



FRANKHAM RMS

Fire Risk Assessment:

194 Goldhurst Terrace,

London,

NW6 3HN

REP72010

14/10/2020



Fire Risk Assessment Report

Date of Assessment	14/10/2020
London Borough of Camden strategic review frequency	Annual
Name of Assessor	Ryan Fawcett
Building	194 Goldhurst Terrace
Address	194 Goldhurst Terrace, London, NW6 3HN
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.*



UPRN: REPB72010

Applicable Fire Safety Legislation:

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

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Building Description and Use

Building Use	
What are the premises used for?	Supported Housing Accommodation
Type of occupancy (single or multiple)	Single
Days and hours of which building is in use and any out of hours activities that take place?	24/7
Approximate maximum number of occupants	5 residents and 2-3 members of staff.
Approximate maximum number of employees at any one time	3 members of staff on site daily. 1 waking night and 1 sleep in staff member.
Approximate maximum number of members of the public at any one time	Visitors to tenants
Number of fire wardens / fire marshals on site	0
Are occupants familiar with the layout?	Yes
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Yes
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 this is a house being used as a supported housing scheme a ‘Simultaneous Evacuation’ is suitable.
Responsible person or person having control of the premises.	The Responsible Person is Camden. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Camden to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, Trifa Ismail – Camden Team Manager, and Barry Collins – scheme manager, provided information regarding the residents and procedures within the block.

Building Description

Age of Building	Unknown.
Brief details of construction	Construction appears to be predominantly brick and timber with a pitched roof.
Approximate area in sqm of building footprint	Unknown
Description of layout (include number of fire exits & stairs etc)	<p>194 Goldhurst Terrace is a 3 storey house used as a supported housing scheme for vulnerable adults. There is a small external electrical intake cupboard accessed to the front of the building. There is a single stairwell within the building with 1 main front entrance/exit. There are alternate fire exits via the laundry room and lounge.</p> <p>The front entrance opens into the stairwell where the managers office, communal lounge, kitchen, laundry room and a bedroom can be accessed. All remaining bedrooms are accessed directly via the stairwell on upper levels, there is also an additional communal kitchen and a boiler cupboard accessed on the second floor. There is a small annex located to the rear of the building, this is out of use and has been for some time.</p>
Number of floors ground and above	3
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	<p>All communal areas and service areas as described. There was no access to the annex due to this being padlocked, staff advised that this has been out of use for some time and will remain unoccupied for the foreseeable future. Management advised that Camden are only responsible for the building, fixtures and fittings. A separate FRA has been completed by 'Millwood' covering the internal fire safety procedures and precautions with regards to the residents and staff. Therefore both FRAs should be read in conjunction with each other.</p>
Date of previous FRA and are all actions complete and signed off?	N/A

Findings of the Fire Risk Assessment

Recommendations

This section comments on those aspects of the assessment identified in the main body of the report as requiring attention. It is recommended that the following recommendations are implemented:

Qu Ref	Priority	Issue and recommendation	Action by whom	Date action taken
2.2	B	PAT testing had not been completed for numerous appliances throughout the property. It should be ensured that all electrical appliances are PAT tested annually.		
12.12	B	There was a sofa within the communal lounge blocking the alternate fire exit. This should be removed and escape routes should be kept clear.		
15.1	B	The doors to bedrooms 3 and 6 were found to have bowed in excess of 10mm. The doors noted should be replaced with self closing FD30S door sets.		
16.1	B	The communal kitchen door on the second floor was found to have a threshold gap in excess of 10mm. The door noted should have its threshold gap effectively reduced.		
16.3	B	The laundry door was found to have a faulty dorguard device. This should be effectively repaired, it should be ensured that the door remains in the closed position until the device is repaired.		
17.1	C	There was no fire exit signage fitted to the lounge exit door. 'Fire Exit' signage should be provided.		
21.7	B	Staff advised that no extinguisher training had been provided, as extinguishers are located throughout the communal parts of the building sufficient training should be provided. Failing this/alternatively, extinguishers should be removed from the communal areas.		
22.1- 22.3	B	There previously had been no testing regime in place within the building, staff advised that a new testing regime has been implemented and ensured that the fire detection system is to be tested weekly, and emergency lighting tested monthly. It should be ensured that all testing and maintenance records are kept onsite. It should also be confirmed that the emergency lighting system is serviced annually.		

Qu Ref	Priority	Issue and recommendation	Action by whom	Date action taken
22.4	B	The extinguisher and the fire blanket within the second floor kitchen were found to have last been serviced 10/2018.		
22.5	B	There was a considerable build up of leaves and various objects found partially blocking the escape route from the laundry and preventing the gate on the escape route from fully opening. It is recommended that the escape route is cleared, staff should also implement a periodic inspection/maintenance regime to prevent a future build up.		

