



FRANKHAM RMS

## Fire Risk Assessment

**ADDRESS:** 1-30 Winston,  
Endsleigh Street,  
London,  
WC1H 0EA.

**SURVEY DATE:** 08-05-2024

**DATE OF ISSUE:** 21-05-2024



**UPRN:** B13062FRA01



FRANKHAM RMS

# Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	08/05/2024
Strategic review frequency	2 Yearly
Next assessment due	08/05/2026
Name of Assessor	Vincent Fawcett Tier 3 (NAFRAR) 2023, MIFSM CFPA Europe Dip
Address	<b>1-30 Winston, Endsleigh Street, London WC1H 0EA</b>
Overall Risk Rating of Building	Moderate

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



Applicable Fire Safety Legislation:

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

***The Fire Safety (England) Regulations 2022***



# Contents

<b>Scope of Report</b>	<b>4</b>
<b>Building Description and Use</b>	<b>5</b>
<b>Risk Assessment Ratings</b>	<b>7</b>
<b>Findings of the Fire Risk Assessment</b>	<b>8</b>
<b>Recommendations</b>	<b>8</b>
<b>Identification of People at Risk</b>	<b>10</b>
<b>Fire Hazards and their Elimination or Control</b>	<b>12</b>
<b>Fire Protection Measures</b>	<b>17</b>
<b>Measures to Limit Fire Spread and Development</b>	<b>19</b>
<b>Fire Safety Signs and Notices</b>	<b>23</b>
<b>Means of Giving Warning in Case of Fire</b>	<b>24</b>
<b>Fire-Fighter Access and Fire-Fighting Equipment</b>	<b>25</b>
<b>Management of Fire Safety</b>	<b>26</b>
<b>Testing &amp; Maintenance</b>	<b>29</b>
<b>Resident Engagement</b>	<b>31</b>
<b>Risk Level Estimator</b>	<b>32</b>
<b>Document Control</b>	<b>34</b>



FRANKHAM RMS

## Scope of Report

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

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

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

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

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

This risk assessment only takes into account the life safety arrangements for the relevant part or parts of the building audited, and any risk or shortcoming that could affect the lives of any person or persons employed or relevant persons that may lawfully use or transgress through or by the premises.

Where areas are deemed inaccessible for safety reasons, could not be physically accessed, or were outside the visual range of our assessor, we cannot provide comment on these areas. Under these circumstances the responsibility for these areas remains solely with the duty holder.

Where fire compartments/fire dampers or ceiling voids were inaccessible on safety grounds they have not been examined, and responsibility for these areas remains with the responsible person / duty holder.

Frankham RMS accepts no responsibility to any parties whatsoever, following the issue of the survey report, for any matters arising outside the agreed scope of work.

This report is issued in confidence to the Client and Frankham RMS has no responsibility to any third parties to whom this survey report may be circulated, in part or in full, and any such parties rely on the contents of the survey report solely at their own risk.

Unless specifically assigned or transferred with the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the survey report and its contents.



## Building Description and Use

Building Use	
What are the premises used for?	General Needs Residential Accommodation
Type of occupancy (single or multiple)	Single
Is this premises a high rise residential premises? (18 metres or at least 7 storeys)	No
Days and hours of which building is in use and any out of hours activities that take place?	24 hours a day, 7 days a week.
Approximate maximum number of occupants	60 persons based on an average of 2 per property
Approximate maximum number of employees at any one time	0 (property is not staffed)
Approximate maximum number of members of the public at any one time	Unknown
Number of fire wardens / fire marshals on site	0 (no permanent staff)
Are occupants familiar with the layout?	Yes
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Unknown
Are the premises used for sleeping accommodation?	Yes
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	No
Evacuation Strategy – e.g. phased, simultaneous etc.	As a purpose built block of flats a stay put unless directly affected by fire or instructed to leave by the emergency services would be appropriate.
Responsible person or person having control of the premises.	The Responsible Person is London Borough of Camden. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by London Borough of Camden to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.



