



# Residential - Regulatory Reform (Fire Safety) Order 2005, Fire Risk Assessment

**Title**

258a Kilburn High Road

**Address of the Premises**

258a Kilburn High Road, London. NW6 2BY

**Responsible Person**

Landlord

**Assessor**

Doug Sheppard

**Date of Fire Risk Assessment**

23/06/2022

**Date of Previous Risk Assessment**

No Previous FRA

## Table of Contents

<b>Residential - Regulatory Reform (Fire Safety) Order 2005, Fire Risk Assessment.....</b>	<b>1</b>
<b>Table of Contents.....</b>	<b>2</b>
<b>Risk Rating and Action Planning.....</b>	<b>4</b>
Risk Rating Summary .....	4
<b>The Fire Risk Assessment.....</b>	<b>6</b>
GENERAL INFORMATION .....	6
1 The Building .....	7
2 Occupants at special risk .....	7
3 Previous Fire Loss Experience.....	7
4 Other Relevant Information.....	7
5 Relevant Fire Safety Legislation .....	8
FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL.....	8
6 Electrical sources of ignition .....	8
7 Smoking .....	9
8 Arson.....	9
9 Portable Heaters and Heating Installation.....	9
10 Housekeeping .....	9
11 Hazards Introduced by Contractors and Building Works .....	10
12 Other Significant Fire Hazards .....	10
FIRE PROTECTION MEASURES.....	10
13 Means of Escape .....	10
14 Measures to Limit Fire Spread and Development.....	11
15 Fire Doors .....	11
16 Emergency Escape Lighting .....	12
17 Fire Safety Signs and Notices .....	12
18 Means of Giving Warning in the Event of Fire.....	12
19 Manual Fire Extinguishing Appliances .....	13
MANAGEMENT OF FIRE SAFETY.....	13
20 Procedures and arrangements .....	13
21 Testing and maintenance .....	13
Action Required.....	14
22 Records.....	14
<b>Media.....</b>	<b>15</b>

## **Disclaimer**

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

## **Confidentiality Statement**

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

## Risk Rating and Action Planning

Question	Response	Details																
<b>Risk Rating Summary</b>																		
The risk level estimator used is based on a more general health and safety risk level estimator of the type contained in BS 18004, the risk matrix table is shown below.																		
<table><tr><td><b>Potential consequences of fire ⇒</b>  <b>Likelihood of fire</b> ↓</td><td><b>Slight harm</b></td><td><b>Moderate harm</b></td><td><b>Extreme harm</b></td></tr><tr><td><b>Low</b></td><td><b>Trivial risk</b></td><td><b>Tolerable risk</b></td><td><b>Moderate risk</b></td></tr><tr><td><b>Medium</b></td><td><b>Tolerable risk</b></td><td><b>Moderate risk</b></td><td><b>Substantial risk</b></td></tr><tr><td><b>High</b></td><td><b>Moderate risk</b></td><td><b>Substantial risk</b></td><td><b>Intolerable risk</b></td></tr></table>	<b>Potential consequences of fire ⇒</b>  <b>Likelihood of fire</b> ↓	<b>Slight harm</b>	<b>Moderate harm</b>	<b>Extreme harm</b>	<b>Low</b>	<b>Trivial risk</b>	<b>Tolerable risk</b>	<b>Moderate risk</b>	<b>Medium</b>	<b>Tolerable risk</b>	<b>Moderate risk</b>	<b>Substantial risk</b>	<b>High</b>	<b>Moderate risk</b>	<b>Substantial risk</b>	<b>Intolerable risk</b>		
<b>Potential consequences of fire ⇒</b>  <b>Likelihood of fire</b> ↓	<b>Slight harm</b>	<b>Moderate harm</b>	<b>Extreme harm</b>															
<b>Low</b>	<b>Trivial risk</b>	<b>Tolerable risk</b>	<b>Moderate risk</b>															
<b>Medium</b>	<b>Tolerable risk</b>	<b>Moderate risk</b>	<b>Substantial risk</b>															
<b>High</b>	<b>Moderate risk</b>	<b>Substantial risk</b>	<b>Intolerable risk</b>															
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:	Medium																	
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 short comings).  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:	Moderate Harm																	
In this context, a definition of the above terms is as follows:  Slight harm: Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).																		


