

Fire Risk Assessment



Date of Assessment:	05 January 2024
Recommended Review Date:	03 January 2025
Name of Assessor:	Gizem Duman
Building Address:	7a and b Horsell Road
	London
	Greater London
	N5 1XR

The following Fire Risk Assessment has been conducted by [Faithorn Farrell Timms LLP](#) on behalf of:

Islington & Shoreditch Housing Association

102 Blackstock Road
 Finsbury Park
 London
 N4 2DR

Description of Building

Building Description		
Fire Risk Assessment Type	Type 1	
Responsible Person	Islington & Shoreditch Housing Association (ISHA)	
Type of Premises	Converted General Rented	
Age of Building	Circa 1900	
State part of building accessed/not accessed with details	Accessed:	Not Accessed:
	All communal areas	Residents flats
Number of dwellings accessible from communal areas	2	
Number of floors	Ground and Above:	Below Ground:
	3	0
Number of escape routes/ final exits/ stairs	1 final exit, 1 escape staircase	
Evacuation Strategy	Unknown	
Description of Building	<p>7a and b Horsell Road is a three-storey terraced house converted into a ground floor flat and upper floor maisonette. There is a single means of escape staircase within the property and one final exit. The property is of traditional solid brick construction with pitched and tiled roof over.</p>	
Access to Dwellings		
Via communal hallway and staircase.		
Type of Fire Risk Assessment:	Type 1 Fire Risk Assessment	
Fully Accessed:	All communal areas.	

Types of Fire Risk Assessments

Types of Fire Risk Assessment	
<p>Type 1 FRA Common parts only (Non-Intrusive)</p>	<p>A Type 1 Fire Risk Assessment is the basic non-destructive FRA required for the purpose of satisfying the FSO. It will consider the arrangements for means of escape and so forth as well as the examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the construction between the flats and the common parts without any opening up. However, in this type of FRA, entry to flats beyond the area of the flat entrance door, is not involved. Where there are suspended ceilings in the common parts, it may be appropriate to lift a sample of readily accessible tiles. It will be normal to open a sample of service risers, provided access is practicable at the time of inspection. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. This should not be a generic recommendation of a Type 1 fire risk assessments; the recommendation should be based on identification of issues that justify reason for doubt.</p>
<p>Type 2 FRA Common Parts (Intrusive and Destructive)</p>	<p>A Type 2 Fire Risk Assessment are generally similar to those of a Type 1 fire risk assessment, except that there is a degree of intrusive inspection. A contractor may be required for the purpose of opening up and making good after the inspection. For compartment inspection it may mean access to flats. However, because of the nature of the work, this can often only be carried out in vacant flats. A Type 2 fire risk assessment is usually a one-off exercise, and is recommended only if there is good reason to suspect serious structural deficiencies that could lead to spread of fire beyond the flat of fire origin. The age of the block alone is not generally sufficient to warrant a Type 2 inspection. The need for a Type 2 FRA may sometimes be identified in a Type 1 fire risk assessment, but should not simply be recommended as a matter of course.</p>
<p>Type 3 FRA Common Parts and Flats (Non-Intrusive Inspection)</p>	<p>A Type 3 Fire Risk Assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered. Measures to prevent fire are not considered unless (e.g. in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord. A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread, unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>



Type 4 FRA Common Parts
and Flats (Intrusive and
Destructive)

A **Type 4 Fire Risk Assessment** has the same scope of work as a Type 3 fire risk assessment, except that there is a degree of destructive inspection, in both the common parts and flats, carried out on a sampling basis. This will usually necessitate the presence of a contractor for the purpose of opening up construction and making good after the inspection. However, the nature of the work is such that, often, destructive inspection within flats can only be carried out in those that are vacant. This is the most comprehensive fire risk assessment, but will only be appropriate in limited circumstances-such as when a new landlord takes over a block of flats in which the history of works carried out is unknown and there is reason to suspect serious risk to residents from both a fire in their own flat and a fire in neighbouring flats.

Note: Before a destructive inspection is to be carried out, the risk of disturbing asbestos should be considered (e.g. by examination of the asbestos register).

