

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

**Title**

49 Hendon Way

**Address of the Premises**

49 Hendon Way, London. NW2 2LX

**Responsible Person**

Property Management

**Assessor**

Doug Sheppard

**Date of Fire Risk Assessment**

29/11/2019

**Date of Previous Risk Assessment**

No Previous FRA

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## **Disclaimer**

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

## **Confidentiality Statement**

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

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## Risk Rating and Action Planning

Question	Response	Details																
<b>Risk Rating Summary</b>																		
<p>The risk level estimator used is based on a more general health and safety risk level estimator of the type contained in BS 8800, the risk matrix table is shown below.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 35%;">Potential consequences of fire ⇒ Likelihood of fire ↓</th> <th style="width: 15%;">Slight harm</th> <th style="width: 15%;">Moderate harm</th> <th style="width: 35%;">Extreme harm</th> </tr> </thead> <tbody> <tr> <td>Low</td> <td style="background-color: #00ff00;">Trivial risk</td> <td style="background-color: #ffff00;">Tolerable risk</td> <td style="background-color: #ffa500;">Moderate risk</td> </tr> <tr> <td>Medium</td> <td style="background-color: #ffff00;">Tolerable risk</td> <td style="background-color: #ffa500;">Moderate risk</td> <td style="background-color: #ff4500;">Substantial risk</td> </tr> <tr> <td>High</td> <td style="background-color: #ffa500;">Moderate risk</td> <td style="background-color: #ff4500;">Substantial risk</td> <td style="background-color: #ff0000;">Intolerable risk</td> </tr> </tbody> </table>			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
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															
<p>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:</p>	Medium																	
<p>In this context, a definition of the above terms is as follows:</p> <p><b>Low:</b> Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p><b>Medium:</b> 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).</p> <p><b>High:</b> Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.</p>																		
<p>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:</p>	Slight Harm																	
<p>In this context, a definition of the above terms is as follows:</p> <p><b>Slight harm:</b> Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).</p> <p><b>Moderate harm:</b></p>																		

Score (1/3) 33.33%  
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<p>Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to involve multiple fatalities.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants.</p>		
Accordingly it is considered that the risk to life from fire at these premises is:	Tolerable	
Comments		
<p>Note: A suitable risk-based control plan should involve effort and urgency that is proportional to the risk, although the purpose of this section is to place the fire risk in context, the approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the action sections, shown where applicable. The risk levels are detailed below.</p>		
<p><b>PRIORITY 5 - Urgent</b> Immediate action is required, use of the building or relevant areas may need to be restricted until these items are addressed, action should be taken within 1 month</p>		
<p><b>PRIORITY 4 - High</b> Considerable resources may have to be allocated to reduce the risk. If the premises contain a sleeping risk temporary control measures may be required until the risk has been reduced or eliminated. If the building is occupied but there is no sleeping risk action should be taken within 3 months</p>		
<p><b>PRIORITY 3 - Medium</b> It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a 6 month period</p>		
<p><b>PRIORITY 2 - Low</b> No major additional controls are required however there is a need for improvements. It is generally considered that these items should be addressed within 12 months</p>		
<p><b>PRIORITY 1 - Monitor</b> No action is required however it may be possible to make improvements as part of future planning or upgrades</p>		