Building Description	
Age of Building	Circa 1950s/ 1960s
Brief details of construction	Brick, concrete and steel constructed 6 storey, plus lower ground floor area, purpose built block of 30 flats. The block has a pitched roof which forms part of the living accommodation.
Brief details of any external wall system or specified attachments (incl balconies)?	No external wall system, brick and concrete construction. There are some concrete and brick private balconies.
Approximate area in sqm of building footprint	Unknown
Description of layout (include number of fire exits & stairs etc.)	<p>1-30 Winston is a 6 storey (plus lower ground floor storage area) block of 30 flats the entrances to which open to the garden within the entrance lobby on the landing and to external open balconies.</p> <p>The mains electrical intake cupboard is located in the lower ground floor accessed from the lobby and the lower ground floor storage area. There is also a caretaker's store/ workshop in this area.</p> <p>There is a locked external bin store accessed via chutes.</p> <p>There are further electrical riser cupboards on the landings on the 4<sup>th</sup> and 1<sup>st</sup> floors.</p> <p>There is 1 front secure entrance / exit, the rear is open to a secure courtyard garden.</p> <p>There is 1 lift and 1 main stair there is an alternative adjacent stair although this is no longer in use.</p> <p>There are 2 rooms on the 1<sup>st</sup> and 3<sup>rd</sup> floors which were inaccessible, its is believed that one of these is a communal laundry.</p> <p>It is assumed that the lift motor room is on the roof.</p>
Number of floors ground and above	6
Number of floors below ground	1
State parts of building assessed – detail areas not assessed/visited and reason(s)	All communal areas as described. Flat ■ was accessed to determine the fire rating of the door. The SIB was inaccessible.
Regulation 38 fire safety information made available.	PPM schedule the only information provided by Camden Council.
Date of previous FRA and are all actions complete and signed off?	June 2022 – some action items completed



## Risk Assessment Ratings

### ACTIONS / RECOMMENDATIONS

Definition of priorities (where applicable):

Urgent	<b>Very High (E)</b>	Reserved exclusively for issues that present an immediate, clear and present danger to occupants in the premises. Item considered to be very likely to occur and to have a very high impact to a single person or people onsite if not immediately resolved. The client must be made aware of the nature of the issue whilst the assessor remains onsite. All practical means and measures should be implemented to resolve the issue with immediate effect.	Target completion 24 hours
Very Strongly Recommended	<b>High (A)</b>	Immediate actions required or if it is not feasibly practical to immediately resolve the issue, it is strongly recommended that a written program be put in place for resolving the issue and remedial measures put in place to control risk in the meantime. Considerable resources should be provided to resolve this.	Target completion 10 days
Strongly recommended	<b>Medium (B)</b>	It is essential that efforts are made to reduce the risk in the short/medium term. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.	Target completion 6 months
Recommended	<b>Low (C)</b>	Action required in the longer term, some resources allocated and a program put in place	Target completion 12 months
Advisory	<b>Advisory (D)</b>	Advisory, or no immediate action necessary. However, this will be best practice, so the item should be addressed when time or resources allow.	Target completion 24 months

The above table relates to the risk to allow the responsible person a guide to determine which risks should be addressed first and the best allocation of resources. Regardless of the severity of the rating, easy actions to resolve, (i.e. closing propped open fire-resisting doors), should be done as soon as practically possible. More difficult actions to resolve that may result in alteration to building fabric etc, should be programmed in depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk, may be too high compared to their perception of the risk. These observations should be recorded. It is obviously strongly recommended that the higher risk recommendations are resolved and not just 'justified.'