**Score (1/3) 33.33%**  
**258a Kilburn High Road**


<p>Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to involve multiple fatalities.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants.</p>		
Accordingly it is considered that the risk to life from fire at these premises is:	Moderate	
Comments		
<p>Note: A suitable risk-based control plan should involve effort and urgency that is proportional to the risk, although the purpose of this section is to place the fire risk in context, the 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 sections, shown where applicable. The risk levels are detailed below.</p>		
<p><b>PRIORITY 5 - Urgent</b> Immediate action is required, use of the building or relevant areas may need to be restricted until these items are addressed, action should be taken within 1 month</p>		
<p><b>PRIORITY 4 - High</b> Considerable resources may have to be allocated to reduce the risk. If the premises contain a sleeping risk temporary control measures may be required until the risk has been reduced or eliminated. If the building is occupied but there is no sleeping risk action should be taken within 3 months</p>		
<p><b>PRIORITY 3 - Medium</b> It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a 6 month period</p>		
<p><b>PRIORITY 2 - Low</b> No major additional controls are required however there is a need for improvements. It is generally considered that these items should be addressed within 12 months</p>		
<p><b>PRIORITY 1 - Monitor</b> No action is required however it may be possible to make improvements as part of future planning or upgrades</p>		


## The Fire Risk Assessment




Question	Response	Details
<b>GENERAL INFORMATION</b>		
<p>This Fire Risk Assessment (FRA) is based on PAS 79 format, the purpose of the report is to provide an assessment of the risk to life from fire. The report does not address the risk to property or business continuity from fire, insurers may require additional fire protection measures.</p> <p>This FRA has been carried out on behalf of the Responsible Person as defined in Article 3 of the FSO, the content of the Fire Risk Assessment should assist the Responsible Person in achieving compliance with Article 9 of the FSO the requirement to carry out Fire Risk Assessments.</p> <p>It is important to understand the content of the Fire Risk Assessment, necessary recommendations are made if there are actions that are required to protect relevant persons from fire. (Relevant persons are any persons lawfully in the building) If the content in the recommendations section is unclear clarification should be sought.</p> <p>The Fire Risk Assessment considers dangerous substances within the premises only to determine the adequacy of general fire precautions (Article 4 of FSO) it is the responsibility of the Responsible Person to ensure compliance with Dangerous Substances and Explosive Atmospheres Regulations 2002.</p> <p>This Fire Risk Assessment is only part of the process to achieving compliance with the FSO, a full copy of the FSO can be obtained by going to  <a href="http://www.legislation.gov.uk/ukxi/2005/1541/pdfs/ukxi_20051541_en.pdf">http://www.legislation.gov.uk/ukxi/2005/1541/pdfs/ukxi_20051541_en.pdf</a></p> <p>The percentage figures shown at the bottom of the page in the Fire Risk Assessment section are not a percentage figure for the level of compliance but are the percentage of positive answers given however there is some correlation between the two</p>		
Name of Contact at the premises	Lulzim	23/06/2022 12:33
Assessor for and on behalf of Capital Fire Risk Assessment Surveys UK Ltd  Doug Sheppard		23/06/2022 14:21
Capital Fire Risk Assessment Surveys UK Ltd Norton View Farm Hetton North Yorkshire BD23 6LR		

**Score (19/29) 65.52%**  
**258a Kilburn High Road**

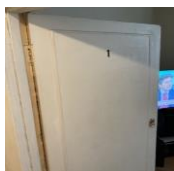
Telephone: 0800 193 8081 Email: enquiries@capital-fire.co.uk Web: www.capital-fire.co.uk		
Suggested Date for Review		23/06/2023
This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs		
<b>1 The Building</b>		
The Premises		
 <p>Appendix 1</p>		
1.1 Number of floors	3	
1.2 Brief details of construction	Brick built traditional construction	
As required by the Fire Safety Act 2021 - unless confirmed via the construction and design manual or fire strategy as fire resisting, the 'responsible person' – such as the property owner/leaseholder – must ensure a specialist assessment of any external cladding; including insulation, doors and windows within those walls, and attachments such as balconies is undertaken. Any recommendations to remove or negate any risks identified should then be fulfilled		
1.3 Occupancy type	Residential	
<b>2 Occupants at special risk</b>		
2.1 sleeping or disabled occupants	Familiar sleeping.	
<b>3 Previous Fire Loss Experience</b>		
3.1 Is there any previous history of fire loss in the premises	No	
<b>4 Other Relevant Information</b>		
4.1 Give details of any other relevant information	This assessment covers the communal area of residential flats.	