Fire Risk Assessment: Ratings

Ratings of Actions and Recommendations	
<p>The table below relates to the priorities given to actions and recommendations within this report. It's purpose is to put some perspective on the time-frame that applies to Actions and to give the Responsible Person some guidance on which Actions to programme for completion first.</p>	
Definitions of given Priorities	
Priority	Definition:
<p>1 (Intolerable Risk)</p>	<p>Where the combination of likelihood and consequence is an intolerable risk such that extreme harm or death will occur and where there is a high threat of an outbreak of fire. Action must be taken immediately to reduce the risk, ideally to a tolerable level. If this cannot be achieved, then consideration must be given to prohibiting or limiting the use of all or part of the premises until such risks can be reduced. A further assessment will be required as soon as the risk is reduced.</p>
<p>2 (Substantial Risk)</p>	<p>Where the combination of likelihood and consequence is a substantial risk high and urgent action must be taken to reduce the risk. Where a fire is highly likely to occur and the spread of fire development would substantially reduce the time taken to safely evacuate.</p>
<p>3 (Moderate Risk)</p>	<p>At the time of assessment, the facilities or fire safety management is unsatisfactory in some areas. If a fire were to occur, the available time needed to evacuate may be reduced by the speed of the fire, or by the reaction time of occupants being slower due to the type of persons present e.g. the elderly or infirm or where there are large numbers of persons or a complex escape route.</p>
<p>4 (Tolerable Risk)</p>	<p>Where the systems, facilities or management procedures are reasonably satisfactory at the time of the assessment. Escape should be carried out unaided with effective fire safety management procedures in place. Possible minor actions may be required, with a reassessment being conducted at the review stage.</p>
<p>5 (Trivial Risk)</p>	<p>Predominately management issues where best practice recommendations are suggested by the Fire Risk Assessor in order that additional safety and assistance can be provided.</p>