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.

Fire Risk Rating Matrix

The following risk rating matrix is used to enable semi-quantification of the itemised fire safety deficiencies (hazards) that were found during the recent survey of the premise.

Probability Level	5	5	10	15	20	25
	4	4	8	12	16	20
	3	3	6	9	12	15
	2	2	4	6	8	10
	1	1	2	3	4	5
		1	2	3	4	5
		Severity Classification				

The matrix allows the identified significant fire hazards to be classified in terms of the harmful or unwanted consequences (severity) that the hazard would cause if it were to occur and also the likelihood (probability) that such harm will occur. These factors are considered with due regard to the existing fire safety features and procedures (controlling measures), which are either incorporated within the building design or procedurally implemented within the premise.

Severity Classification		
Class	Degree	Consequence
1	Minor	No serious injuries; little or no damage to property
2	Moderate	Injury/s not requiring hospitalisation; remedial work required to property
3	Serious	Injury/s requiring hospitalisation; significant damage to property
4	Major	Permanent injury/s or disablement; major damage to property
5	Catastrophic	One or more fatalities; total loss of property

Probability Level		
Level	Degree	Probability of Exposure to Harm
1	Improbable	No known instances of such an event occurring
2	Remote	Unlikely to occur, but still possible
3	Occasional	Likely to occur at some stage in the foreseeable future
4	Probable	Likely to occur frequently or within 1 year
5	Almost certain	Very likely to occur frequently and/or in the near future unless actively prevented

The product of the severity and probability factors will equate to a specific risk rating for each identified hazard. The following band matrix can then be used to assign a comparative degree of risk (Very Low, Low, Medium High or Very High) to each individual fire safety deficiency. This will assist in determining the extent of any necessary additional controlling measures, as well as the timescale in which an action should be formulated by London Borough of Camden to address issues identified.

The table below provides timescales for remedial action proportionate to the risk.

Degree of Risk	Risk Rating Score	Priority Level for Action	Timescales to Review & Formulate Management Action Plan for Remedial Action
High	12 to 25	A	Immediate
Medium	8 to 10	B	Within 12 months
Low	5 to 6	C	Within 24 months
Very Low	1 to 4	D	Rolling Maintenance Programme

Items can also be prioritised as an M Priority where management or procedural measures are required.

Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
1.2	Are there any employees or contractors working in remote areas of the workplace?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
1.3	Is the building used for sleeping purposes?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
1.4	Are there people whose mobility is impaired?	Unknown	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.6	Are there people who have visual or hearing impairments?	Unknown	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.7	Are there people with cognitive impairments?	Unknown	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.8	Are there elderly or young children?	Unknown	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.9	Is the building occupied by people familiar with the layout?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
1.10	Is the building occupied by manageable numbers of staff / visitors?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<p>Comments:</p> <p>There are 5 residents occupying the house currently, all have various learning difficulties. Specific information was not provided on the residents as Camden are responsible for the building only, and managing agents – Creative Support, have their own FRA carried out covering the internal procedures and measures within the building. Staff on-site 24/7.</p>							

Fire Hazards and their Elimination or Control

Electrical Sources of Ignition

2.1	Reasonable measures taken to prevent fires of electrical origin?			Yes	<input checked="" type="checkbox"/>	No	<input 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	Fixed wiring installation testing undertaken?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

2.2 PAT testing had not been completed for numerous appliances throughout the property. It should be ensured that all electrical appliances are PAT tested annually.

2.4 It is understood that Camden Council have systems in place to conduct 5-year fixed wire testing with records held centrally.

Smoking

3.1	Was there evidence of clandestine smoking or disused smoking materials in the public parts of the premise?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3.2	Are smoking bins provided externally? If yes are they regularly emptied?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments: Clients are permitted to smoke in their own Flats but not in communal areas.

3.1 There were 'No Smoking' signs displayed.

Portable Heaters and Heating Installations

4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

4.1 Radiant heaters present - see section 22.

Lightning Protection

5.1	Is there a lightning protection system; if so, are records available to confirm that is routinely checked?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Comments: There was no visible evidence of a lightning protection installation. If the Client considers the premises to be at undue risk from a lightning strike, then a risk assessment will need to be carried out by a competent person, in accordance with the standard process detailed in BS EN 62305:2006.

Cooking

6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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6.2	Are filters changed and ductwork cleaned regularly?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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6.3	Suitable extinguishing appliances available?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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Comments: Communal kitchens were located on the ground and second floors. Ductwork appeared to be in good condition at the time of inspection and all water and ignition sources were sufficiently separated. Fire blanket was also provided within the kitchen.

