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Marios Constantas: Fire Risk Assessor

Company no. 11825528

Fire Risk Assessment Report

Inspection Date:07/07/2021

Issue Date: 10/07/2021
Next Re inspection Due: 07/07/2022

169c, West End Lane, London, NW6 2LH

Fire Risk Assessment - 169c, West End Lane, London, NW6 2LH

7 Jul 2021 / Marios Constantas

Complete

Actions	9
Conducted on	7th Jul 2021 10:00 AM BST
Prepared by	Marios Constantas
Location	169c, West End Lane, London, NW6 2LH

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Disclaimer

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

Actions

9 actions

Actions

Audit / Management of fire safety

Does the premises use a Fire log book to record maintenance, testing, training etc.?

No

To do | Priority Low | Due 10th Sep 2021 12:00 AM BST | Created by Marios Constantas

Fire logbook
It is recommended that a property logbook/fire log book is kept, and all routine maintenance and servicing activity is recorded in it, along with all reported defects and remedial action taken – including false alarms.

Audit / Ignition sources smoking policy

Is smoking prohibited on the premises, if so, are the legally required 'No Smoking' signs provided?

No

To do | Priority Low | Due 10th Sep 2021 12:00 AM BST | Created by Marios Constantas

Smoking signs
It is a legal requirement to display a no smoking sign within all possible entry points to the premises.

Audit / Ignition sources electrical

Are fixed installations inspected periodically?

No

No stickers to indicate

Photo 3

To do | Priority Medium | Due 10th Aug 2021 3:59 PM BST | Created by Marios Constantas

Fixed installations
Periodic inspection and testing of electrical installations should be undertaken by suitably competent persons e.g., a NICEIC approved electrical contractor or a member of the Electrical Contractors Association.

Audit / Emergency Escape Lighting

Is there a reasonable standard of escape lighting?

No

People in your premises must be able to find their way to a place of total safety if there is a fire by using escape routes that have enough lighting. Where any escape routes are internal and without windows, or your premises are used during periods of darkness, including early darkness on winter days, then some form of backup to the normal escape route lighting (emergency escape lighting) is required.
The emergency escape lights installed have directional stickers on them, it may reduce the light output , this would be fine if there was sufficient light from another emergency light fitting but there is none


Photo 4


Photo 5


Photo 6

To do | Priority Medium | Due 10th Sep 2021 3:01 PM BST | Created by Marios Constantas

Escape lighting
I would recommend fitting photoluminescent directional signs or other relevant signage underneath the lights

Audit / Fire safety signs and notices

Is there sufficient exit signage? No

To do | Priority Medium | Due 10th Aug 2021 5:29 PM BST | Created by Marios Constantas

Exit signs
Install a series of signs directing people along the escape routes towards the final exits. Exit signs should be clearly visible whenever the public, staff and contractors are present, Signs should be positioned so that a person escaping will always have the next escape route sign in sight.

Audit / Fire safety signs and notices

Is there sufficient fire action signage? No

To do | Priority Medium | Due 10th Aug 2021 12:00 AM BST Created by Marios Constantas

Fire action notices
Fire Action Notices Signs are designed to tell building occupants what to do in the event of a fire. They give various instructions including where the closest assembly point is & how to raise the alarm. It is recommended that Fire Action Notice Sign are placed next to every manual call point in a property and exits

Audit / Manual firefighting appliances

Is there reasonable provisions for fire extinguishers within the premises? No

No fire extinguishers in the premises

To do | Priority Medium | Due 10th Aug 2021 3:54 PM BST | Created by Marios Constantas

Fire extinguishers
Fires are classed according to what is burning. Fire extinguishers provided should be appropriate to the classes of fire found in your premises and be installed by a competent fire extinguisher engineer

Audit / Automatic fire suppression systems / Records

Are there records of emergency lighting tests? No

To do | Priority Medium | Due 10th Aug 2021 2:08 PM BST | Created by Marios Constantas

Emergency light test

Carry out the testing of the emergency lights on site. Retain a copy of the inspection and testing for your records in the fire log book.

Audit / Automatic fire suppression systems / Records

Are there records of smoke alarm tests?	No

To do | Priority Medium | Due 10th Aug 2021 12:00 AM BST | Created by Marios Constantas

Smoke alarm test

Carry out the testing of the smoke alarms on site. Retain a copy of the inspection and testing for your records in the fire log book.

THE FIRE SAFETY ORDER

Previous general fire safety legislation

The Order replaces previous fire safety legislation. Any fire certificate issued under the Fire Precautions Act 1971 will cease to have any effect. If a fire certificate has been issued in respect of your premises or the premises were built to recent building regulations, as long as you have made no material alterations and all the physical fire precautions have been properly maintained, then it is unlikely you will need to make any significant improvements to your existing physical fire protection arrangements to comply with the Order. However, you must still carry out a fire risk assessment and keep it up to date to ensure that all the fire precautions in your premises remain current and adequate.

If you have previously carried out a fire risk assessment under the Fire Precautions (Workplace) Regulations 1997, as amended 1999, and this assessment has been regularly reviewed then all you will need to do now is revise that assessment taking account of the wider scope of the Order as described in this guide.

Your premises may also be subject to the provisions of a license or registration (e.g., under the Licensing Act 2003) of the case, and the fire authority may wish to review your risk assessment as part of the licensing approval process. Fire safety conditions within your license should not be set by a licensing authority where the Order applies.