## The Fire Risk Assessment

Question	Response	Details
<b>GENERAL INFORMATION</b>		
<p>This Fire Risk Assessment (FRA) is based on PAS 79 format, the purpose of the report is to provide an assessment of the risk to life from fire. The report does not address the risk to property or business continuity from fire, insurers may require additional fire protection measures.</p> <p>This FRA has been carried out on behalf of the Responsible Person as defined in Article 3 of the FSO, the content of the Fire Risk Assessment should assist the Responsible Person in achieving compliance with Article 9 of the FSO the requirement to carry out Fire Risk Assessments.</p> <p>It is important to understand the content of the Fire Risk Assessment, necessary recommendations are made if there are actions that are required to protect relevant persons from fire. (Relevant persons are any persons lawfully in the building) If the content in the recommendations section is unclear clarification should be sought.</p> <p>The Fire Risk Assessment considers dangerous substances within the premises only to determine the adequacy of general fire precautions (Article 4 of FSO) it is the responsibility of the Responsible Person to ensure compliance with Dangerous Substances and Explosive Atmospheres Regulations 2002.</p> <p>This Fire Risk Assessment is only part of the process to achieving compliance with the FSO, a full copy of the FSO can be obtained by going to <a href="http://www.legislation.gov.uk/ukssi/2005/1541/pdfs/ukxi_20051541_en.pdf">http://www.legislation.gov.uk/ukssi/2005/1541/pdfs/ukxi_20051541_en.pdf</a></p> <p>The percentage figures shown at the bottom of the page in the Fire Risk Assessment section are not a percentage figure for the level of compliance but are the percentage of positive answers given however there is some correlation between the two</p>		
Name of Contact at the premises	Adel	29/11/2019 13:23
Assessor for and on behalf of Capital Fire Risk Assessments UK Ltd  Doug Sheppard		29/11/2019 15:35
Capital Fire Risk Assessments UK Ltd Ground Floor Unit Castle Hill Settle North Yorkshire		

Score (29/29) 100%  
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BD24 9EU	
Telephone: [REDACTED] Email: enquiries@capital-fire.co.uk Web: www.capital-fire.co.uk	
Suggested Date for Review	29/11/2020
This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs	
<b>1 The Building</b>	
The Premises	
 <p>Appendix 1</p>	
1.1 Number of floors	3
1.2 Brief details of construction	Brick built traditional construction
1.3 Occupancy type	Residential
<b>2 Occupants at special risk</b>	
2.1 sleeping or disabled occupants	Familiar sleeping.
<b>3 Previous Fire Loss Experience</b>	
3.1 Is there any previous history of fire loss in the premises	No
<b>4 Other Relevant Information</b>	
4.1 Give details of any other relevant information	This assessment is for the communal area only, at the time of inspection the refurbishment works were incomplete, information was gained by visual observation and verbal instruction.
<b>5 Relevant Fire Safety Legislation</b>	
5.1 The following fire safety legislation applies to these premises:  Regulatory Reform (Fire Safety) Order 2005	
5.2 The above legislation is enforced by:	London Fire & Emergency Planning.
5.3 Other legislation that makes significant requirements for precautions in these	

Score (29/29) 100%  
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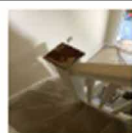
premises (other than Approved Document B of the Building Regulations 2000):		
<b>FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL</b>		
<b>6 Electrical sources of ignition</b>		
6.1 Are reasonable measures taken to prevent fires of electrical origin?	Yes	The electrical circuitry is protected with MCB and appears to be in good condition.
 <p>Appendix 2</p>		
6.2 More Specifically		
Is the fixed wiring installation periodically tested and inspected?	Yes	Fixed electrical installation testing will be carried out upon completion.
Are portable appliances tested/inspected in common part areas?	N/A	No portable appliances in the communal area.
Is there a suitable limitation on the use of trailing leads and adapters?	N/A	See 6.2 section 2.
<b>7 Smoking</b>		
7.1 Are reasonable measures taken to prevent fires as a result of smoking?	Yes	A no smoking policy applies to the communal area, however a no smoking sign should be displayed in the ground floor lobby area.
<b>8 Arson</b>		
8.1 Does the basic security against arson appear reasonable?	Yes	Access to the property is by residents only via a secure entrance.
8.2 Is there sufficient control of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	Yes	Clear at time of inspection, no notable hazards observed.
<p>Note: Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required the advice of a security specialist should be obtained.</p>		
<b>9 Portable Heaters and Heating Installation</b>		
9.1 Is the use of portable heaters avoided as far as reasonably practicable in common part areas?	N/A	See 6.2 section 2.