Fire Risk Assessment: Findings

	Item	Observations	Recommendations/Actions	Priority	
Fire Hazards - Identification and Control	1.01	Are electrical intakes/meter enclosures within the common areas likely to +D8.H85afford a nominal period of fire resistance?	N/A. No electrical intakes/meter enclosures within the common areas.	No Further Action	Not Applicable.
	1.02	Are doors to any cupboards within the communal areas kept locked shut?	N/A. No cupboards within the communal areas.	No Further Action	Not Applicable.
	1.03	How is refuse handled and stored?	Manually to external wheelie bins.	No Further Action	Not Applicable.
	1.04	Is there any unnecessary fire load in close proximity to the building?	No.	Maintain Standard.	Not Applicable.
	1.05	Are adequate control measures in place to prevent arson?	Yes. Residents access the property via the main entrance door with key.	No Further Action	Not Applicable.
	1.06	Are common areas free from any other potential ignition sources?	Yes.	No Further Action	Not Applicable.
	1.07	Are adequate control measures taken to prevent fires as a result of smoking?	Yes. No smoking signage present in communal area.	No Further Action	Not Applicable.
	1.08	Are there any dangerous or hazardous substances stored within the building?	None noted at the time of inspection.	No Further Action	Not Applicable.
	1.09	Are portable appliances in use within the building?	None within the common areas.	No Further Action	Not Applicable.
	1.10	Are gas appliances present within the building and are they in good condition and maintained?	Within residents flats only.	No Further Action	Not Applicable.
	1.11	Are there any cooking facilities within the building?	Within residents flats only.	No Further Action	Not Applicable.
	1.12	Does the building have a lightning protection system?	N/A - Not required.	No Further Action	Not Applicable.
	1.13	Is the standard of housekeeping satisfactory?	Yes.	No Further Action	Not Applicable.
	1.14	Are combustible materials kept separate from sources of ignition?	None noted at the time of inspection.	No Further Action	Not Applicable.
	1.15	Are suitable controls in place for controlling contractors working on site?	We have been advised by ISHA that suitable controls are in place for controlling contractors on site.	No Further Action	Not Applicable.
	1.16	Any other ignition sources or sources of fuel that require consideration or additional comment?	No Further Comments.	No Further Action	Not Applicable.
Means of Escape from Fire	2.01	Does the building provide a reasonable means of escape in the event of a fire?	Yes.	No Further Action	Not Applicable.
	2.02	Are the final exits easily openable from within the building?	Yes.	No Further Action	Not Applicable.
	2.03	Are the escape routes free from the storage of combustible items?	None noted at the time of inspection.	Maintain Standard.	Not Applicable.
	2.04	Are the travel distances on escape routes acceptable?	Yes.	No Further Action	Not Applicable.
	2.05	Are there suitable means of ventilation in the common areas?	Ventilation is via the main entrance door only.	No Further Action	Not Applicable.
	2.06	Are residents aware of the buildings evacuation strategy?	No Fire Action Notice Present within the communal areas which determine the buildings evacuation strategy.	ISHA to provide fire action notice within the communal area which defines the evacuation strategy for the building.	2
	2.07	Additional comments on means of escape.	Resident at 7b Horsell Road advised that residents were unsure of the evacuation strategy	See item 2.06.	2
	2.08	Based upon a visual inspection and a degree of sampling as appropriate is the building compartmentation of a reasonable standard?	Yes, so far as can be determined from visual inspection within the communal areas only.	No Further Action	Not Applicable.
	2.09	Based upon a visual inspection and a degree of sampling as appropriate does the building have any external surfaces that could be considered combustible or require any further investigation?	No. External facade is solid faced brickwork.	No Further Action	Not Applicable.
	2.10	As far as can reasonably be ascertained are fire dampers provided as necessary in ductwork to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	No ductwork present.	No Further Action	Not Applicable.
General Construction and Compartmentation	2.11	If the building is not purpose built, is it a conversion that is believed to have been converted in accordance with Building Regulations?	Property is a three storey dwelling converted into two residential flats. We cannot confirm the date of conversion.	ISHA to confirm date of conversion into residential flats and that works completed were in accordance with the Building Regulations in force at the time.	4
	2.12	Do the elements of construction between flats and the common areas i.e. walls, floors, landings, stairwells and ceilings appear from a visual inspection, to be in good condition?	Yes, so far as can be determined from visual inspection within the communal areas only.	No Further Action	Not Applicable.
	2.13	Is there a roof void? If so, was it possible to gain access?	Roof void was not accessible via communal areas.	No Further Action	Not Applicable.
	2.14	What level of inspection of the roof void was carried out? Was the roof void free from waste items? Were there any sources of ignition?	See item 2.13	No Further Action	Not Applicable.
	2.15	Is there separation between flats that provides effective compartmentation?	Is assumed the roof void spans across the demise of the top floor flat only	No Further Action	Not Applicable.
	2.16	Are there any further deficiencies observed or any further comment on the measures to limit fire spread?	No Further Comments	No Further Action	Not Applicable.
	2.17	Do the fire doors appear to offer adequate fire and smoke resistance? Where are the fire doors expected?	There are no communal fire doors within the building. (Flat b entrance door inspected and was noted as non compliant)	See item 2.19	3
	2.18	Are the fire doors self-closing and are they fitted with intumescent strips and smoke seals?	Access to inspect flat entrance door to flat 7b only. Door was not self-closing and not fitted with intumescent strips and smoke seals.	See item 2.19	3