Fire History & Arson

7.1	Has there been a history of fire incidents in the building?	Unknown	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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7.2	Does basic security against arson by outsiders appear reasonable?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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Comments: Secure entrance door with key access. There were no combustible items identified within close proximity of the building.

Housekeeping

8.1	Is the standard of housekeeping adequate?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.2	Combustible materials appear to be separated from ignition sources?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.3	Avoidance of unnecessary accumulation of combustible materials or waste?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.4	Appropriate storage of hazardous/flammable materials?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
8.5	Avoidance of inappropriate storage of combustible materials?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
8.6	Are all escape routes clear of combustible materials?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
8.7	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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

Housekeeping was to a good standard at the time of inspection.

8.6 See 12.12

Hazards Introduced by Outside Contractors and Building Works

9.1	Are fire safety conditions imposed on outside contractors?	Unknown	<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)?	Unknown	<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?	NA	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments: Contractors are controlled centrally by London Borough of Camden and suitable management procedures are in place.

Hazards Introduced by Outside Contractors and Building Works

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"/>
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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"/>
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Comments:

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?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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11.2	Are processes carried out which give rise to a significant fire risk?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Comments:

No issues identified.

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.			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.2	Adequate design of escape routes?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.3	Adequate provision of exits?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.4	Exits easily and immediately openable where necessary?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.5	Fire exits open in direction of escape where necessary?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.7	Satisfactory means for securing exits?			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?			Yes	<input checked="" type="checkbox"/>	No	<input 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	Escape routes unobstructed?			Yes	<input type="checkbox"/>	No	<input checked="" 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	It is considered that the building is provided with reasonable arrangements for means of escape for disabled occupants.	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments: Escape routes adequate for the type of building and use. There is a simple escape route with a single final exit, there are also alternate exits from the lounge and laundry.

12.12 There was a sofa within the communal lounge blocking the alternate fire exit. This should be removed and escape routes should be kept clear.

12.13 Ventilation provided via openable windows on each level.

12.15 Staff on site 24/7 to assist with evacuation.

Emergency Escape Lighting

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

Comments:

Emergency lighting provided in accordance with BS 5266.

External emergency lighting not required.

Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development					
14.1	Is compartmentation of a reasonable standard?		Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
14.2	Reasonable limitation of linings that might promote fire spread?		Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
14.3	As far as can reasonably be ascertained, fire dampers are 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"/>
14.4	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?		Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>Comments:</p> <p>The assessment was a type 1 assessment only and should not be construed as a full compartmentation survey. The level of compartmentation and separation appeared adequate.</p> <p>Surface linings throughout the communal areas appeared of Type 0 rating.</p>					

Flat entrance Doors

15.1	Are existing flat entrance doors adequate?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15.2	Are fire resisting self-closing doors functioning correctly?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15.2	Are there any security gates/grilles fitted? If so can they be opened from the inside without the use of a key and can they be breached by the fire service in under three minutes using hand held equipment?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

The current standard for individual flat front doors onto a communal means of escape is FD30 standard which includes the installation of a self-closing device, fire rated hinges and any letterbox installed must have the relative 30 minutes (minimum) fire rated protection. The flat entrance door was found to be a BM Trada certified FD60S fire door. Internal doors were all found to be upgraded notional FD30S fire doors.

Bedroom doors were found to be notional fire doors upgraded to FD30S standard. All doors were fitted with smoke seals, intumescent strips, fire rated hinges and self closing devices.

15.1 The doors to bedrooms 3 and 6 were found to have bowed in excess of 10mm. The doors noted should be replaced with self closing FD30S door sets.

Communal Fire Doors (Cross Corridor and Riser)

16.1	Are existing fire doors adequate?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
16.3	Are fire doors held open by devices linked to alarm system?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.4	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"/>

Comments;

Communal doors were all found to be notional fire doors upgraded to FD30S standard.

16.1 The communal kitchen door on the second floor was found to have a threshold gap in excess of 10mm. The door noted should have its threshold gap effectively reduced.

16.3 The laundry door was found to have a faulty doguard device. This should be effectively repaired, it should be ensured that the door remains in the closed position until the device is repaired.

Fire Safety Signs and Notices

Fire Safety Signs and Notices							
17.1	Are suitable and sufficient exit and directional signs in place?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
17.2	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"/>
17.3	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.4	Is there suitable external signage on external exit routes?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.5	Are clear fire action notices displayed and are they in accordance with the recommended evacuation strategy?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<p>Comments:</p> <p>17.1 There was no fire exit signage fitted to the lounge exit door. 'Fire Exit' signage should be provided.</p> <p>17.2 Fire door signage was considered sufficient.</p> <p>17.5 Suitable fire action notices were displayed.</p>							

Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
18.1	Reasonable manually operated electrical fire alarm system provided?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.2	Is automatic fire detection provided and if so, is it provided throughout the premises of part of the premises?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.4	Remote transmission of alarm signals	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.5	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<p>Comments:</p> <p>18.1 The building was found to have a Grade A fire detection system installed with LD1 coverage. Manual call points were provided adjacent to fire exits with a central control panel within the entrance hall.</p>							

Fire-Fighter Access and Fire-Fighting Equipment

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

Comments: Straight forward access for emergency services with a single entrance.