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9.2 If portable heaters are used are suitable measures taken to minimise the risk of ignition of combustible materials?	N/A	
9.3 Are common area fixed heating installations subject to regular maintenance?	N/A	No fixed heating is installed in the communal area.
<b>10 Housekeeping</b>		
10.1 Is the standard of housekeeping adequate in common part areas?	Yes	Good housekeeping practices observed, no notable hazards.
10.2 More specifically:		
Are combustible materials separated from ignition sources?	Yes	
Is the unnecessary accumulation of combustibles and waste avoided?	Yes	
Is there appropriate storage of hazardous/flammable materials?	N/A	
<b>11 Hazards Introduced by Contractors and Building Works</b>		
11.1 Are fire safety conditions and instructions communicated to outside contractors?  The responsible person should ensure that all contractors and other visitors are aware of the fire procedures in place on the premises. It is suggested that one possible solution would be to provide a copy of the fire procedures adjacent to a sign in book.	N/A	Not required.
11.2 If there are in-house maintenance personnel are suitable precautions taken during "hot work" including the use of hot work permits?	N/A	
<b>12 Other Significant Fire Hazards</b>		
12.1 Are there any other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	No	
<b>FIRE PROTECTION MEASURES</b>		
<b>13 Means of Escape</b>		
13.1 Is it considered that the building is provided with adequate means of escape in case of fire?	Yes	Escape from the property is via a single stairway and ground floor front exit route.

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Appendix 3



Appendix 4

13.2 More specifically:		
Are escape routes adequately designed?	Yes	Simple exit path.
Is there adequate provision of exits?	Yes	Adequate exit capacity for the numbers of persons who could reasonably be expected to be in the property at any one time.
Are exits easily and immediately openable where necessary?	Yes	The front exit door is fitted with a thumb turn lock.
Do fire exits open in the direction of travel where necessary?	N/A	Not required for the low numbers of persons (less than 60).
Have sliding or revolving doors been avoided where necessary?	Yes	
Are there satisfactory means of securing exits?	Yes	
Are there reasonable distances of travel where there is a single direction of travel?	Yes	Within acceptable travel distances.
Are there reasonable distances of travel where there are alternative means of escape?	N/A	
Is there suitable protection of escape routes?	Yes	No notable hazards observed.
Are escape routes unobstructed?	Yes	Clear at time of inspection, no notable hazards observed.
13.3 Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	
<b>14 Measures to Limit Fire Spread and Development</b>		
14.1 Is there a sufficient standard of compartmentation and sub-compartmentation?	Yes	Walls and ceilings are solid and in good condition throughout.
14.2 Are linings that promote fire spread avoided as far as reasonably practicable?	Yes	Class 0 fire spread throughout.
Notes: Comments on compartmentation are based on visual inspection of readily accessible areas, with a degree		

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<p>of sampling where appropriate. A full investigation of HVAC systems is outside the scope of this risk assessment.</p>		
<p><b>15 Fire Doors</b></p>		
<p>15.1 Are fire doors to appropriate fire resisting standards?</p>	<p>Yes</p>	<p>The doors to the individual flats are solid, well fitting, and in good condition, however suggest that the doors are fitted with smoke seals and a self-closing device.</p>
<p> Appendix 5</p>		
<p><b>16 Emergency Escape Lighting</b></p>		
<p>16.1 Is there a reasonable standard of escape lighting provided?</p>	<p>Yes</p>	<p>Emergency lighting units (BS 5266-1) are installed on each level of the communal stairway.</p>
<p>Note: Comments on emergency lighting are based on visual inspection, no test of luminance levels or verification of full compliance with relevant British Standards has been carried out during the assessment</p>		
<p><b>17 Fire Safety Signs and Notices</b></p>		
<p>17.1 Are fire safety signs and notices suitable and sufficient?</p>	<p>Yes</p>	<p>Directional signage is not required, however a fire action notice denoting the evacuation policy should be displayed in the ground floor lobby area.</p>
<p><b>18 Means of Giving Warning in the Event of Fire</b></p>		
<p>18.1 Is there a reasonable manually operated electrical fire alarm system provided?</p>	<p>Yes</p>	<p>Break glass call points are situated on each level of the communal stairway.</p>
<p> Appendix 6</p>		
<p>18.2 If an automatic fire detection system is required is it provided and generally appropriate for the occupancy and fire risk?</p>	<p>Yes</p>	<p>A Grade A LD2 system (BS 5839 part 1) is installed.</p>