		Fire			
Emergency Escape Lighting and Signage	2.19	Are the Fire Doors certified to FD30s standard?	The entrance doors to both flats are timber flush doors. Flat 7b inspected and was not fitted with intumescent strips, fire rated hinges, self-closing devices. We cannot confirm these doors will provide the required level of fire resistance.	Carry out inspection of both flat entrance doors to determine their fire and smoke resistance achieves a minimum 30 minute FD30s standard, replace/upgrade as necessary.	3
	2.20	Are there any further significant comments on the Fire Doors within the building?	No Further Comments.	No Further Action	Not Applicable.
	2.21	Is there a reasonable standard of emergency lighting installed within the building? (Visual only without a test of illuminance or British Standard Check)	No emergency lighting within the communal hallway. The lighting within the common areas are activated via the residents.	Consideration should be given for the installation of emergency lighting to the communal staircase.	4
	2.22	Does the emergency escape lighting include illuminated signage?	No.	No Further Action	Not Applicable.
	2.23	Is there a reasonable standard of fire safety signage throughout the building?	No - simplistic layout of the building. Fire safety signage not deemed necessary.	No Further Action	Not Applicable.
	2.24	Is there an Automatic Fire Protection provided within the building?	No AFD provided within communal areas.	See Item 2.26	Not Applicable.
	2.25	To what extent is AFD provided within the building.	No inspection within residents flats. We cannot confirm that the AFD provision meets the required standards.	See Item 2.26	Not Applicable.
	2.26	Is the extent of the AFDS appropriate for the occupancy and the risk?	We cannot confirm fire detection within the building is appropriate for the occupancy and the risk. AFD in dwellings converted prior to 1991 would be assessed under the Lacers Fire Guidance which would require grade D LD2 coverage in the common areas and a heat detector in each room/lobby opening onto the escape route (interlinked). Grade D LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants.	ISHA to confirm the conversion date of the building (pre/post dates 1991 and that the provision of AFD currently installed is proportionate to the risk and fire action policy for the building.	2
	2.27	Is there a remote transmission of the alarm signal?	N/A, not required.	No Further Action	Not Applicable.
	2.28	Is there any form of Fire Suppression System (FSS) provided within the building?	No.	No Further Action	Not Applicable.
Means of Extinguishing Fire	2.29	If present, to what extent and what type is the FSS provided within the building?	N/A.	No Further Action	Not Applicable.
	2.30	Is there a reasonable provision of Portable Fire Extinguishers within the building?	No fire extinguishers within communal area	No Further Action	Not Applicable.
	2.31	Are all Portable Fire Extinguishers readily accessible?	No fire extinguishers within communal area	No Further Action	Not Applicable.
	2.32	Are hose reels provided within the building?	No.	No Further Action	Not Applicable.
	2.33	Any further comments or deficiencies observed. Dry risers installed and tested?	No further comments, no dry risers installed.	No Further Action	Not Applicable.
	3.01	Is there a suitable record of the Fire Safety Arrangements available on site? (If not on site where can this be found)	No fire safety arrangements held on site.	ISHA to confirm records of fire safety arrangements are held centrally.	4
	3.02	Are procedures in the event of fire appropriate and properly documented? What is the Evacuation Policy?	We cannot confirm the evacuation policy for the building.	Install fire action notices defining the evacuation policy of the building	2
	3.03	Are there suitable arrangements for summoning the Fire and Rescue service?	Residents are assumed to be typical of the generic population and assumed to be able to summon fire and rescue services directly.	No Further Action	Not Applicable.
	3.04	Are there suitable arrangements to provide relevant information, including that relating to fire-fighters?	No information retained on site.	No Further Action	Not Applicable.
	3.05	Is there a suitable fire assembly point(s)?	N/A. Small general rented block.	No Further Action	Not Applicable.
Procedure and Arrangements	3.06	Are there suitable arrangements for ensuring that the premises have been evacuated?	Residents are assumed to be typical of the generic population and deemed able to self evacuate.	No Further Action	Not Applicable.
	3.07	Are there adequate procedures for evacuation of any disabled individuals who are likely to be present?	Residents are assumed to be typical of the generic population and deemed able to self evacuate.	No Further Action	Not Applicable.
	3.08	Persons nominated and trained in the use of fire extinguishing appliances?	N/A - none on site.	No Further Action	Not Applicable.
	3.09	Persons nominated and trained to assist with evacuation, including the evacuation of disabled individuals?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.10	Appropriate liaison with Fire and Rescue service (e.g. by Fire and Rescue service crews visiting for familiarisation visits)?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.11	Are all staff given adequate Fire Safety instruction and training on induction and is refresher training given at regular intervals?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.12	Does the training include Fire Risk in the Premises?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.13	Does the training include Fire Safety measures in the premises?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.14	Does the training include what action to take in the event of fire?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.15	Does the training include what action to take upon hearing the fire alarm signal? (If any)	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
Training and Skills	3.16	Does the training include the method of operation of manual call points?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.17	Does the training include the location and use of fire extinguishers?	N/A - no extinguishers on site.	No Further Action	Not Applicable.
	3.18	Does the training include the means for summoning the Fire and Rescue service?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.19	Does the training include the identity of persons nominated to assist with evacuation?	This is a general rented block - no staff on site.	No Further Action	Not Applicable.
	3.20	Are fire drills carried out at appropriate intervals?	No - this is a small general rented block.	No Further Action	Not Applicable.