## Findings of the Fire Risk Assessment

### Recommendations

Sect Ref	Priority	Issue	Recommendation	Issue Type	Issue Code
2.2	C	The maintenance regime for the electrical equipment in the basement and the laundry appliances is unknown.	It should be ensured that all items are PAT tested annually. (Raised in previous report)	05-Electrical	07-Service
8.4	C	There were some unlocked/open cupboards near flats [REDACTED] which were full of combustible storage/ rubbish.	Combustible rubbish should be removed, cupboards used for combustible storage should remain locked. (Raised in previous report)	04-Combustible Items	16-General housekeeping
12.4	C	The fire exit from the lower ground floor storage area to the garden is locked with a key.	Lock should be adapted so that it can be opened from the inside without the use of a key. (Raised in previous report)	03-Means of escape	13-Provide equipment
12.12.1	B	There was a bike and scooter on the balcony near flat [REDACTED].	Residents should be reminded that bikes and scooters should not be stored in communal areas as they could impede exit during an evacuation. (Raised in previous report).	03-Means of escape	12-Inform residents
13.1	C	There is no emergency lighting evident.	In accordance with BS5266 consider providing emergency lighting in the stairwell. (Raised in previous report).	06-Emergency Lighting	13-Provide equipment
14.1	C	The bin chute hatches are old and are not fitted with smoke seals. Smoke could clog the stairwell via the chutes should there be a fire in the bin store.	Consideration should be given to replaced chute hatches so that they provide a minimum of 30 minutes fire and smoke resistance. (Raised in previous report).	02-Compartmentation	05-Replace



Sect Ref	Priority	Issue	Recommendation	Issue Type	Issue Code
16.1	B	The flat doors opening to the garden and those at the ends of the balconies do not need to be fire rated, those on the landings and in the lobby should be fire rated, although the block is open to the rear so smoke would be likely to rise and disperse. The flat doors would all appear to be the original doors so should provide nominal fire resistance although not fire rated to current standards.	Flat doors within the lobby and on the landings should be considered for upgrade to FD30S standard, they should be fitted with intumescent hot and cold smoke seals, and a self closer. (Raised in previous report).	07-Dwelling Fire Doors	09-Upgrade
17.1	B	The fire doors to the basement containing the electrical intake, from the room containing the electrical intake to the storage areas, the riser cupboards on the 1st and 4 <sup>th</sup> floors, the laundry and the stairwell are not adequately fire rated.	These doors should be upgraded/ replaced to FD30S standard, they should be fitted with intumescent hot and cold smoke seals and steel hinges. (Raised in previous report).	08-Communal Fire Doors	09-Upgrade
18.7	C	The location of the electrical intake is not obvious.	An electrical sign should be fitted to the door to the basement.	17-Signage	14-Provide signs

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



## Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.3	Is the building used for sleeping purposes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.4	Are there people whose mobility is impaired?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.6	Are there people who have visual / hearing or cognitive impairments?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.7	Are there elderly or young children?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.8	Is the building occupied by people familiar with the layout?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.9	Is the building occupied by manageable numbers of staff / visitors?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.10	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (i.e PEEPs, SIB info)	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.11	Has this report identified any issues which require mandatory occurrence reporting? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

### Comments:

- 1.1 There is no particular user group considered to be at any significant risk.
- 1.2 No employees or contractors on site at the time of the assessment.
- 1.3 As a residential building this property is used for sleeping purposes.
- 1.4 There are no known residents with any mobility issues.
- 1.5 See 1.4
- 1.6 No known residents with any visual / hearing or cognitive impairments
- 1.7 As a general needs property there could be elderly or young persons present.
- 1.8 As a residential premises occupants would be familiar with the layout.



### People at Risk

- 1.9 The building is occupied by manageable numbers of staff / visitors
  - 1.10 See 1.4
  - 1.11 Not a High-Rise Residential Building.
-



## Fire Hazards and their Elimination or Control

### Electrical Sources of Ignition

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

#### Comments:

- 2.1 See 2.4
- 2.2 The maintenance regime for the electrical equipment in the basement and the laundry appliances is unknown. It should be ensured that all items are PAT tested annually. (Raised in previous report)
- 2.3 No trailing leads or adapters present.
- 2.4 No electrical vehicle charging points present.
- 2.5 Information provided indicates that the mains electrical installations were last inspected in 2019.