		The flats are situated above a shop and are accessed/egressed independently at 1st floor level.
<b>5 Relevant Fire Safety Legislation</b>		
5.1 The following fire safety legislation applies to these premises:  Regulatory Reform (Fire Safety) Order 2005		
5.2 The above legislation is enforced by:	London Fire & Emergency Planning.	
5.3 Other legislation that makes significant requirements for precautions in these premises (other than Approved Document B of the Building Regulations 2000):		
<b>FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL</b>		
<b>6 Electrical sources of ignition</b>		
6.1 Are reasonable measures taken to prevent fires of electrical origin?	Yes	The electrical circuitry is protected with RCB and appears to be in good condition, however see 6.2 sections 1&2
 <p>Appendix 2</p>		
6.2 More Specifically		
Is the fixed wiring installation periodically tested and inspected?	No	No evidence of testing or inspection seen, see actions.
Priority	3	
Action required	Valid fixed electrical installation certification should be in place, arrange for a qualified electrician to carry out an inspection with certification issued.	
Happy to receive a third party quote?	No	
Are portable appliances tested/inspected in common part areas?	No	No evidence of testing or inspection seen (utility room), see actions.
Priority	3	
Action required	All portable electrical appliances situated within the communal areas should be kept in a safe condition, suggest that this is best achieved by PAT testing.	
Happy to receive a third party quote?	No	

Is there a suitable limitation on the use of trailing leads and adapters?	Yes	No notable hazards observed.
<b>7 Smoking</b>		
7.1 Are reasonable measures taken to prevent fires as a result of smoking?	Yes	A no smoking policy applies to the communal areas.
 <p>Appendix 3</p>		
<b>8 Arson</b>		
8.1 Does the basic security against arson appear reasonable?	Yes	Access to the property is by residents only via a secure entrance.
8.2 Is there sufficient control of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	Yes	Acceptably clear at time of inspection, no significant hazards observed.
<p>Note:</p> <p>Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required the advice of a security specialist should be obtained.</p>		
<b>9 Portable Heaters and Heating Installation</b>		
9.1 Is the use of portable heaters avoided as far as reasonably practicable in common part areas?	Yes	No portable heaters within the communal areas.
9.2 If portable heaters are used are suitable measures taken to minimise the risk of ignition of combustible materials?	N/A	
9.3 Are common area fixed heating installations subject to regular maintenance?	N/A	No fixed heating is installed in the communal areas.
<b>10 Housekeeping</b>		
10.1 Is the standard of housekeeping adequate in common part areas?	Yes	Acceptable housekeeping practices observed throughout the communal areas, no notable hazards.
10.2 More specifically:		
Are combustible materials separated from ignition sources?	Yes	
Is the unnecessary accumulation of combustibles and waste avoided?	Yes	

Is there appropriate storage of hazardous/flammable materials?	N/A	
<b>11 Hazards Introduced by Contractors and Building Works</b>		
<p>11.1 Are fire safety conditions and instructions communicated to outside contractors?</p> <p>The responsible person should ensure that all contractors and other visitors are aware of the fire procedures in place on the premises. It is suggested that one possible solution would be to provide a copy of the fire procedures adjacent to a sign in book.</p>	N/A	Not required.
11.2 If there are in-house maintenance personnel are suitable precautions taken during "hot work" including the use of hot work permits?	N/A	
<b>12 Other Significant Fire Hazards</b>		
12.1 Are there any other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	No	
<b>FIRE PROTECTION MEASURES</b>		
<b>13 Means of Escape</b>		
13.1 Is it considered that the building is provided with adequate means of escape in case of fire?	Yes	Escape from the property is via a single internal stairway and exit door onto an external/semi external walkway and stairway to pavement level.
<div>    </div> <div> Appendix 4 Appendix 5 Appendix 6 </div>		
13.2 More specifically:		
Are escape routes adequately designed?	Yes	Simple exit path throughout.
Is there adequate provision of exits?	Yes	Adequate exit capacity for the number of persons who could reasonably be expected to be in the property at any one time.
Are exits easily and immediately openable where necessary?	Yes	Simple operating mechanisms throughout.

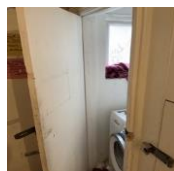
Do fire exits open in the direction of travel where necessary?	N/A	Not required for the low number of persons.
Have sliding or revolving doors been avoided where necessary?	Yes	
Are there satisfactory means of securing exits?	Yes	
Are there reasonable distances of travel where there is a single direction of travel?	Yes	Within acceptable travel distances throughout.
Are there reasonable distances of travel where there are alternative means of escape?	N/A	
Is there suitable protection of escape routes?	No	
Priority	4	
Action required	See 14.1, 15.1 & 18.2	
Are escape routes unobstructed?	Yes	Clear at time of inspection, no notable hazards observed.
13.3 Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	
<b>14 Measures to Limit Fire Spread and Development</b>		
14.1 Is there a sufficient standard of compartmentation and sub-compartmentation?	No	Walls and ceilings appear to be solid and in good condition throughout the communal areas, however see actions.
Priority	3	
Action required	The tongue & groove doors for the under stair storage areas on each level should be replaced with solid doors that are fitted with intumescent strips and cold smoke seals.	
14.2 Are linings that promote fire spread avoided as far as reasonably practicable?	Yes	No notable hazards observed, however not class 0.
Notes: Comments on compartmentation are based on visual inspection of readily accessible areas, with a degree of sampling where appropriate. A full investigation of HVAC systems is outside the scope of this risk assessment.		
<b>15 Fire Doors</b>		
15.1 Are fire doors to appropriate fire resisting standards?	No	Standard lightweight internal doors are installed throughout, see actions.