Managing People at Risk	3.21	Are contractors provided with appropriate information on fire risks and general fire precautions and given adequate instruction?	Unknown.	ISHA to confirm that a policy for using approved contractors only is in place.	4
	3.22	Are there staff employed in or around the premises and in in remote areas or do they work alone?	N/A - No staff on site.	No Further Action	Not Applicable.
	3.23	Are the staff who are working in or around the building provided with basic Fire Safety awareness training?	N/A - No staff on site.	No Further Action	Not Applicable.
	3.24	Are there any residents who cannot make an escape unaided? Are there any disabled residents?	Unknown. This is a general rented block. Residents are assumed to be typical of the generic population and deemed able to self evacuate.	No Further Action	Not Applicable.
	3.25	Are there any other issues or comments on managing people at risk?	No Further Comments.	No Further Action	Not Applicable.
	3.26	Are regular Fire Safety checks of escape routes/fire doors etc. undertaken and recorded?	We are advised by ISHA that fire checks are undertaken with records held centrally.	No Further Action	Not Applicable.
	3.27	Is there a system in place for recoding the frequency of these checks?	We are advised by ISHA that fire checks are undertaken with records held centrally.	No Further Action	Not Applicable.
	3.28	Any further comments on Testing and Awareness?	No Further Comments.	No Further Action	Not Applicable.
	3.29	Are the premises generally in a satisfactory state of repair based upon a visual inspection?	Yes.	No Further Action	Not Applicable.
	3.30	Is there written evidence of the weekly testing and periodic servicing of the AFDS?	No AFD within communal areas.	No Further Action	Not Applicable.
Servicing and Maintenance	3.31	Is there written evidence of the monthly and annual testing routines for the Emergency Escape Lighting installation?	No emergency lighting currently installed within the communal areas.	See item 2.21	4
	3.32	Is there written evidence of annual maintenance of extinguishing appliances and installations?	N/A, none on site.	No Further Action	Not Applicable.
	3.33	Is there written evidence of a general periodic inspection of escape staircase(s)?	None retained on site.	ISHA to confirm periodic inspections of escape staircases are undertaken with records are held centrally.	4
	3.34	Is there evidence of weekly, monthly and six-monthly inspection and annual testing of fire-fighting lifts where present?	None retained on site.	We are advised by SWAN Housing that inspection and annual testing of the fire fighting lift is undertaken with records held centrally.	Not Applicable.
	3.35	Is there evidence of routine checks of fire doors, final exit doors and/or security fastenings?	N/A - none retained on site.	No Further Action	Not Applicable.
	3.36	Is there evidence of records relating to Fire Drills, Fire Training and any other testing documentation as detailed above?	N/A - no fire drills undertaken.	No Further Action	Not Applicable.
	3.37	Any additional observations to make on the servicing and maintenance of systems?	No Further Comments.	No Further Action	Not Applicable.

Fire Risk Assessment of Premises

The following simple fire risk level estimator is based on commonly used Health and Safety risk level estimator:

Likelihood of Fire	Potential Consequences of Fire		
	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

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

Medium

In this context, a definition of the above term 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 a significant increase in the likelihood of a fire.

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

Moderate 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 room of fire outbreak).
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.
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:

Moderate Risk



Fire Safety Legislation

Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order')

This fire risk assessment has been carried out on behalf of the named person on page 4 of this Fire Risk Assessment and as Responsible Person, as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005, and/or being the person having control, to any extent, of the premises as occupier or otherwise. It is intended to assist you in compliance with Article 9 of the Fire Safety Order, which requires that a risk assessment be carried out.

