



Fire Risk Assessment



**20 Busby Place
Camden
NW5 2SR**

ON BEHALF OF
**AMS Housing Group
29 Longbridge Road
Barking
Essex IG11 8TN**

**DATE OF ASSESSMENT: 29th July 2023
RECOMMENDED REVIEW: July 2024**

Contents

1. Introduction

- 1.1 Introduction
- 1.2 Limitations
- 1.3 Recommended review

2. Property Details

- 2.1 Summary
- 2.2 Occupants at risk

3. Assessment of Risk & Controls measures

- 3.1 Health and Safety
 - 3.1.2 Chemicals & Hazardous substances
 - 3.1.3 Electricity
 - 3.1.4 Workplace Safety
- 3.2 Fire
 - 3.2.1 Sources of fire
 - 3.2.2 Sources of ignition
 - 3.2.3 Sources of oxygen
 - 3.2.4 Fire compartmentation
 - 3.2.5 Means of escape
 - 3.2.6 Fire detection & warning
 - 3.2.7 Portable fire fighting equipment
 - 3.2.8 Fixed Fire fighting equipment
 - 3.2.9 Emergency planning
 - 3.2.10 Arrangements for fire & rescue service

4. Fire Risk Assessment Risk Rating

5. Priority Assessment of actions

6. Photographs

1.1 INTRODUCTION

In accordance with health & safety and fire legislation, **Five Safety Pro** were instructed to carry out a fire risk assessment of **20 Busby Place, Camden London NW5 2SR** out by **Mustafa Hussain CMIOSH CMaPS AIFSM** who has been deemed competent to carry out risk assessments of this nature, based on their skills, knowledge, experience, qualifications & industry professional accreditation.

Key details about the assessment are as follows:

Managing Agent	AMS Housing Group
Responsible Person	AMS Housing Group
Assessment Date	29 th July 2023
Person (s) consulted during Inspection	AMD Housing representative

Areas Inspected	Common areas (entrance, stairs, risers, landing & rooms that were accessible).
Areas Excluded	Roof Areas

This assessment follows guidance provided in:

- Health & Safety at work etc. Act 1974
- Management of Health & Safety at Work Regulations 1999
- Other relevant British health and safety legislation made under the Health & Safety at Work. Act 1974
- Government & industry guidance documents.
- Regulatory Reform (Fire Safety) Order 2005 or Fire (Scotland) Act 2005
- PAS 79: 2012 Fire Risk Assessment – Guidance and Recommended Methodology
- Building Regulations (part B)
- BS9999: 2008 Code of Practice for fire safety and design, management and use of buildings
- Fire Safety Act 2021
- Building Safety Act 2022

1.2 LIMITATIONS

The observations and recommendations made in this report relate to conditions and documentation observed during the site inspection, and information provided by the client.

The site inspection covered only areas that were safely accessible as listed in 1.1 above.

The risk assessment is not an audit of any health and safety policy, procedures, and arrangements present within the client organisation.

The risk assessment is not an audit of planned maintenance activities. A full review of mechanical, electrical, plant and equipment inspection, testing and servicing records was not undertaken, only where statutory records are required.

The risk assessor used professional expertise and judgement in making their recommendations. Assessments are open to individual interpretation however an enforcement officer may hold a different view.

1.3 RECOMMENDED REVIEW

Legislation requires that risk assessments are reviewed. Based on the conditions observed, it is recommended that this risk assessment be reviewed within:

An earlier review should be carried out if:

- There is significant change in layout or use
- There is reason to believe it is no longer valid
- An accident or incident occurs

2.0 PROPERTY DETAILS

2.1 SUMMARY

Principal property usage	Residential HMO / short term leasing
Other property usage	Semi detached property converted in 11 bedrooms mixture of ensembles, sharing bathroom and kitchens.
Property size	TBC
Date of construction	Refurbishment completed in 2022
Details of construction	Traditional brick, block & stone elevation. Floors timber. roof slates and felt.
Number of floors	5 floors, including basement & loft conversion
Areas not occupied or in regular use	N/A
Number of exits	1
Number of stairwells	1
Number of lifts	N/A
Car park details	On public highway
Security measures	Lockable door & CCTV
Local fire authority	London Fire Brigade
Fire loss experience	None
Additional information (health & safety)	None
Additional information (fire safety)	None

2.2 OCCUPANTS AT RISK

Total building occupancy*	22-25
Total number of visitors/members of public*	5
Occupants identified at special risk*	N/A

*Please note: all figures are approximate and based on the information obtained at the time of the assessment.

3.0 ASSESSMENT OF RISK & CONTROLS MEASURES

The assessment has been broken into several areas of observation, based on likely hazards found. For each hazard, a series of statements is presented with possible controls that could be in place to control the inherent risks. An assessment is made as to whether these controls are applicable and, if they are, whether they are correctly implemented or otherwise.