### Smoking

3.1	Reasonable measures taken to prevent fires as a result of smoking?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.2	Is the no smoking policy enforced?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.3	Has 'No Smoking' signage been provided?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

#### Comments:

- 3.1 No smoking sign provided
- 3.2 No evidence of smoking within communal areas at the time of the survey
- 3.3 No smoking sign provided

**Portable Heaters and Heating Installations**

4.1 Is there naked flame, portable heaters or radiant heaters in use? If yes, specify N/A  Yes  No

4.2 Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters? N/A  Yes  No

## Comments:

4.1 No naked flame, portable heaters or radiant heaters in use.

4.2 See 4.1

**Lightning Protection**

5.1 Is there a lightning protection system in place? U/K  Yes  No

5.2 Are records available to confirm that it is routinely checked? N/A  Yes  No

## Comments:

5.1 No lightning protection evident

5.2 Not applicable

**Cooking**

6.1 Are reasonable measures taken to prevent fires as a result of cooking? N/A  Yes  No

6.2 Are filters changed and ductwork cleaned regularly? N/A  Yes  No

6.3 Suitable extinguishing appliances available? N/A  Yes  No

## Comments:

6.1 No cooking takes place in communal areas.

6.2 See 6.1

6.3 See 6.1



Fire History & Arson							
7.1	Has there been a history of fire incidents in the building?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
7.1	There is no known history of fire incidents within this building.						
7.2	Secure access to building.						
7.3	No unnecessary fire load adjacent to the block at the time of the survey.						

Housekeeping							
8.1	Is the standard of housekeeping adequate?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8.2	Do combustible materials appear to be separated from ignition sources?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.3	Appropriate storage of hazardous/flammable materials?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
8.4	Avoidance of inappropriate storage of combustible materials?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8.5	Are all escape routes clear of combustible materials?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8.6	Is there any upholstered furniture located in the premises and if so; is there evidence to indicate that it complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
8.1	See 8.4						
8.2	There was no combustible storage adjacent to potential ignition sources at the time of the survey.						
8.3	There are no hazardous/flammable materials present.						
8.4	There were some unlocked/open cupboards near flats [REDACTED] which were full of combustible storage/ rubbish. Combustible rubbish should be removed, cupboards used for combustible storage should remain locked. (Raised in previous report)						
8.5	See 8.4						
8.6	No upholstered furniture present in the communal areas.						

**Hazards Introduced by Outside Contractors and Building Works**

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

## Comments:

- 9.1 Contractors are controlled centrally by London Borough of Camden and suitable management procedures are in place.
- 9.2 See 9.1
- 9.3 See 9.1

**Dangerous Substances**

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

## Comments:

- 10.1 No dangerous substances noted.
- 10.2 See 10.1



**Other Significant Fire Hazards That Warrant Consideration**

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

Comments:

- 11.1 No additional fire hazards noted.
- 11.2 No processes carried out giving rise to a significant fire risk.
- 11.3 No commercial tenants.



## Fire Protection Measures

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

**Means of Escape from Fire**

- 12.4 The fire exit from the lower ground floor storage area to the garden is locked with a key. Lock should be adapted so that it can be opened from the inside without the use of a key.
- 12.5 Main entrance door opens in the direct of escape.
- 12.6 No sliding or revolving doors present.
- 12.7 Main entrance door is secure.
- 12.8 Travel distances considered suitable.
- 12.9 There are no alternative escape routes present in this building.
- 12.10 See sections 14, 16 and 17
- 12.11 No inner rooms present.
- 12.12.1 There was a bike and scooter on the balcony near flat ■ Residents should be reminded that bikes and scooters should not be stored in communal areas as they could impede exit during an evacuation. (Raised in previous report).
- 12.12.2 External escape routes clear at the time of the survey.
- 12.13 Block open to rear
- 12.14 No long corridors present.
- 12.15 See 1.4.
- 12.16 No escape routes shared with other parties.

