

Address of premises:

10-12 Lind Road, Sutton
SM1 4PJ

Assessment Date

19-Dec-2023

Next Assessment Date

18-Dec-2024

Previous Assessment Date

18-Nov-2022

Assessor

Ms Athina Yiasoumi

Responsible person (e.g. employer) or person having control of premises:

KPD Realty Ltd - Mr John Devine



Dear **KPD Realty Ltd - Mr John Devine**

Thank you for inviting us to do a Fire Risk Assessment on your premises. We've kept your concerns in mind during our inspection and testing. Let's discuss the recommendations found in this report and see what works best for you.

Thanks,



Assessor Statement

The purpose of this PAS 79-2:2020 (Annex A) sleeping risk report is to provide a non-invasive assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. This report does not address the risk to property or business continuity from fire. I certify that to the best of my knowledge, the information contained in this fire risk assessment is correct, based on information provided at the time the assessment was undertaken.

The submission of this report constitutes neither a warranty of future results by **Ms Athina Yiasoumi** nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

General Details

Type	Value
Number of floors at ground level and above:	3
Number of floors entirely below ground level:	1
Floors on which car parking is provided:	NA
Number of flats:	10 (internally inspected 1a -2a - 3a - 4)
Approximate gross floor area:	Not known
Brief details of construction and approximate age of building:	End of terrace property 1900-1930s built property, converted into 12 self contained units including basement flats over 4 Floors. Brick built with full render. pitched slate roof
Occupancy:	17
Approximate maximum number of employees at any one time:	NA
Approximate maximum number of residents and visitors at any one time:	Not known
Sleeping Occupants:	max 17
Occupants in remote areas and lone workers:	0
Others	NB: studios 1A,2A and 3A are single space units (with a shower wc and wash hand basin area/room contained within). Flat 4 has a kitchen, a study area, living room, bedroom and bathroom
Disabled occupants (if known):	unknown
Fires in past 10 years	No
Cost Of Fire Losses	NA
Detail here if required:	Revisit December 2023 ADDITIONAL DETAILS CONFIRMED ASSEMBLY POINT ACCESS TO FIRE HYDRANT
The following fire safety legislation applies to these premises:	Regulatory Reform (Fire Safety) Order 2005 (England & Wales)
The above legislation is enforced by:	Fire & Rescue Authority - Local Authority Enforcement
Other legislation that makes significant	Fire Safety Act 2022 - British Standard BS5839

requirements for fire precautions in these premises:	British Standard BS5266 British Standard BS53. Building Safety Act 2023 - Housing Act 1989 - HMO Act 2004
The other legislation referred to above is enforced by:	HSE / Fire & Rescue Authority / Local authority
Is there an alterations notice in force?	not known
Relevant information and deficiencies observed:	Testing Log Books not seen - Previously in PIB. No details known regarding Resident Fire Safety info. No RP contact details displayed
Other information:	All dwelling units clearly and separately identified additionally noted that studios 1A,2A and 3A are single space units (with a shower wc and wash hand basin area/room contained within). Flat 4 has a kitchen, a study area, living room, bedroom and bathroom

Fire Risk Assessment Report - Initial

Fire Hazards

8.00 : SMOKING (Clause 13 and Annex B)

8.02 b Are there suitable arrangements for those who wish to smoke?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Introduce a safe smoking policy in designated smoking areas and enforce prohibiting smoking elsewhere.

Action Required

1 year

8.02 d Are "No smoking" signs provided in the common areas?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Add "No smoking" signage at main entrance and other areas if required.

Action Required

6 months

Comment

Since 1 October 2012, at least 1 legible no-smoking sign must still be displayed but owners and managers are now free to decide the size, design and location of the signs.

12.00 : LIGHTNING (Clause 13 and Annex B)

12.01 Does the building have a lightning protection system?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Provide suitable lightning protection system to building in accordance with BS EN 62305-1:2011.