An overall risk rating of **LOW**, **MEDIUM** or **HIGH** is made for each hazard considered based on the risk assessor's professional judgement of the likely harm and severity of the hazard being realised.

Where control measures are missing or unsuitable, a defect/hazard assessment is made with actions highlighted and prioritised to reduce the risks
 – see section 4 for further details.

3.1 HEALTH & SAFETY

3.1.2 CHEMICALS & HAZARDOUS SUBSTANCES

GENERAL OBSERVATION	
No chemicals at the time of the inspection. But the property will have cleaning and maintenance products that will be stored away in a lockable room. Advised that any flammable products need to be kept in a COSHH cupboard.	
Overall risk rating for this area of observation	Low

3.1.3 ELECTRICITY

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Fixed wiring installations inspected within suitable timescales	Yes	Copy of 5yrs installation report requested.
Remedial works have been implemented where identified by fixed wiring inspection?	Yes	
Access to electrical areas is secured and controlled?	Yes	
Appropriate hazard warning signage is displayed?	No	Advised to put up electrical safety and fire door keep shut signage for riser and gas boiler room.
Electric shock posters available where required and are up to date?	N/A	
Suitable rubber matting is available beneath electrical installations where appropriate?	N/A	
Electrical installations are unobstructed and in good condition?	Yes	

There are suitable lock-off procedures in place for isolating electrical installations?	Yes	
Suitable arrangements in place to minimise risks from static?	Yes	
Client's portable electrical equipment has been tested within the suitable timescales?	Yes	
Contractors' portable electrical equipment has been tested within suitable timescales?	N/A	
Defect/hazard – Additional information provided in Section 5? N/Y	Yes	
Overall risk rating for this area of obstruction:		LOW

3.1.4 WORKPLACE SAFETY

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
No smoking sign present at property entrance(s)?	Yes	
Adequate ventilation available?	Yes	
Air monitoring is carried out where required?	N/A	
Temperature of indoor workplaces is reasonable and controlled as far as is practicable?	N/A	
Emergency lighting provided in high risk locations (e.g. plant rooms) as required?	Yes	
Emergency lighting tested and maintained as required?	Yes	Requested copies of recent test on emergency lighting.
Suitable housekeeping and cleaning regime in evidence?	Yes	
Doors and building fabric/equipment in good condition and pose low health and safety risks?	Yes	
Adequate provision of drinking water?	Yes	
Suitable facilities for storing and changing clothing?	N/A	
Suitable facilities in place to rest and eat meals?	N/A	
Adequate management inspections are carried out	Yes	

and remedial action implemented?		
Defect/hazard – Additional information provided in Section 5? N/Y		Yes
Overall risk rating for this area of observation:		Low

3.2 FIRE

3.2.1 SOURCES OF FUEL

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Means of escape clear of uncontrolled combustibles?	Yes	
Suitable wall and ceiling linings in circulation areas and escape routes?	Yes	
Plant rooms and other high-risk areas clear of uncontrolled combustibles?	N/A	
All other areas clear of excess fire loading with good housekeeping observed?	Yes	Regular cleaners employed to maintain communal areas.
Furniture and furnishings in good condition and compliant with regulations where required?	Yes	
Adequate arrangements in place for refuse and waste storage and disposal?	Yes	External waste storage in form of wheelie bins.
Flammable and dangerous substances are adequately controlled and have been suitably risk assessed?	N/A	
Cylinders stored correctly?	N/A	
Defect/hazard – Additional information provided in Section 5? N/Y		No
Overall risk rating for this area of observation:		Low

3.2.2 SOURCES OF IGNITION

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Portable appliances have been tested within suitable timeframes where required?	Yes	
Risks from static electricity adequately controlled?	Yes	
Smoking facilities to control smoking risks?	Yes	

Adequate controls in place to protect against arson?	Yes	
Hot works subject to permit to work?	N/A	
Lightning protection available where required, in good condition with test certificate available and in date?	N/A	
Fixed heating installations (boilers, storage heaters etc.) in good condition and tested as required?	Yes	Requested gas safe certificate for boilers.
Use of portable heaters is suitably controlled?	N/A	
Cooking appliances present and in good condition?	Yes	In basement with an internal extraction system.
Ventilation/extract equipment clear and unobstructed?	Yes	
Appropriate light fittings installed and away from sources of fuel?	Yes	
Defect/hazard – Additional information provided in Section 5? N/Y		Yes
Overall risk rating for this area of observation:		Low

3.2.3 SOURCES OF OXYGEN

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Building fabric appears in sound structural condition with suitable fire separation?	Yes	
Oxidising chemicals are adequately controlled?	N/A	
Defect/hazard – Additional information provided in Section 5? N/Y		No
Overall risk rating for this area of observation:		Low

3.2.4 FIRE COMPARTMENTATION

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Fire stopping installed in appropriate locations and in good condition?	No	Requested fire stopping in gas boiler room, around light fitting, copper pipe & electrical cable penetrations.
Communal risers and ducts have suitable fire separation or protection?	Yes	Fire rated plasterboard separation.
Gas and electrical installations in escape routes are suitably enclosed?	Yes	Kept behind fire doors.