**Emergency Escape Lighting**

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

**Comments:**

- 13.1 There is no emergency lighting evident. In accordance with BS5266 consider providing emergency lighting in the stairwell. (Raised in previous report).
- 13.2 No external emergency lighting considered necessary.



## Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development							
14.1	Is compartmentation of a reasonable standard?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14.2	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.3	Reasonable limitation of surface linings that might promote fire spread?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
14.4	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and combustion products in the early stages of a fire?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
14.1	The bin chute hatches are old and are not fitted with smoke seals. Smoke could clog the stairwell via the chutes should there be a fire in the bin store. Consideration should be given to replaced chute hatches so that they provide a minimum of 30 minutes fire and smoke resistance. (Raised in previous report).						
14.2	No commercial tenants.						
14.3	Surface linings adequate						
14.4	No fire dampers noted.						
14.5	Structural elements appeared to be adequately protected to maintain fire resistance from a visual inspection only. Please note this was a non-intrusive inspection.						

**External Wall System**

15.1	From a visual inspection, are there any external linings such as cladding or timber balconies which may promote fire spread?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.2	Does the building require a FRAEW?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.3	Has an EWS1 form or FRAEW been previously completed for the premises?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.4	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.5	Has a level of risk for the external wall system been identified? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.6	Have any mitigating steps been put in place in order to manage risks presented by the external wall system? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.7	Based on a visual only inspection, provide a description of the external wall system / building exterior visible in your notes below?	N/A	<input type="checkbox"/>	See Below	<input checked="" type="checkbox"/>	Not Included	<input type="checkbox"/>
15.8	Has information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

**Comments:**

- 15.1 No cladding or timber balconies present.
- 15.2 This building does not require a FRAEW.
- 15.3 See 15.2
- 15.4 There are no elements that would be considered to promote fire spread.
- 15.5 Not a High-Rise Residential Building.
- 15.6 Not a High-Rise Residential Building.
- 15.7 The building is brick/concrete
- 15.8 Not a High-Rise Residential Building.



Flat entrance Doors							
16.1	Are existing flat entrance doors adequate?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
16.3	Are flat entrance doors adequately self-closing?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.4	Are there any security gates/grilles fitted which present a risk? i.e they can not be opened from the inside without the use of a key / can not be breached by the fire and rescue service in under three minutes.	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.5	Are flat entrance doors being checked on an annual basis?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
16.6	For any flat entrance doors which have not been inspected within the last 12 months, has a record been kept of reasonable attempts at access? (residential building over 11m only)	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

16.1 The flat doors opening to the garden and those at the ends of the balconies do not need to be fire rated, those on the landings and in the lobby should be fire rated, although the block is open to the rear so smoke would be likely to rise and disperse. The flat doors would all appear to be the original doors so should provide nominal fire resistance although not fire rated to current standards. Flat doors within the lobby and on the landings should be considered for upgrade to FD30S standard, they should be fitted with intumescent hot and cold smoke seals, and a self closer. (Raised in previous report).

The door to flat ■ was checked and found to have a piano hinge, it has not been fitted with any seals or a self closer.

16.2 See 16.1

16.3 See 16.1

16.4 No security gates

16.5 Camden Council have confirmed that there is a procedure in place for carry out checks on flat entrance doors on an annual basis.

16.6 Camden Council have confirmed that there is a procedure in place for recording reasonable attempts at accessing flats.

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

17.1	Are existing fire doors adequate?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
17.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.3	Are fire doors held open by devices linked to alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.4	Are non-self-closing fire doors kept locked when not in use?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.5	Are communal fire doors being checked on a quarterly basis?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

**Comments:**

- 17.1 The fire doors to the basement containing the electrical intake, from the room containing the electrical intake to the storage areas, the riser cupboards on the 1st and 4<sup>th</sup> floors, the laundry and the stairwell are not adequately fire rated. These doors should be upgraded/replaced to FD30S standard, they should be fitted with intumescent hot and cold smoke seals and steel hinges. (Raised in previous report).
- 17.2 Self closing fire doors in working order at the time of the survey,
- 17.3 No fire doors linked to an alarm system.
- 17.4 Electrical cupboards locked at the time of the assessment.
- 17.5 Camden Council have confirmed that there is a procedure in place to check communal doors on a quarterly basis.