19.4 There were extinguishers found throughout the communal areas. See 21.7.

Management of Fire Safety

Procedures and Arrangements							
20.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20.2	Is there a suitable record of the fire safety arrangements?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20.3	Appropriate fire procedures in place?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20.4	Are procedures in the event of fire appropriate and properly documented?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20.5	Are there suitable arrangements for summoning the fire and rescue service?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
<p>Comments:</p> <p>It is assumed that staff would call the fire service in the event of a fire in the property.</p> <p>FRA covering internal policies and procedures should be referred to.</p> <p>Staff on site 24/7.</p>							
20.6	Is the building provided with a Premises Information Box (PIB)?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
20.7	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"/>
20.8	Is there a suitable fire assembly point(s)?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.9	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.10	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.11	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20.12	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20.13	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"/>	

Procedures and Arrangements

Comments: It is understood regular premises inspections are in place and findings reported and recorded for appropriate actions. Records of testing and maintenance are believed to be held centrally.

FRA covering internal policies and procedures should be referred to.

Training and Drills

21.1	Are all staff given adequate fire safety instruction and training on induction?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.2	Are all staff given adequate periodic "refresher training" at suitable intervals?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.3	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"/>
21.4	Are fire drills carried out at appropriate intervals?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Comments:						
FRA covering internal policies and procedures should be referred to.						
21.5	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"/>
21.6	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"/>
21.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>

Comments: It is assumed all staff receive Fire Safety training on induction and additional training if required, records of training content and dates would be held centrally by Camden.

FRA covering internal policies and procedures should be referred to.

21.7 Staff advised that no extinguisher training had been provided, as extinguishers are located throughout the communal parts of the building sufficient training should be provided. Failing this/alternatively, extinguishers should be removed from the communal areas.

Testing & Maintenance

Testing & Maintenance							
22.1	Weekly testing and periodic servicing of fire detection and alarm system?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.2	Periodic servicing of fire detection and alarm system?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.3	Monthly and annual testing routines for emergency lighting?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.4	Annual maintenance of fire extinguishing appliances?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.5	Periodic inspection of external escape staircases and gangways?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.6	Six-monthly inspection and annual testing of rising mains?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.9	Routine checks on Ventilation and Extraction System	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.10	Has a 5 year electrical installation check taken place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.11	Are portable appliances PAT tested – are records / labels present?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.12	Have gas safety checks / boiler inspections taken place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Testing & Maintenance

Comments:

It is understood from Camden that that appropriate maintenance and service contracts are in place for the mains gas and electrical installations.

22.1-22.3 There previously had been no testing regime in place within the building, staff advised that a new testing regime has been implemented and ensured that the fire detection system is to be tested weekly, and emergency lighting tested monthly. It should be ensured that all testing and maintenance records are kept onsite. It should also be confirmed that the emergency lighting system is serviced annually.

22.2 Fire detection system was last serviced 09/2020.

22.4 The extinguisher and the fire blanket within the second floor kitchen were found to have last been serviced 10/2018.

Remaining extinguishers were serviced 10/2020.

22.5 There was a considerate build up of leaves and various objects found partially blocking the escape route from the laundry and preventing the gate on the escape route from fully opening. It is recommended that the escape route is cleared, staff should also implement a periodic inspection/maintenance regime to prevent a future build up.

22.10 See 2.4

22.11 See 2.2

Risk Level Estimator

Potential consequences of fire	Slight Harm	Moderate Harm	Extreme Harm
⇒ Likelihood of Fire ⇓			
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:

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

Author	Ryan Fawcett	Qualifications	BSc (Hons), AIFireE, CFPA-E Dip, DipFD
Signed		Date	15 th October 2020
Verifier		Qualifications	
Signed		Date	
Document Version	FRA LH PAS79 2017 v.1.0		

Appendix A – Photographs (if applicable)

Photograph	Section	Description
	12.12	Sofa blocking exit
	15.1	Bedroom doors bowed



16.1

Threshold gap



22.5

External escape route





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: Camden

Address: 194 Goldhurst Terrace, London, NW6 3HN

Applies to all common areas (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: 14th October 2020

Review Date: 14th October 2021

Certificate Reference Number:

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:

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

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