It is important that you study this fire risk assessment and understand its contents. The fire risk assessment includes an Action Plan, which sets out the measures that it considers necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect relevant persons (as defined in the Order) from fire.

Relevant persons are primarily everyone who is, or may be, lawfully in the building, but include certain persons in the vicinity of the building. It is particularly important that you study the Action Plan. If any recommendation in the Action Plan is unclear you should request further advice.

The Fire Safety Order requires that you make arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures. These are the measures that have been identified within this Fire Risk Assessment as the general fire precautions you need to take to comply with the Fire Safety Order.

You must record the above arrangements if:

- a) You employ five or more employees in your undertaking (regardless of where they are employed);
- b) A licence or registration under other legislation is in force; or
- c) An alterations notice is in force requiring a record to be kept.

This Fire Risk Assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, although much of the information contained in this fire risk assessment will coincide with the information in that record. You should, however, ensure that there is a record of the fire safety arrangements; adequate to comply with Article 11(2) of the Fire Safety Order, and that it is kept up to date. Consideration will have been given, in carrying out this fire risk assessment, to the records that exist in this respect.

The Fire Safety Order also requires that you appoint one or more competent persons to assist you in undertaking the general fire precautions described above. Where there is a competent person in your employment, you must, under Article 18(8) of the Fire Safety Order, appoint that person in preference to a competent person not in your employment.

This fire risk assessment has considered dangerous substances that are used or stored in your premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored in your premises, you should ensure that a risk assessment of the relevant work activities has been carried out to enable you to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002. This fire risk assessment does not consider special, technical or organizational measures that are required to be taken or observed in connection with the use or storage of any dangerous substance. More generally, this fire risk assessment forms only a foundation for management of fire safety in your premises and compliance with the Fire Safety Order. It is strongly recommended that you obtain a copy of the Fire Safety Order if you do not already have ready access to a copy. It may be obtained from the Stationery Office or freely downloaded from www.opsi.gov.uk/si/2005/20051541.htm



Disclaimer

The Regulatory Reform (Fire Safety) Order 2005 provides for a minimum fire safety standard and this Fire Risk Assessment (FRA) provides relevant advice on compliance with this statutory requirement.

The observations and recommendations within this Fire Risk Assessment are only pertinent to the conditions at the time of the Assessment. Regular inspections and reviews of this Fire Risk Assessment are required to ensure standards are maintained.

Faithorn Farrell Timms have been instructed to undertake a Fire Risk Assessment (FRA) of the premises stated in this report and this FRA relates only to those areas visited at the time of the site visit.

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This FRA has been carried out to satisfy the requirements of the Regulatory Reform (Fire Safety) Order 2005 in respect of the common areas only of the above-mentioned premises.

In order to carry out this FRA the Assessors have used their professional expertise and judgement and guidance contained in publicly available specification (PAS 79: 2020) and fire safety risk assessment guides issued by H.M Government. The recommendations made represent our assessment of the minimum fire safety standards considered necessary for the common areas to ensure the safety of both the residents and visitors to the premises. It should be borne in mind however that an assessment is open to individual interpretation and as such an officer of the local fire authority may express a different view on certain aspects.

Information for the completion of this assessment was obtained by a physical non-intrusive inspection of the common parts of the premises, which included only the visual inspection of flat entrance doors from the common area. No inspection within individual flats was carried out and as such the degree of fire resistance between flats and flats and the common areas has not been included within this FRA.

Changes generally introduced in the workplace may have an effect on potential fire risk and associated precautions e.g. changes to the premises layout, work processes, furniture, plant, machinery, or the number of people likely to be present in the workplace, including those persons with a temporary or permanent disability. Any of these could lead to a new hazard or increased risk and as such will require this assessment to also be reviewed and/or a new assessment to be undertaken.

Action and Timescale

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

Risk Level	Action and Timescale
5 (Trivial)	No action required and no detailed records need to be kept. These actions can be classed as recommendations at the discretion of the Responsible Person.
4 (Tolerable)	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements, that involve minor or limited cost.
3 (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.
2 (Substantial)	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
1 (Intolerable)	Premises (or relevant area) should not be occupied until the risk is reduced.