## Fire Safety Signs and Notices

Fire Safety Signs and Notices							
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.2	Has appropriate way-finding signage been installed? The signage must be visible in low light or smoky conditions and identify flat and floor numbers in the stairwells ( <i>High-rise residential only</i> )	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.5	Is there suitable signage on internal exit routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.6	Is there suitable signage on external exit routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.7	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, PV signage, fire precaution signage?)	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
18.1	Signage adequate						
18.2	Signage adequate						
18.3	Signage adequate						
18.4	Signage adequate						
18.5	Signage adequate						
18.6	Signage adequate						
18.7	The location of the electrical intake is not obvious. An electrical sign should be fitted to the door to the basement.						



## Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
19.1	Reasonable manually operated electrical fire alarm system provided?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.2	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.3	Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.4	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.5	Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.6	Are alarm signals remote call monitored?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.7	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 19.1 No manually operated electrical fire alarm system provided.
- 19.2 No fire alarm system.
- 19.3 No commercial tenants.
- 19.4 Current guidance indicates that communal smoke alarms are not required in purpose built blocks of flats.
- 19.5 Not applicable
- 19.6 No fire alarm on site
- 19.7 No fire alarm on site



## Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
20.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.2	Is the building provided with fire brigade drop key access?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.3	Is the building's drop key access functional?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.5	Are hose reels provided?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
20.6	Are there sprinklers or other fixed suppression systems?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
20.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

### Comments:

- 20.1 Property easily accessible from the main road.
- 20.2 Drop key override facility provided on entrance door.
- 20.3 Drop key override on entrance door was working at the time of the survey.
- 20.4 Fire extinguishers not considered appropriate in communal residential areas.
- 20.5 No hose reels provided, nor required.
- 20.6 No sprinklers or other fixed suppression systems provided, nor required.
- 20.7 No other fixed installations present, nor required.



## Management of Fire Safety

Procedures and Arrangements							
21.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.2	Are the Fire Action notices appropriate for the procedure that is adopted within this building?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.3	Appropriate fire procedures in place for both core and non-working hours? `	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.4	Are procedures in the event of fire appropriate and properly documented?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.5	Are there suitable arrangements for summoning the fire and rescue service?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.6	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.7	Is there a suitable fire assembly point(s)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.8	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
21.1	The Responsible Person is London Borough of Camden. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by London Borough of Camden to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.						
21.2	Fire action notice provided						
21.3	See 21.2.						
21.4	See 21.2						
21.5	It is assumed that residents will contact the emergency services in the event of a fire.						
21.6	There are no staff present to assist with any evacuation, it is assumed that residents will take responsibility for their own evacuation.						
21.7	It is assumed that any residents evacuating will assemble on the main street, there is no requirement for a designated assembly point.						
21.8	Residents are provided with information regarding reporting any safety measures that have fallen below standard.						

**Fire Service Information**

22.1	Is building information such as the fire emergency plan and floor plans available on site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.2	Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.3	Has a Secure Information Box been provided?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.4	Does the Secure Information Box contain the name and contact details of the Responsible Person and hard copies of the building floor plans? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.5	Have up-to-date plans (hard copy), including details of key firefighting equipment been placed in a secure information box? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.6	Have up to date details of key fire fighting equipment been placed in a secure information box? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

**Comments:**

- 22.1 As a simple non-complex building this is not considered necessary.
- 22.2 Not High-Rise Residential Building.
- 22.3 A Secure Information Box has been provided.
- 22.4 Not High-Rise Residential Building.
- 22.5 Not High-Rise Residential Building.
- 22.6 Not High-Rise Residential Building.
- 22.7 Not considered necessary.