Fire doors appropriately identified and close correctly into their frames?	No	Fire doors have factory stamp. However not all doors are 3 hinged. Some of the hinges are leaking and have screw missing. Intumescent strip and smoke seals have not been installed on all doors. Arrange for repair.
Automatic fire doors in good condition, operate correctly and are tested regularly?	N/A	
Shutters/dampers provided where required and in full working order?	N/A	
Defect/hazard – Additional information provided in Section 5? N/Y		Yes
Overall risk rating for this area of observation:		Medium

3.2.5 MEANS OF ESCAPE

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Travel distances, corridor, and doors widths are considered adequate?	Yes	
Inner rooms or dead-end conditions suitably controlled?	N/A	
Means of escape are simple and straightforward with suitable provisions in place?	Yes	
Adequate fire exit signage displayed?	No	Requested signage on all levels around the stair core, communal common room and final exit door.
Fire exits can be opened easily and without the use of a key?	Yes	
Exits lead directly to a place of ultimate safety?	Yes	
Means of escape free from obstructions with suitable provisions to ensure continued availability?	Yes	
Emergency lighting is tested and maintained as required?	Yes	Requested copy of emergency lighting maintenance & testing. Additional emergency lighting required in common rooms & kitchen.
Smoke control systems available with no observed defects?	N/A	
Automatic Open Ventilation installed and maintained	N/A	
Defect/hazard – Additional information provided in Section 5? N/Y		Yes
Overall risk rating for this area of observation:		Low

3.2.6 FIRE DETECTION & WARNING

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Suitable fire detection and warning system installed and operational?	Yes	
Bell tests carried out and call points tested in rotation?	N/A	
Routine service visits up to date?	N/A	
Secondary effects of fire alarm activation checked and operational? E.g. lift grounding, automatic doors closing, automatic signalling etc.	N/A	
Alarm panels suitably positioned and secured with no faults showing?	Yes	Ground floor hallway. Main entrance.
Zone chart/list available?	N/A	
Detector heads are correctly located, functional, and unrestricted?	Yes	
Manual call points are correctly located, functional, and unrestricted?	N/A	
Fire alarm is audible/visible in all areas under inspection?	Yes	Detection available in individual rooms.
Defect/hazard – Additional information provided in Section 5? N/Y		
Overall risk rating for this area of observation:		Low

3.2.7 PORTABLE FIRE FIGHTING EQUIPMENT

GENERAL OBSERVATION	
Residents are not expected to deal with fire. In event of an emergency to leave room.	
Overall risk rating for this area of observation:	Low

3.2.8 FIXED FIRE FIGHTING EQUIPMENT

N/A	
Overall risk rating for this area of observation:	N/A

3.2.9 EMERGENCY PLANNING

GENERAL OBSERVATION		
PROVIDE EMERGENCY PRECEDURE		
Assessment of Controls	In Place?	Comments
Suitable fire emergency action plan has been formulated?	Yes	To be displayed on the back of every room door.

Suitable assembly point identified?	Yes	On the other side of Busby Rd.
Emergency action plan has been adequately communicated to all relevant persons?	Yes	Included as part of their information pack.
Emergency arrangements tested at regular intervals during practice evacuation drills?	No	
Fire Marshall identified and training recently completed	No	
All staff been provided with fire safety awareness training.	No	
Defect/hazard – Additional information provided in Section 5? N/Y		Yes
Overall risk rating for this area of observation:		Low

3.2.10 ARRANGEMENTS FOR FIRE & RESCUE SERVICE

GENERAL OBSERVATION		
Assessment of Controls	In Place?	Comments
Fire and rescue service can easily access property?	Yes	
Suitable information is made available relating to risks in the building e.g. presence of dangerous substances?	N/A	
Fire-fighting switches /lifts available, easily identifiable and in working order?	N/A	
Hydrants available, easily identified and tested as required?	N/A	
Defect/hazard – Additional information provided in Section 5? N/Y		No
Overall risk rating for this area of observation:		Low

4.0 FIRE RISK ASSESSMENT RISK RATING

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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 premises 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 foreseeably 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

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 that has been advocated for general health and safety risks:

Trivial No action is required, and no detailed records need be kept.