Score (29/29) 100%  
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Appendix 7

**Note:**

Comments on fire alarm system are based on visual inspection, no audibility tests or verification of full compliance with relevant British Standards has been carried out during the assessment

**19 Manual Fire Extinguishing Appliances**

19.1 if required Is the provision of portable firefighting equipment adequate?	N/A	Not recommended for the communal area.
19.2 If hose reels are required are they provided?	N/A	

**MANAGEMENT OF FIRE SAFETY**

**20 Procedures and arrangements**

20.1 Fire safety is managed by?	Landlord	
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**Note:**

This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of the risk assessment

20.2 Are appropriate fire procedures in place including arrangements for calling the fire service?	N/A	However, see 17.1
20.3 More specifically:		
Is there a suitable fire assembly point(s)?	N/A	
20.4 Are routine in-house inspections of fire precautions carried out?	N/A	

**21 Testing and maintenance**

21.1 Is there adequate maintenance of premise?	Yes	No notable hazards observed
21.2 Is there monthly testing and periodic servicing of the fire detection and alarm system?	Yes	Testing will be carried out upon completion.
21.3 Is there monthly, six-monthly and annual testing of the emergency lighting?	Yes	Testing will be carried out upon completion.
21.4 Is there annual maintenance and testing of firefighting equipment?	N/A	

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21.5 Other relevant inspection and testing	
<b>22 Records</b>	
22.1 if appropriate are there records of:	
Fire alarm tests?	Yes
Emergency escape lighting tests?	Yes
Maintenance and testing of other fire protection systems?	N/A

**Summary of further fire risk assessment carried out on the 30<sup>th</sup> October 2023 and invoice**



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

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Complete

Title	49 Hendon Way
Address of the Premises	49 Hendon Way, London. NW2 2LX
Responsible Person	Owners
Assessor	Doug Sheppard
Date of Fire Risk Assessment	30.10.2023
Date of Previous Risk Assessment	No Previous FRA

Adel Mahoney  
49 Hendon Way  
London  
NW2 2LX

Capital Fire Risk Assessment Surveys UK Ltd  
Received Invoice  
Date: 04 December 2023  
Invoice Number: 13825FRA23

DESCRIPTION	AMOUNT
<p>To carry out a Fire Risk Assessment and produce a Fire Risk report at communal area of 8 flats 49/49A Hendon Way London NW2 2LX</p> <p>Paid with thanks - AuthCode: 097764</p>	
<p><b>SUBTOTAL</b></p>	
<p>VAT 20% 20%</p>	
<p><b>OTHER</b></p>	
<p><b>TOTAL</b></p>	

**ACCOUNT DETAILS**  
Please include your Company Name and Postcode on the back of the cheque.  
Our Account details  
Bank: Santander  
Account Name: Capital Fire Risk Assessment Surveys UK Ltd  
Sort Code: 09-01-29 Account No. 50704046  
Payment is due on or before the date of the assessment

If you have any questions regarding this invoice, please contact us on 0800 193 8081 at your earliest convenience  
Capital Fire Risk Assessment Surveys UK Ltd, Norton View Farm, Hetton, North Yorkshire, BD23 6LR  
Company No. 12520884 | VAT: 387943338 | www.capital-fire.co.uk | enquiries@capital-fire.co.uk