**Training and Drills**

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

**Comments:**

23.1 Fire drills not considered necessary in general needs properties.

23.2 No staff present.

23.3 No staff present.

23.4 See 9.1.

23.5 See 9.1.

23.6 No extinguishers present.



## Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.2	Periodic servicing of fire detection and alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.3	Monthly and annual testing routines for emergency lighting?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.4	Annual maintenance of fire extinguishing appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.6	Six-monthly inspection and annual testing of rising mains?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.9	Routine checks on Ventilation and Extraction System	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.10	Has a 5 year electrical installation check taken place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.12	Have gas safety checks / boiler inspections taken place?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.13	If any of the life safety systems are defective, has this been reported to the local Fire and Rescue Service? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

### Comments:

- 24.1 No manual call points present.
- 24.2 No fire alarm system
- 24.3 No emergency lighting evident
- 24.4 No fire extinguishers provided.
- 24.5 No external escape staircases or gangways.
- 24.6 No rising mains present.



### Testing & Maintenance

- 24.7 No lift
  - 24.8 No sprinkler installations.
  - 24.9 No ventilation/extraction systems present.
  - 24.10 See 2.5.
  - 24.11 No portable appliances present in communal areas.
  - 24.12 No communal gas.
  - 24.13 Not High-Rise Residential Building.
-



## Resident Engagement

Resident Engagement						
25.1	Have relevant fire safety instructions been provided to residents? i.e how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
25.2	Have residents been provided with information relating to the importance of fire doors in fire safety?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
25.3	Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
25.4	Is information provided to residents with regards to the reporting of any issues / failings within the premises?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Comments:						
25.1	See 21.2					
25.2	Camden Council have confirmed that there is a procedure in place for supplying residents' information on the importance of fire doors in fire safety.					
25.3	Not a High-Rise Residential Building.					
25.4	Residents are provided with information regarding reporting any safety measures that have fallen below standard.					



## Risk Level Estimator

Potential consequences of fire ⇒ Likelihood of Fire ⇓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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

Low

Medium

High

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

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

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

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

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

Slight harm

Moderate harm

Extreme harm

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

**Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

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

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



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

Trivial  Tolerable  Moderate  Substantial  Intolerable

**Comments:**

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



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

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




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



## Document Control

<b>Author</b>	Vincent Fawcett	<b>Qualifications</b>	Tier 3 (NAFRAR) 2024, MIFSM CFPA Europe Dip
<b>Signed</b>		<b>Date</b>	8 <sup>th</sup> May 2024
<b>Verifier</b>	Jacob Spencer	<b>Qualifications</b>	FPA Dip, BA
<b>Signed</b>		<b>Date</b>	21 <sup>st</sup> May 2024
<b>Document Version</b>	Frankham RMS January 2023		

## Appendix A – Photographs (if applicable)

Photograph	Section	Description
	8.4	Combustible storage/ rubbish
		
	12.4	Lock on fire exit



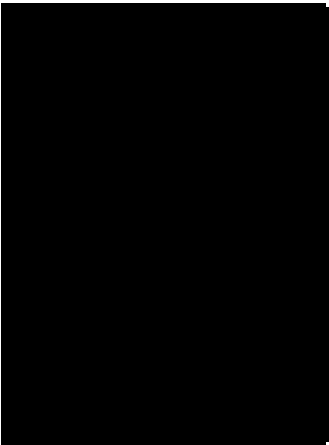
12.12.1

Bike



14.1

Bin chute hatch



16.1

Flat door

17.1

Communal/ cupboard doors





## Life Safety Fire Risk Assessment Certificate of Conformity

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

Frankham Risk Management Services

BAFE Registration Number: KENT204

Client: London Borough of Camden

Address: 1-30 Winston, Endsleigh Street, London WC1H 0EA

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

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

Assessment Date: 08/05/2024

Review Date: 08/05/2026

Certificate Reference Number: 804117134

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

Signed for and on behalf of the issuing Certificated Organization



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

Date of issue: 21-05-2024

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

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH  
[www.bafe.org.uk](http://www.bafe.org.uk)