Action Required

6 months

Comment

As the property falls under the following criteria - Buildings with a high volume of occupants – residential structures such as flats, student accommodation and commercial office - Recommend instructing a specialist to advise type and style or if low risk enough to leave as is

16.00 : OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT

CONSIDERATION

16.01 Hazards:

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Recommendation details above

Action Required

Immediate

Fire Protection

21.00 : MEANS OF GIVING WARNING IN CASE OF FIRE (Clause 15b)

21.03 Where appropriate, has a fire alarm zone plan been provided?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Provide a fire alarm zone plan of the system adjacent to the main fire control panel and inside PIB

Action Required

Immediate

Comment

If a zone plan has been provided, a diagram displaying zones to be displayed by main panel at entrance with a copy inside the Fire Info box incase needed by Fire & Rescue Auth

Managing FireSafety

25.00 : PROCEDURES AND ARRANGEMENTS (Clause 16)

25.02 Fire safety at the premises is managed by:

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

The fire safety at the premises is managed by Mr Devine

Action Required

1 month

25.04 Evacuation strategy:

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

The evacuation strategy for this sleeping risk premises is: Stay put

Action Required

1 month

Comment

Stay Put policy prevention in place with fire extinguishers to means of escape and on route. Also fitted to each kitchen

interlinked fire detection system in place with zoning and all internal doors are seen to be FD30 with correct fire safety devices and fittings in place

25.05 Are procedures in the event of a fire appropriate and properly documented, where appropriate?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Add more required detail into the fire emergency plan and ensure all details (as listed above) are distributed and updated upon each change of residency or legislation change

Action Required

Immediate

28.00 : RECORDS (Clause 16k)

28.01 Are there appropriate records of:

28.01 a Are there appropriate records of: Fire alarm tests (where relevant)?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Provide and maintain a register of records for WEEKLY fire alarm tests.

Action Required

1 week

29.00 : PREMISES INFORMATION BOX

29.01 Is there a suitably located premises information box for the fire and rescue service?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Provide premises information box with details to assist the fire and rescue service.

Action Required

Immediate

Comment

Add document with contact details of RESPONSIBLE PERSON as soon as possible

30.00 : ENGAGEMENT WITH RESIDENTS

30.01 Has information on fire procedures been disseminated to residents?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Provide a clear fire action document

residents.

The client must ensure that fire safety instructions are provided within communal areas and supplied to the residents on occupation and every 12 months, these must include: How to report a fire, Information about fire doors must be kept shut when not in use, residents and their guests-must not tamper with self-closing devices on fire doors & residents should report any faults or damage to fire doors immediately to the Responsible Person.

Action Required

Immediate

30.02 Is fire safety information disseminated to residents?

Responsible Person / Duty Holder

KPD Realty Ltd - Mr John Devine

Control Measures

Provide a clear fire safety information for all residents.

The client must ensure that fire safety instructions are provided within communal areas and supplied to the residents on occupation and every 12 months, these must include: How to report a fire, Information about fire doors must be kept shut when not in use, residents and their guests-must not tamper with self-closing devices on fire doors & residents should report any faults or damage to fire doors immediately to the Responsible Person.

Action Required

Immediate

Risk Rating

Likelihood	Value	Severity of Outcome(s)
Negligible	1	Negligible
Low	2	Minor injury to occupants, fire aid required
Moderate	3	Moderate Injury to occupants, medical attention required.
High	4	Occupants required hospitalisation.
Extreme	5	Major loss of life.

		Likelihood				
Severity	1	2	3	4	5	
	2	2	4	6	8	10
	3	3	6	9	12	15
	4	4	8	12	16	20
	5	5	10	15	20	25

Risk Rating	Action PAS 79-2:2020
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 improvements that involve minor or limited costs.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures 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.

Fire Risk Assessment Review

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 there has been significant change in the matters to which it relates, or if a fire occurs.

Rating 1

Evacuation Notice and evac process as well as info to residents re fire doors to be urgently distributed to all residents and upon change of tenancy.

display notices needed - Responsible persons details and zone plan needed and a copy in PIB

Ms Athina Yiasoumi