Background:

The Order applies in England and Wales. It covers general fire precautions and other fire safety duties which are needed to protect ‘relevant persons’ in case of fire in and around most ‘premises’. The Order requires fire precautions to be put in place ‘where necessary’ and to the extent that it is reasonable and practicable in the circumstances of the case.

Responsibility for complying with the Order1 rests with the ‘responsible person’. In a workplace, this is the employer and any other person who may have control of any part of the premises, e.g., the occupier or owner. In all other premises the person or people in control of the premises will be responsible. If there is more than one responsible person in any type of premises (e.g., a multi occupied complex), all must take all reasonable steps to cooperate and coordinate with each other. If you are the responsible person, you must carry out a fire risk assessment which must focus on the safety in case of fire of all ‘relevant persons’. It should pay particular attention to those at special risk, such as disabled people, those who you know have special needs and young persons and must include consideration of any dangerous substance liable to be on the premises. Your fire risk assessment will help you identify risks that can be removed or reduced and to decide the nature and extent of the general fire precautions you need to take.

If your organisation employs five or more people, your premises are licensed or an alterations notice is in force, you must record the significant findings of the assessment. It is good practice to record your significant findings in any case.

There are some other fire safety duties you need to comply with:

• You must appoint one or more competent persons, depending on the size and use of your premises, to carry out any of the preventive and protective measures required by the Order (you can nominate yourself for this purpose). A competent person is someone with enough training and experience or knowledge and other qualities to be able to implement these measures properly.

• You must provide your employees with clear and relevant information on the risks to them identified by the fire risk assessment, about the measures you have taken to prevent fires, and how these measures will protect them if a fire breaks out.

• You must consult your employees (or their elected representatives) about nominating people to carry out particular roles in connection with fire safety and about proposals for improving the fire precautions.

• You must, before you employ a child, provide a parent with clear and relevant information on the risks to that child identified by the risk assessment, the measures you have put in place to prevent/protect them from fire and inform any other responsible person of any risks to that child arising from their undertaking.

• You must inform non employees, such as temporary or contract workers, of the relevant risks to them, and provide them with information about who are the nominated competent persons, and about the fire safety procedures for the premises.

• You must cooperate and coordinate with other responsible persons who also have premises in the building, inform them of any significant risks you find and how you will seek to reduce/control those risks which might affect the safety of their employees.

• You must provide the employer of any person from an outside organisation who is working in your premises (e.g., an agency providing temporary staff) with clear and relevant information on the risks to those employees and the preventive and protective measures taken. You must also provide those employees with appropriate instructions and relevant information about the risks to them.

• If you are not the employer but have any control of premises which contain more than one workplace, you are also responsible for ensuring that the requirements of the Order are complied with in those parts over which you have control.

• You must consider the presence of any dangerous substances and the risk this presents to relevant persons from fire.

• You must establish a suitable means of contacting the emergency services and provide them with any relevant information about dangerous substances.

• You must provide appropriate information, instruction and training to your employees, during their normal working hours, about the fire precautions in your workplace, when they start working for you, and from time to time throughout the period they work for you.

• You must ensure that the premises and any equipment provided in connection with firefighting, fire detection and warning, or emergency routes and exits are covered by a suitable system of maintenance and are maintained by a competent person in an efficient state, in efficient working order and in good repair.

• Your employees must cooperate with you to ensure the workplace is safe from fire and its effects and must not do anything that will place themselves or other people at risk.

The above examples outline some of the main requirements of the Order. The rest of this guide will explain how you might meet these requirements.

Who enforces the Fire Safety Order?

The local fire and rescue authority (the fire and rescue service) will enforce the Order in most premises. The exceptions are:

• Crowns occupied/owned premises where Crown fire inspectors will enforce.

• premises within armed forces establishments where the defence fire and rescue service will enforce.

• certain specialist premises including construction sites, ships (under repair or construction) and nuclear installations, where the HSE will enforce; and

• Sports grounds and stands designated as needing a safety certificate by the local authority, where the local authority will enforce.

The enforcing authority will have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment. If you are required to record the outcome of the assessment, they will expect to see a copy.

If the enforcing authority is dissatisfied with the outcome of your fire risk assessment or the action you have taken, they may issue an enforcement notice that requires you to make certain improvements or, in extreme cases, a prohibition notice that restricts the use of all or part of your premises until improvements are made.

If your premises are considered by the enforcing authority to be or have potential to be high risk, they may issue an alterations notice that requires you to inform them before you make any changes to your premises or the way they are used.

Failure to comply with any duty imposed by the Order or any notice issued by the enforcing authority is an offence. You have a right of appeal to a magistrate's court against any notice issued. Where you agree that there is a need for improvements to your fire precautions but disagree with the enforcing authority on the technical solution to be used (e.g., what type of fire alarm system is needed) you may agree to refer this for independent determination.

If having read this guide you are in any doubt about how fire safety law applies to you, contact the fire safety office at your local fire and rescue service.

If your premises were in use before 2006, then they may have been subject to the Fire Precautions Act and the Fire Precautions (Workplace) Regulations. Where the layout (means of escape) and other fire precautions have been assessed by the fire and rescue service to satisfy the guidance that was then current, then it is likely that your premises already conform to many of the recommendations here, providing you have undertaken a fire risk assessment as required by the Fire Precautions (Workplace) Regulations.

New buildings or significant building alterations should be designed to satisfy current building regulations (which address fire precautions).

However, you will still need to carry out a fire risk assessment or review your existing assessment (and act on your findings), to comply with the Order.

