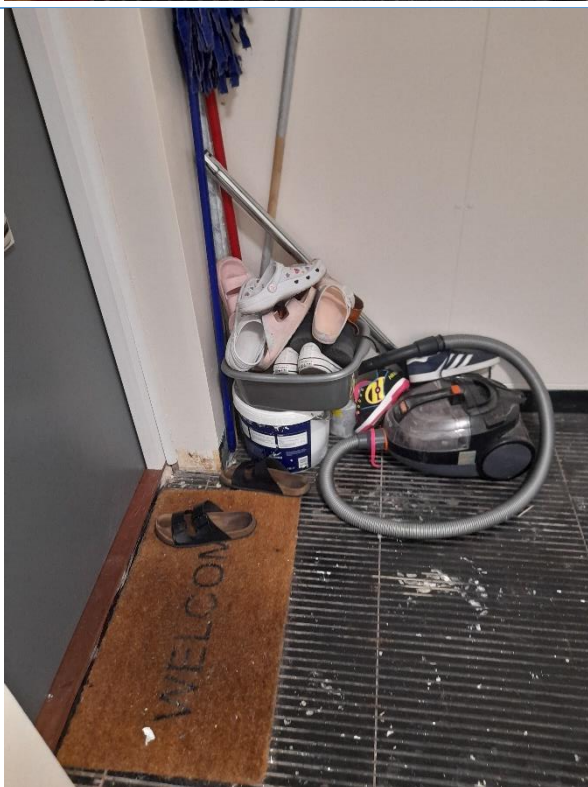
8.6

Storage 2nd floor lobby.



8.6

Storage in 2nd floor lobby



8.6

Storage 3rd floor.



8.6

Storage 3rd floor lobby.



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: Camden Council

Address: 24-26 Maygrove Road, London NW6 2EB

Applies to all common areas (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: 26/08/2022

Review Date: 26/08/2024

Certificate Reference Number: 803534624

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: 09/09/2022

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