Tolerable No major additional fire precautions 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 premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.

Intolerable Premises (or relevant area) should not be occupied until the risk is reduced.

General Comments: -

According to official planning records, this property was originally designed as a 6-bedroom semi-detached house. However, it has been creatively transformed into a House in Multiple Occupation (HMO) featuring 11 bedrooms. This includes a mix of en-suite rooms and communal bathrooms, supplemented by a convenient basement kitchen.

The provision of hot water and heating is efficiently managed through combi gas boiler system, ensuring residents' comfort and convenience.

The property has undergone a commendable refurbishment process, resulting in a high standard of interior design and overall presentation. Its upkeep has been reasonably well-maintained, contributing to a welcoming and pleasant living environment.

To further enhance the property's safety and compliance standards, several remedial measures have been proposed. These initiatives are intended to fortify the health, safety, and fire control protocols, ultimately ensuring the wellbeing of all residents.

Among the proposed measures are fire door maintenance, strategically placing additional signage, fire stopping measures and documentation for: -

- Gas
- Electricity test
- Emergency lighting and
- Fire alarm panel

In essence, these proposed improvements align with the property's transformation while prioritising the safety and comfort of its occupants. Will assist with reinforcing the property's preparedness for unforeseen circumstances. Also by implementing these measures, the property will provide not only a contemporary and comfortable living space but also a secure and compliant environment that meets the highest standards of modern housing regulations.

(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 action plan below).

5.0 PRIORITY ASSESSMENT OF ACTIONS

The action plan which follows is a summary of all of the actions generated in section 3 above. This should enable you to prioritise the allocation of time and resources when scheduling the remedial action identified.

To assist you, the following timeframes are suggested:

Risk Rating	Priority	Action Required	Action Completed
HIGH (H)	X	Within 1 week	
MEDIUM (M)	X	Within 4 Weeks	
LOW (L)	X	Within 8 Weeks	
ADVISORY (A)			

ACTION PLAN

Ref	Location(s) Areas of Observation	Hazard/Defect Observed	People at Risk	Recommended Additional Control(s)
3.1.3	Services Riser	Electrical Safety	All	Provide copy of NICEIC 5yrs electrical installation report.
3.1.3	Services Riser Door	Risk of fire spread	All	Fire Door Keep Shut signage on the services door required.
3.1.4	Communal Areas	Emergency Lighting	All	Provide copy of emergency lighting test records.
3.2.2	Boiler cupboard	Gas Safety	All	Provide copy of gas safety certificate
3.2.4	Boiler cupboard	Penetrations not fire stopped.	All	Fire stopping in gas boiler room, around light fitting, copper pipe & electrical cable penetrations.
3.2.4	Fire Doors	Leaking and missing hinges. Intumscent and smoke seal strip missing.	All	Arrange for suitable repairs for fire doors to be compliant and relevant standard.
3.2.5	Emergency Lighting	Record of functionality & coverage in appropriate areas.	All	Additional emergency lighting required in communal kitchen & common room. Also record
3.2.9	Fire Safety Note back of each bedroom doors	Notice to improve	All	See attach example of Fire Safety Note.

6.0 PHOTOGRAPHS



Ensure all doors have intumescent strip with smoke seals.



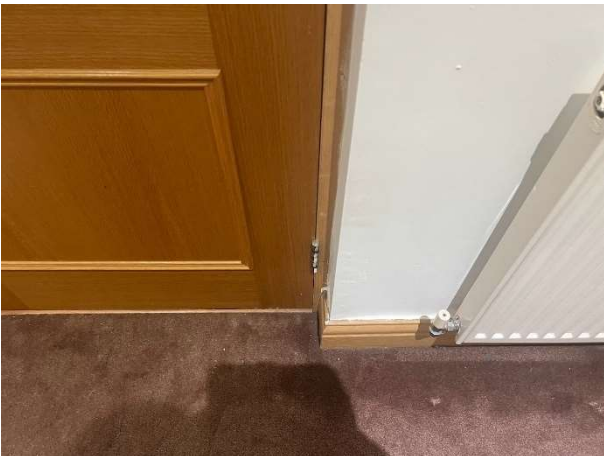
Ensure there are no screws missing in hinges.



Fire Exit sign required on the main door.



Consider PIR lighting for communal areas.



Replace leaking hinges.



Doors have FD30 manufacture stamp.



Gas Safety Certificate required.



Fire stopping required. Please use mastic not foam.



Fire stopping required.



Electrical & Gas safety & keep door shut signage.



Fire Exit signage in basement required.



Emergency Lighting Required in common room



Fire Alarm in good order.



Fire stopping in hole penetration.



Top floor bedroom – fire stopping around the light.



Waste kept at the front of the property.