Appendix 7



Appendix 8



Appendix 9

Priority	4	
Action required	All relevant doors (individual flats & utility room) should be replaced with doors of FD30 standard that are fitted with intumescent strips, cold smoke seals and a self closing device.	

## 16 Emergency Escape Lighting

16.1 Is there a reasonable standard of escape lighting provided?	N/A	Emergency lighting is not mandatory for the communal areas, however suggest replacing the light fitting in the 1st floor entrance lobby to one of emergency lighting capability.
--	-----	--

### Note:

Comments on emergency lighting are based on visual inspection, no test of luminance levels or verification of full compliance with relevant British Standards has been carried out during the assessment

## 17 Fire Safety Signs and Notices

17.1 Are fire safety signs and notices suitable and sufficient?	No	Directional signage is not required, however see actions.
Priority	3	
Action required	A fire action notice denoting the evacuation policy should be displayed in the 1st floor entrance lobby (see 20.2)	

## 18 Means of Giving Warning in the Event of Fire

18.1 Is there a reasonable manually operated electrical fire alarm system provided?	N/A	Not required.
18.2 If an automatic fire detection system is required is it provided and generally appropriate for the occupancy and fire risk?	No	No automatic detection is installed in the communal areas, see actions.
Priority	3	
Action required	Hard wired interlinked smoke detectors installed on each level of the communal stairway and utility room which are interlinked with a single heat detector installed inside each individual flat (mixed LD2). Grade A is recommended but Grade D will suffice.	

<p>Note: Comments on fire alarm system are based on visual inspection, no audibility tests or verification of full compliance with relevant British Standards has been carried out during the assessment</p>		
<b>19 Manual Fire Extinguishing Appliances</b>		
19.1 if required Is the provision of portable fire fighting equipment adequate?	N/A	Not recommended for communal areas.
19.2 If hose reels are required are they provided?	N/A	
<b>MANAGEMENT OF FIRE SAFETY</b>		
<b>20 Procedures and arrangements</b>		
20.1 Fire safety is managed by?	Landlord	
<p>Note: This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of the risk assessment</p>		
20.2 Are appropriate fire procedures in place including arrangements for calling the fire service?	No	
Priority	3	
Action required	A full/simultaneous evacuation policy should be adopted and implemented with all the residents made aware with appropriate signage.	
20.3 More specifically:		
Is there a suitable fire assembly point(s)?	N/A	
20.4 Are routine in-house inspections of fire precautions carried out?	No	No evidence to suggest that routine checks are carried out, see actions.
Priority	3	
Action required	A programme of regular landlord checks should be implemented with the results logged for future inspection.	
<b>21 Testing and maintenance</b>		
21.1 Is there adequate maintenance of premise?	Yes	No notable hazards observed.
21.2 Is there monthly testing and periodic servicing of the fire detection and alarm system?	N/A	However, see 18.2
21.3 Is there monthly, six-monthly and annual testing of the emergency lighting?	N/A	However, see 16.1

**Score (19/29) 65.52%**  
**258a Kilburn High Road**

21.4 Is there annual maintenance and testing of fire fighting equipment?	N/A	
21.5 Is there routine checks of fire doors and final exit doors?  Things to check for:- Damaged doors any holes etc. in need of repair, check that intumescent strip/smoke seals are in tact Check all doors close fully off their own steam leaving no gaps bigger than the width of a pound coin (2-4mm) between the doors and casing/frames when closed. Internal fire doors should have signage "fire door keep shut" Ensure door accessories are fire resistant. Ensure area behind casing has been checked or arrange for separate fire door survey if unsure. Outside final fire exits should have signage "fire exit keep clear" All fire exits must be checked to ensure they open and close with ease and there are no obstructions both inside and out on the evacuation route.	No	
Priority	3	
<b>Action Required</b>		
	See 20.4	
21.6 Other relevant inspection and testing		
<b>22 Records</b>		
22.1 if appropriate are there records of:		
Fire alarm tests?	N/A	
Emergency escape lighting tests?	N/A	
Maintenance and testing of other fire protection systems?	N/A	

## Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7

Appendix 8



Appendix 9