Address of premises	169c, West End Lane, London, NW6 2LH

Photo 1

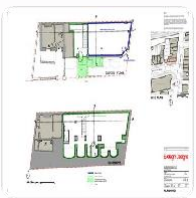


Photo 2

Responsible person	Dr Linda Greenwall, 169c, West End Lane, London, NW6 2LH
Persons consulted	Hampstead health care
Assessors name	Marios Constantas
Date of assessment	7th Jul, 2021
Previous assessment date	N/A
Next assessment date	7th Jul, 2022
Number of floors	1+basement

Premises use

Survey Type	Commercial

Premises description

A fire risk assessment was conducted to a commercial property which is currently being refurbished, comprising of a ground and open plan basement area. The property is accessed from the main entrance is on the ground floor from the main road, the basement area sits below the dry cleaners.

Primary usage	Unknown at present
Open times	N/A
Persons at risk	Workers and customers
Visitors to the site	Customers and deliveries
Number of employees	N/A
Lone workers	N/A
Disabled / vulnerable persons	N/A
Number of contractors	None

Previous fire loss

Previous fires in last 10 years	No

Relevant fire legislation

Primary statutory provisions : Regulatory Reform (Fire Safety) Order 2005

Enforced by London Fire Authority

Fire Authority Visit	Unknown

Survey Intentions.
The purpose of this report is to identify potential fire safety hazards and to implement appropriate controls to either remove the hazard, or significantly reduce any risks identified. It is intended that this report is to provide an assessment of the risk to life from fire in these buildings, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

Survey Limitations

During the course of the Fire Risk Assessment no access was available to the ceiling voids, wall cavities etc. Therefore, Safety Logic can take no responsibility for any structural fire safety deficiencies subsequently found within the inaccessible areas of the building. The fire risk assessment was undertaken based upon observations and evidence provided at the time.

KEY (Please see 'Action Plan' for further reference)
1 - High Priority Action Required
2- Moderate Priority Action Required
3 -Low Priority Action Required

Management of fire safety

1 action

Have you made an emergency plan?	N/A

Unoccupied at present

Have you provided fire instruction and staff training?	N/A
Are there records of fire drills to test your training and emergency plan?	N/A
Is there a sufficient number of trained persons undertaking fire management?	N/A
Do staff who have additional responsibilities have sufficient training i.e., fire Marshall training?	N/A
Are procedures in the event of fire appropriate and properly documented?	N/A
Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire fighters?	N/A
Is there a suitable fire assembly point?	N/A

Are there routine inspections undertaken ensuring fire safety is managed and controlled?	N/A
Does the premises use a Fire log book to record maintenance, testing, training etc.?	No

To do | Priority Low | Due 10th Sep 2021 12:00 AM BST | Created by Marios Constantas

Fire logbook
It is recommended that a property logbook/fire log book is kept, and all routine maintenance and servicing activity is recorded in it, along with all reported defects and remedial action taken – including false alarms.

Routine inspections/testing by a competent person should include but may not be limited to the following where applicable.
Fire extinguishers should be visually inspected monthly to ensure.
- they are in the correct position hung 1m from the floor or in a designated floor stand - the security tags have not been removed or damaged
- Where a pressure gauge is provided the needle is within the green parameters. - Safety cards are displayed adjacent to the correctappliance.
Fire doors should be inspected monthly to ensure.
- They are self-closing where necessary and not held open using unacceptable methods - They are not damaged, affecting the integrity of the fire protection
- Any intumescent strips and cold smoke seals provided are not missing or damaged - Thumb locks have not been removed where installed
- Self-closures have not been removed where installed
- Where automatic closers are installed, these are tested with the manual test switch and also upon fire alarm activation
Emergency lighting should be inspected, and flick tested monthly to ensure; - An indication of power is identified (green/red LED light within the fitting)
- All bulbs are in working order and replaced where required
- That when power is lost the fitting provides sufficient lighting covering change of direction/level, firefighting appliances, manual call points and fire safety signage.

General housekeeping should be inspected to ensure.
- Escape routes remain free from obstruction and storage
- Combustible materials are not being stored close to sources of ignition (electrical consumer units, portable/fixed heating appliances, light fittings etc.)
Fire/Smoke detection, fire panels and manual call points, where provided, should be inspected to ensure.
- The system can be heard across all areas within the premises
- Manual call points are tested (weekly) in rotation to ensure all call points are tested frequently
- Manual call points are not damaged or covered to restrict access in the event of an emergency
- The fire panel has an indication of power
- The fire panel has no indication of faults
- Any fire panel disablements are investigated, and the system reset as required

Signage
- Extinguisher signage displayed above correct appliance
- Fire action notices displayed in appropriate locations with correct assembly point details displayed.
- Self-closing fire doors display "fire door keep clear" and low usage fire doors display "fire door keep shut" signage.
- Fire exit signage displaying escape routes and final exits in appropriate positions at high levels to be seen from any point.

Identify Fire Hazards (Sources of Ignition) Are existing control measures suitable?	
Naked Flames	N/A
Portable Heaters and Heating Equipment	N/A
Electrical Equipment	N/A
Cooking Equipment	N/A
Work Process Risk(s)	N/A
Arson	N/A
Smoking Materials	N/A
Other Sources (including Contractors)	N/A
Other	N/A

Identify Fire Hazards (Sources of Fuel and Oxygen) Are existing control measures suitable?	
Wood / Paper /Cardboard	N/A
Plastics / Rubber / Foam	N/A
Retail Stock	N/A
Furniture and Fixings(curtains, blinds etc)	N/A
Flammable Material(gases / liquids / paints / thinners / glues)	N/A
Display Materials or Decorations	N/A
Waste Materials(refuse, packaging)	N/A
Building Structure	N/A
Oxygen Supplies(air conditioning units / bottles / piped supply)	N/A
Other	N/A

Ignition sources smoking policy

1 action

Is smoking prohibited on the premises, if so, are the legally required 'No Smoking' signs provided?	No

To do | Priority Low | Due 10th Sep 2021 12:00 AM BST | Created by Marios Constantas

Smoking signs

It is a legal requirement to display a no smoking sign within all possible entry points to the premises.