Note: Although the purpose of this section is to place the fire risk into context, the above approach to a 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. This fire risk assessment should be reviewed regularly.

The table above is produced to provide a guide for the Responsible Person, to determine which risks should be addressed first and how best to allocate resources. Easy actions, for example closing wedged open fire doors, should be carried out quickly. More difficult actions to resolve may result in alteration to building fabric etc, should be programmed depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

The Responsible Person(s) 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 so that the reasons for not completing the action is obviously strongly recommended that the higher risk recommendations are resolved, rather than just justified.



Fire Risk Assessment: Action Plan



	Item	Recommendations/Actions	Priority	Photo Reference		
General Construction on and around Fire Compartment	2.06	Are residents aware of the buildings evacuation strategy?	ISHA to provide fire action notice within the communal area which defines the evacuation strategy for the building.	2		
	2.07	Additional comments on means of escape.	See item 2.06.	2		
	2.11	If the building is not purpose built, is it a conversion that is believed to have been converted in accordance with Building Regulations?	ISHA to confirm date of conversion into residential flats and that works completed were in accordance with the Building Regulations in force at the time.	4		
	2.17	Do the fire doors appear to offer adequate fire and smoke resistance? Where are the fire doors expected?	See item 2.19	3		
	2.18	Are the fire doors self-closing and are they fitted with intumescent strips and smoke seals?	See item 2.19	3		
Fire Doors	2.19	Are the Fire Doors certified to FD30s standard?	Carry out inspection of both flat entrance doors to determine their fire and smoke resistance achieves a minimum 30 minute FD30s standard, replace/upgrade as necessary.	3		
	Means of Emergency Escape Giving Warning in the Event	2.21	Is there a reasonable standard of emergency lighting installed within the building? (Visual only without a test of illuminance or British Standard Check)	Consideration should be given for the installation of emergency lighting to the communal staircase.	4	4
		2.26	Is the extent of the AFDS appropriate for the occupancy and the risk?	ISHA to confirm the conversion date of the building pre/post dates 1991 and that the provision of AFD currently installed is proportionate to the risk and fire action policy for the building.	2	2
Procedures and Arrangements	3.01	Is there a suitable record of the Fire Safety Arrangements available on site? (If not on site where can this be found)	ISHA to confirm records of fire safety arrangements are held centrally.	4		
	3.02	Are procedures in the event of fire appropriate and properly documented? What is the Evacuation Policy?	Install fire action notices defining the evacuation policy of the building	2		
Training and Skills	3.21	Are contractors provided with appropriate information on fire risks and general fire precautions and given adequate instruction?	ISHA to confirm that a policy for using approved contractors only is in place.	4		
	3.31	Is there written evidence of the monthly and annual testing routines for the Emergency Escape Lighting installation?	See item 2.21	4		
Servicing and Maintenance	3.33	Is there written evidence of a general periodic inspection of escape staircase(s)?	ISHA to confirm periodic inspections of escape staircases are undertaken with records are held centrally.	4		



Site Inspection Particulars

Project	T1-4544
Location	7a & b Horsell Road N5 1XL
Notes	Type 1 FRA
Date This Site Visit	05/01/2024

Door Photographs

Photograph	
Photograph Location	7a & b Horsell Road
Photograph/s	
Photograph Caption	Photo 1
Comments	No Smoking signage
Photograph	
Photograph Location	7a & b Horsell Road
Photograph/s	
Photograph Caption	Photo 2
Comments	Communal lighting

Photograph	
Photograph Location	7a & b Horsell Road
Photograph/s	
Photograph Caption	Photo 3
Comments	Contrasting nosings to means of escape staircase
Photograph	
Photograph Location	7a & b Horsell Road
Photograph/s	
Photograph Caption	Photo 4
Comments	Typical flat entrance door, timber (non-fire rated)

Photograph	
Photograph Location	7a & b Horsell Road
Photograph/s	
Photograph Caption	Photo 5
Comments	Defective decorations
Photograph	
Photograph Location	7a & b Horsell Road
Photograph/s	
Photograph Caption	Photo 6
Comments	Meter boxes externally



End of Document