Are there suitable provisions for people who do smoke?	N/A

Cooking

Filters cleaned or changed, and ductwork cleaned regularly?	N/A
Suitable extinguishing appliances available? (e.g., Fire blanket, Wet Chemical etc)	N/A
Suitable Shut Down Procedures in place?	N/A

Ignition sources contractors

At the time of assessment was there any contractors working onsite, if so, do they pose any unusual fire hazards or ignition sources?	No
Are safe systems of work, hot work process permits or a suitable managerial policy in use?	N/A
Are contractors sufficiently managed whilst on site?	N/A

Ignition sources electrical

1 action

Are fixed installations inspected periodically?	No

No stickers to indicate

Photo 3

To do | Priority Medium | Due 10th Aug 2021 3:59 PM BST | Created by Marios Constantas

Fixed installations

Periodic inspection and testing of electrical installations should be undertaken by suitably competent persons e.g., a NICEIC approved electrical contractor or a member of the Electrical Contractors Association.

Is sufficient portable appliance testing carried out periodically?	N/A

If extension leads and adaptors are in use, are they used safely?	N/A
Were all electrical systems and appliances visibly in good condition at the time of assessment?	Yes
Are there any Portable electrical appliances on site?	No
Are electrical cables routed so as to avoid physical damage?	Yes

PAT Testing
Although the HSE provides no set rule on testing frequencies, it is advised that all electrical equipment should be subject to suitable maintenance to ensure electrical equipment remains safe and suitable for its intended purpose. It is considered that young persons may not show attention, caution or due care to electrical appliances and therefore the chance of physical damage to appliances is increased. According to the Electricity at Work Regulations 1989 electrical equipment in low-risk environments is to be maintained at a frequency commensurate with the type of appliance it is, nature of the environment it is typically used and consideration to the type of user/s. The main risks associated with faulty electrical equipment, which is not subject to any type of formal inspection, are electric shock and fire. So, it is important to establish a maintenance routine to reduce safety risks.
Class 1 appliances: Protection is provided by a combination of basic insulation and earth connection, thus providing two levels of protection. During PAT testing earth continuity and insulation resistance tests are carried out.
Class 2 appliance: Protection is provided by at least two layers of insulation (double insulated) and for this reason there is no requirement for an earth connection. Class 2 items can be identified by a symbol showing a small square inside a larger square on the appliance/plug.

Extension Leads:
should be used only where their use is unavoidable and for temporary measures. Where extension leads are to be used, the following recommendations are advised to users.
- Ensure extension leads are not damaged or positioned in a place where physical damage may occur (through doorways etc.). - Do not overuse or overload extension leads causing a surge in current and heat.
- Do not "piggy back" extension leads, if one extension lead does not reach than the item should be moved closer. - Coiled extension leads should be fully unwound to prevent overheating.
- The use of extension leads with built in surge and/or thermal protection is advised as is the use of RCD adaptors.
Please consult INDG 236 for guidance on electrical equipment http://www.hse.gov.uk/PUBNS/indg236.pdf for additional information and guidance.

Ignition sources portable heaters / heating installation

Are fixed heating installations, gas appliances and boilers subject to regular maintenance by competent contractors?	N/A
If the premises has a gas, oil or bio mass heating system	N/A
Is the boiler clear from combustible materials?	N/A
If Portable heaters are used, are they kept clear from combustible materials and fixed in position with suitable guards?	N/A
Is the use of open or log burning fires avoided?	Yes

The use of portable heating appliances represents a serious fire safety risk and should be discouraged. Where portable heating appliances are used the following criteria should be met:
• Only portable electrical appliances should be used, preferably an oil filled electric radiator, or a fan heater or convector heater. All electrical appliances are PAT tested and be in good condition.
• Personal equipment should not be brought in from home and used unless it has been inspected and PAT tested.
• The heater should be stable and should be sited so as to prevent burns from contact with hot surfaces.
• Portable heaters should be used on a temporary basis only. However, if required for an extended period, then the installation of a permanent wall or ceiling mounted heaters is acceptable. Furthermore, if portable heating is being used on a long-term basis, the installation of fixed heating should be investigated.
• The heater must be regularly tested and inspected.
• Flammable or combustible materials should not be placed on or near the heater. Heaters must not be used for drying clothes.

Ignition source arson

Are access and egress points considered secure against unwanted intruders?	Safe
Is external refuse managed adequately?	Yes
Does the premises have an intruder alarm?	No

Unknown

Ignition source othersignificant risks

Does the premises have lightning protection?	No
Is the system in visibly good condition and maintained accordingly?	N/A

Housekeeping

Is the standard of housekeeping adequate?	Yes
Are combustible materials kept away from ignition sources?	N/A
Is there appropriate storage of hazardous materials?	N/A
Is there a management policy with regards to good housekeeping?	N/A
Are precautions in place for the storage of large/abnormal amounts of combustible materials?	N/A
Is the upholstery of foam furniture in good condition and meet current British standards with regards to fire resistance?	N/A
As far as practicable are textiles, curtains decorations etc. sufficiently away from ignition sources?	N/A

Measures to limit the spread and development of fire

Is there suitable compartmentation between walls and floors to subdivide the building into smaller portions?	No

You would not expect the current building to be suitably compartmented, the responsible person would have to confirm this as no fire strategy present to confirm suitable compartmentation of the building

Are existing fire doors installed to conform to British Standard 476?	N/A
Are service shafts between floors adequately fire stopped Including doors?	N/A
Are fire shutters used at the premises? If so, are fire shutters tested and maintained accordingly?	N/A
Are wall and floor coverings managed to reduce the spread of smoke and fire?	Yes
Where automatic hold open devices are installed are they maintained, tested periodically and kept clear from potential obstructions?	N/A
Are fire doors regularly inspected and maintained?	N/A

A fire door has two purposes, firstly to resist the passage of fire and hot gases including hot smoke (FD) and secondly to resist the passage of cold smoke (FDs)
An FD fire door should be fitted with intumescent strips along the sides and top of the frame including the gap between the leaves of double leaf fire door sets. The gap along the sides/top/between leaves should be 3mm +/1mm. BS 8214:2008 states that under door thresholds should be in accordance with the manufacturer's instructions for the particular door set design.
A FDs fire door should be fitted with cold smoke seals which seal of the gaps including the threshold. BS 8214:2008 states that, when fitted, smoke seals should give an even contact with the floor but should not exhibit significant increased frictional force that could interfere with the closing of the door.
Intumescent strips should be fitted to further protect the escape route from the effects of fire and cold smoke seals fitted where fire detection has been installed to the areas either side of the fire door. Intumescent fire door seals should be fitted to the stiles and head of a fire resisting door set. These seals should be fitted into grooves cut into the door frame.
As soon as the temperature in the vicinity of the strips exceeds 200°C, usually about 10-15 minutes after the start of a fire, the seal swells and seals the gaps between door and frame.
As smoke spread is an even greater threat to life and property than flames, particularly in the early stages of a fire, fire doors might also have to be fitted with a 'cold smoke' seal to prevent the ingress of smoke around the door edges (such fire doors would be specified as FDs fire doors). Exceptions apply where the leakage of smoke is essential for detecting a fire early.

Intumescent fire and smoke seal requirements.
30/30 Single action door – Intumescent fire and smoke seals (10mm x 4mm) to both stiles and head 30/30 Double action door – Intumescent fire and smoke seals (10mm x 4mm) to both stiles and head
30/30 Double pairs of doors – Intumescent fire and smoke seals (10mm x 4mm) to both stiles, head, back edges and one centre stile.
60/60 Single action door – Intumescent fire and smoke seals (20mm x 4mm) to both stiles and head 60/60 Double action door – Intumescent fire and smoke seals (20mm x 4mm) to both stiles and head
60/60 Double pairs of doors – Intumescent fire and smoke seals (20mm x 4mm) to both stiles, head, back edges and one centre stile.
All doors forming part of/opening onto the escape route are required to be suitable FD30s fire doors constructed from solid hardwood, be a minimum of 44mm thick, consisting of three fire rated hinges (the central hinge should be positioned 2/3 up the door to provide additional support and ensure the fire door remains close fitting should the top hinge buckle or weaken due to damage or heat), self-closing device, intumescent strips and cold smokes to protect the escape route from the effects of fire to enable occupants to pass safely and provide fire crews a safe passage.
Where vision panels are to be fitted to fire doors the glazing used should conform to BS 476 and be a minimum of 6mm thick and be suitable pyro/fire rated glazing (EN 14449, BS EN 12600) able to withstand the effects of fire for a minimum of 30 minutes.
Vision panels allow occupants to make an informed decision of the safest route to take in order to escape the building without having to be faced by fire or smoke.

Means of escape from fire

Are exit routes clear and free from obstruction?	Yes
Is the number and distribution of escape exits sufficient for the premises use?	Yes
There are 2 exits	
Are disabled refuges provided? If so, are they adequate and provided with appropriate communications?	N/A
Do doors open in the direction of escape?	Yes
Are fire doors able to self-close and not held open by unacceptable methods?	N/A
Are door fastenings acceptable and available without the use of a key?	Yes
The main door is unlocked and remains unlocked throughout the day	
Where necessary are dead ends and protected routes maintained to ensure they are fire resisting and unbreached?	N/A
Is it considered that the building is provided with reasonable means of escape for disabled persons?	No
Is there avoidance of sliding or revolving doors?	Yes
Are stairs and steps in a good state of repair?	Yes

Where final exits may become blocked by vehicles, waste bins etc. Is adequate signage provided?	N/A

Emergency Escape Lighting

1 action

Is there a reasonable standard of escape lighting?	No

People in your premises must be able to find their way to a place of total safety if there is a fire by using escape routes that have enough lighting. Where any escape routes are internal and without windows, or your premises are used during periods of darkness, including early darkness on winter days, then some form of backup to the normal escape route lighting (emergency escape lighting) is required.
The emergency escape lights installed have directional stickers on them, it may reduce the light output , this would be fine if there was sufficient light from another emergency light fitting but there is none


Photo 4


Photo 5


Photo 6

To do | Priority Medium | Due 10th Sep 2021 3:01 PM BST | Created by Marios Constantas

Escape lighting
I would recommend fitting photoluminescent directional signs or other relevant signage underneath the lights

Emergency lighting is required to be installed, commissioned and maintained in accordance with BS 5266.
Monthly emergency lighting tests
All emergency lighting systems must be tested monthly. The test is a short functional test in accordance with BS EN 50172:2004 / BS 5266W 8:2004.
The period of simulated failure should be sufficient for the purpose of this test while minimising damage to the system components, e.g., lamps. During this period, all luminaires and signs should be checked to ensure that they are present, clean and functioning correctly.
Annual emergency lighting tests
A test for the full rated duration of the emergency lights (e.g., 3 hours) must be carried out. The emergency lights must still be working at the end of this test.
The result must be recorded and, if failures are detected, these must be remedied as soon as possible.

Fire safety signs and notices

2 actions

Is there a reasonable number of fire safety signs and notices?	No
Is there sufficient exit signage?	No

To do | Priority Medium | Due 10th Aug 2021 5:29 PM BST | Created by Marios Constantas

Exit signs
Install a series of signs directing people along the escape routes towards the final exits. Exit signs should be clearly visible whenever the public, staff and contractors are present, Signs should be positioned so that a person escaping will always have the next escape route sign in sight.

Is there sufficient fire action signage?	No

To do | Priority Medium | Due 10th Aug 2021 12:00 AM BST | Created by Marios Constantas

Fire action notices
Fire Action Notices Signs are designed to tell building occupants what to do in the event of a fire. They give various instructions including where the closest assembly point is & how to raise the alarm. It is recommended that Fire Action Notice Sign are placed next to every manual call point in a property and exits

Is there sufficient signage on fire doors?	N/A

Means of giving warning in case of fire

Does the premises provide a manually operated fire alarm system?	No
Does the premises provide an automatic fire detection system?	Yes
Does the premises have a single point smoke detection device?	No
Is the current system audible in all areas?	N/A
Does the system provide a signal to a receiving centre?	N/A

Unknown

Is the extent of the system sufficient for the intended use?	No

Once occupied i would recommend the tenants look into installing fire detection suitable to what they will be using the property for, typically a fire-warning system to incorporate automatic fire detection.

Is the system checked and maintained accordingly?	No

Manual firefighting appliances

1 action

Is there reasonable provisions for fire extinguishers within the premises?	No

No fire extinguishers in the premises

To do | Priority Medium | Due 10th Aug 2021 3:54 PM BST | Created by Marios Constantas

Fire extinguishers
Fires are classed according to what is burning. Fire extinguishers provided should be appropriate to the classes of fire found in your premises and be installed by a competent fire extinguisher engineer

If yes, what extinguishers are located within the premises?	N/A
Are portable extinguishers sited in appropriate places?	N/A
Are portable extinguishers checked at appropriate intervals?	N/A
Have staff required to use extinguishers received the required training?	N/A
If hose reels are located within the building, are they correctly sited?	N/A

Are people expected to use hose reels given specific training?	N/A
Are hose reels subject to regular maintenance and inspections?	N/A

Generally, a more substantial fire extinguishing capability will be required. The ratings of the extinguishers should be used to calculate the number and type of extinguishers required. Only BAFE approved fire extinguisher companies should be used to carry out these surveys as this will ensure a high installation and maintenance standard.
The following factors should also be considered when siting fire extinguishers: Extinguishers should normally be sited on escape routes on all floors at 'fire points'.
They should be fixed in a location where the extinguisher can be reached quickly. The best place is near a door leading to a place of safety or near a specific fire risk.
They should be fixed where they can be easily seen. Fixing them inside cupboards or behind doors will only waste valuable time if a fire breaks out.
Do not place them over cookers or heaters or in places of extreme temperatures, hot or cold.
Extinguishers should be fixed at an elevated height, so that the carrying handle is 1m from the floor for heavier units (heavier than 4kg) and 1.5m for smaller units.
Extinguishers should be within reasonable distance from any fire risk: Class A: 30m (fires involving organic solids like paper, wood, etc.) Class B: 10m (fires involving flammable liquids)
Class C: 30m (fires involving flammable gasses)
Class D: case by case basis, by expert advice (fires involving burning metals (egg aluminum swarf)) Class F: 10m (fires involving fats such as used in deep fat fryers)
If you have to travel through doorways, the maximum travel distances need to be reduced. The method of operation should be similar for all extinguishers, where possible.

The occupiers should be capable of handling all the types and sizes recommended.
Where different types of extinguishers for different risk types are sited together, they must be properly labelled to prevent confusion. Extinguishers should be fitted with suitable jet or spray nozzles or flexible hoses to suit the risk involved.
Additional References can be found in BS 5306 Part 8.

Automatic fire suppression systems

2 actions

Are there automatic fire suppression systems i.e.?	No
Are these systems maintained accordingly?	N/A

Records

2 actions

Are there records of fire drills?	N/A
Are there records of fire training?	N/A
Are there records of fire alarm tests?	N/A
Are there records of emergency lighting tests?	No

To do | Priority Medium | Due 10th Aug 2021 2:08 PM BST | Created by Marios Constantas

Emergency light test
Carry out the testing of the emergency lights on site. Retain a copy of the inspection and testing for your records in the fire log book.

Are there records of smoke alarm tests?	No

To do | Priority Medium | Due 10th Aug 2021 12:00 AM BST | Created by Marios Constantas

Smoke alarm test

Carry out the testing of the smoke alarms on site. Retain a copy of the inspection and testing for your records in the fire log book.

Are there records of maintenance and testing of other fire protection systems?	No

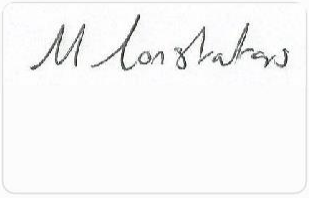
Sign off

Fire Hazard Likelihood: Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire and probability of ignition is:	Medium
Potential Consequences Severity: Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Low

Risk Rating Matrix (RR)	**Likelihood (L)**		
Severity (S)	Certain or near certain to occur (High)	Reasonably likely to occur (Medium)	Unlikely to occur (Low)
Fatality; major injury or illness causing long term disability (High)	1 > HIGH	1 > HIGH	2 > MEDIUM
Injury or illness causing short term disability (Medium)	1 > HIGH	2 > MEDIUM	3 > LOW
Other injury or illness (Low)	2 > MEDIUM	3 > LOW	3 > LOW

Risk Based Control Plan		
ACTION	**RISK LEVEL**	**TIMESCALE**
Advisory Only, or no immediate action necessary. However, this will be best practice, so the item should be addressed when time or resources allow.	4 >ADVISORY ONLY	Via an agreed program
Low priority, considered good fire safety practice There may be some potential for minor injury. Consideration may be given to a more cost> effective solution or improvement that imposes no additional cost burden. Monitoring is required to ensure that any controls put in place are maintained.	3 > LOW	Within 3 months
Medium priority required for legislative compliance Potential for serious injury. Efforts should be made to reduce the risk, but the costs of prevention should be carefully measured and limited, Risk reduction measures should be implemented within an agreed programmed time period. Where the moderate risk is associated with extremely harmful consequences a further assessment may be necessary to establish more precisely the likelihood of harm as a basis for determining the need for improved control measures.	2 > MEDIUM	Within 1 month
High priority immediate action required for legislative compliance Potential for major injury or high numbers of people harmed. Work should not be started or continue until risks have been reduced. Considerable resources may have to be allocated to reduce the risk. Where the risk involves work in progress urgent action should be taken.	1 > HIGH	Works should be completed immediately

Assessment of overall risk	Low



Marios Constantas
10th Jul 2021 3:55 PM BST

Additional information about this assessment

Premises

Description of premises: Include whether it is detached, terraced, etc., number of floors and any features that may affect fire safety. If you only occupy part of the building, you should indicate this.

Operations or processes undertaken on the premises: state general processes e.g., general office activities, etc., but include any specific processes that would affect fire safety e.g., kitchen activities, welding operations, etc.

Information of how to reduce Fire Hazards

− Operating a safe smoking policy in designated smoking areas and prohibiting smoking elsewhere.
− Enforcing the prohibition of matches and lighters and other naked flames in high fire>risk areas.
− Ensuring that all equipment that could provide a source of ignition, even when not in use, is left in a safe condition.
− Making sure that any smoldering material (including smokers' material) is properly extinguished before leaving the building; and Taking precautions to avoid the risk of arson.

Minimising the potential fuel for a fire

− Removing flammable materials and substances or reducing them to the minimum required for the operation of the business.
− Replacing materials and substances with less flammable alternatives.
− Ensuring flammable materials, liquids (and vapors) and gases are handled, transported, stored and used properly.
− Ensuring adequate separation distances between flammable materials.
− Storing highly flammable substances in fire>resisting stores and where necessary, keeping a minimum quantity in fire>resisting cabinets in the workroom.
− Removing, covering or treating large areas of flammable wall and ceiling linings to reduce the rate of flame spread across the surface.
− Replace or repairing furniture with damaged upholstery where the foam filling is exposed.
− Ensuring that flammable waste materials and rubbish are not allowed to build up and are carefully stored until properly disposed of.
− Taking action to avoid storage areas being vulnerable to arson or vandalism.
− Ensuring good housekeeping; and Improving the fire>resistance of the construction of the workplace.

Reducing sources of oxygen

− Closing all doors, windows and other openings not required for ventilation, particularly out of working hours.
− Shutting down ventilation systems which are not essential to the function of the workplace.
− Not storing oxidising materials near or with any heat source or flammable materials.
− Controlling the use and storage of oxygen cylinders, ensuring that they are not leaking, are not used to 'sweeten' the atmosphere, and that where they are located is adequately ventilated.

Persons affected by fire

Examples of people who may be especially at risk include disabled staff or visitors, people who work alone or are isolated, people who are unfamiliar with the premises, people who sleep on the premises, the young, the elderly or the frail, etc.

Where you identify an employee or regular visitor who will require assistance to evacuate the building, a Personal Emergency Evacuation Plan (PEEP) must be prepared and tailored to the needs of the disabled person.

Escape Routes

Escape routes should be kept clear of obstructions and stored combustible material.

Escape route signage should incorporate a “running man” pictogram on a green background and should include the appropriate directional arrow.

Final exit signs incorporate a “running man” pictogram on a green background.

Examples of building repairs that may be required to ensure good compartmentation include sealing holes made through walls or floors made by contractors installing cables, pipes, etc.

Fire Warning Systems

A call point should be accessible on each escape route from the building. They are normally sited near final exits.

If there is any doubt about whether sounders can be heard in remote places, e.g., cellars, attics, etc., a test should be carried out to confirm this.

Fire safety can be improved by fitting smoke/heat detectors to give early warning and allow time for people to evacuate, e.g., on accesses to sleeping accommodation, etc. Other examples of places where smoke/heat detectors are required are in rooms that have an ignition source but are infrequently visited, e.g., boiler rooms, kitchens, etc.

Escape Lighting

If there is any doubt about whether there are enough luminaries to allow safe exit during a power>cut during the hours of darkness, then a test should be arranged in the premises during the hours of darkness. (Note: some premises do not require emergency lighting if there is sufficient “Ambient Light” from street lights, etc.)

Fire Extinguisher Chart					
Extinguisher		Type of Fire			
Colour	Type	Solids (wood, paper, Cloth, etc.)	Flammable Liquids	Flammable Gases	Electrical Equipment
	Water	Yes	No	No	No
Special Notes: Dangerous if used on 'liquid fires' or live electricity.					
	Foam	Yes	Yes	No	No
Special Notes: Not practical for home use					
	Dry Powder	Yes	Yes	Yes	Yes
Special Notes: Safe use up to 1000v.					
	Carbon Dioxide (CO2)	No	Yes	No	Yes
Special Notes: Safe on high and low voltages.					

General:
Generally speaking, fire extinguishers should be sited near to final exits and be available on each floor.
You should have a fire blanket if you have a cooker or hotplate facilities.
All staff should at least be familiar with the location and basic operating procedures of your extinguishers, in case they need to use it. Key staff should be provided with more comprehensive training.
Electricity
Examples of electrical hazards include items stored too close to electrical supply equipment, unsafe equipment, damaged sockets & switches, unsafe routing of cables, etc.
Gas
Examples of gas hazards include combustible items blocking off ventilation panels or stored too near appliances, etc.

The “Responsible Person” is typically the most senior person in charge of the premises.
When choosing an Assembly Point, ensure that staff will be far enough away from the premises to ensure safety and not hinder the Fire & Rescue Services. You should also ensure that it can be safely reached, i.e., staff do not have to cross a busy road, etc.
“Fire Action” posters should be positioned adjacent to fire call>points (or each exit) and in staffrooms, notice boards, etc.
Emergency Plans are required to deal with any fire situation. In smaller premises the emergency plan may be no more than a Fire Action poster. In multi>occupied, larger and more complex premises, the emergency plan will need to be more detailed and compiled only after consultation with other occupiers and other responsible people, e.g., owners, managers, etc.
Flammable substances must be stored safely. This is normally assured by following the guidance in the Material Safety Data Sheet (MSDS) for the substance.
Action Plan
The Action Plan should be completed within the specified time/priority level within the Action plan section of this report.
This assessment should be repeated following completion of the Action Plan, and after the first and second reviews.

Photo 1

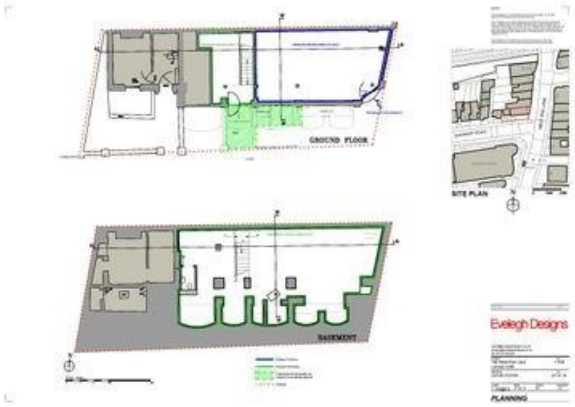


Photo 2

Photo 3

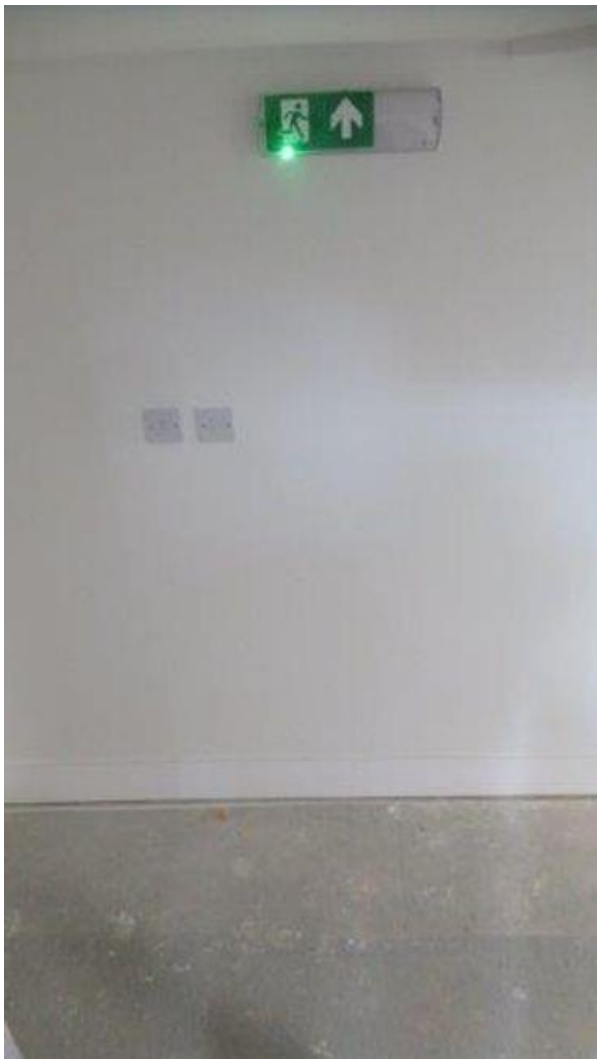


Photo 4

Photo 5

Photo 6