



FRANKHAM RMS

## **Fire Risk Assessment**

**1-31**

**1 Ann Street**

**Islington**

**London N1 7FF**

**UPRN: BLK7174**

**SURVEY DATE: 09/04/2020**



# Fire Risk Assessment Report

Type of Assessment	Type 1 Non-destructive Fire Risk Assessment
Date Property Visited	07/04/2020
Building Name	1 Ann Street
Address	1-31 1 Ann Street Islington London N1 7FF
Hyde Building Risk Category	Higher Risk - >18m, Complex schemes as identified by Hyde Housing
Hyde FRA Frequency According to Risk Category	Every 1 Year in line with Hyde policy.
Name of Assessor	Abiodun Omotoso MIFSM

\* *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.*

*This fire risk assessment has been undertaken in accordance with the requirements of the Regulatory Reform (Fire Safety) Order 2005.*



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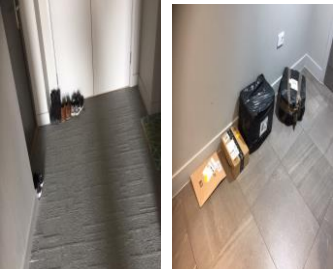
## Building Description and Use

Building Use	
What are the premises used for?	General Needs
Type of occupancy (single or multiple)	Single all residential
Days and hours of which building is in use and any out of hours activities that take place?	The building is occupied by residents 24 hrs .
Approximate maximum number of occupants	There are approx. 62 residents based upon 2 residents per flat.
Approximate maximum number of employees at any one time	There is no staff present on site.
Approximate maximum number of members of the public at any one time	Unknown although access is restricted to visitors of the residents and contractors
Number of fire wardens / fire marshals on site	There are no fire wardens on site
Are occupants familiar with the layout?	Yes.
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Unknown. Although it is not likely due to the premise being designated General needs.
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
Current Evacuation Strategy? – e.g. phased, simultaneous, stay put etc.	Stay Put
Is the Current Evacuation Strategy appropriate for the nature of the building and existing facilities? (in the opinion of the assessor)	The stay put policy is suitable for the premises, due to the building design and construction.
Responsible person or person having control of the premises.	The Responsible Person is Hyde Housing Group. The identity of the person who has responsibility for overall fire safety, and the identity of the competent person appointed by Hyde Housing Group to assist them to undertake the preventative and protective measures at the premises was not provided at the time of assessment. Limited information was provided by key individuals, noted above, as part of the assessment.

Building Description	
Age of Building	The building was constructed circa 2000's
Brief details of construction	Modern building with flat roof, brick and steel renderings
Approximate area in sqm of building footprint	Unknown.
Number of floors ground and above	Seven
Number of floors below ground	None
Description of layout	<p>1 Ann Street is a purpose-built building containing 31 flats over 7 floors across 1 block. There is a lift installed in the block.</p> <p>Access into the building is on the ground floor via secured entrance. This leads to the lobby area which lead to the stairwell and the passenger lift to the upper floors. The flats are accessed off protected lobbies and open balconies which are adjacent to the stairwell.</p> <p>The electric cupboard is located on the ground floor and there are riser cupboards on the floors.</p>
State parts of building assessed	Type 1 survey. The areas accessed at the time of survey include the common area
State parts of the building not assessed	The areas not assessed at the time of survey include individual flats, flat entry doors and the loft
State reason areas detailed above were not assessed	Areas above could not be assessed as this is a Type1 survey which is limited to the common areas within the building. There was no loft access. No doors assessed to determine the fire rating of the flat doors which appeared to be identical due to current access restrictions
Date of previous FRA and are all actions complete and signed off?	<p>The date on which previous FRA was last undertaken on is unknown.</p> <p>Unable to confirm if all actions have been completed and signed off as previous report was not available for review.</p>

## 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:

Ref.	Priority	Issue and recommendation	Guidance / BS standard	Issue Type	Issue Code	Photograph
2.4	Man2	There was no available information to confirm when the fixed wiring test for the building was conducted. <b><i>It is recommended that the Fixed wiring test for the building is conducted and records made available as per the IET wiring Regulations.</i></b>	IET Wiring Regulations	29-Electrical (Man)	08-Test	
5.1	Moderate	There was no evidence of lightning protection in the building and the building is in excess of 18m in height. <b><i>It is recommended that the provision of a lightning protection system should be assessed by a competent person through the risk assessment process detailed in BS EN 62305:2011 If the client considers the premises to be at undue risk from lightning strike.</i></b>	LGA Fire safety in purpose built blocks of flats	22-Building fabric (Prop)	01-Survey & Report	
8.3	Man1	There are combustible materials- shoes – 6 <sup>th</sup> floor and boxes – ground floor stored in the communal areas <b><i>It is recommended that these items should be removed and the area kept clear in accordance with LGA Fire Safety in Purpose Built Blocks of Flats.</i></b>	LGA Fire safety in purpose built blocks of flats	25-Arson (Man)	03-Remove	

Ref.	Priority	Issue and recommendation	Guidance / BS standard	Issue Type	Issue Code	Photograph
14.1	Man2	<p>There was no access to the electric cupboard and service riser cupboards as they have been secured with a type of lock and the keys were not available.</p> <p><b><i>It is recommended that the cupboards should be checked for any breaches that may occur in compartmentation and the breaches should be fire stopped with suitable material- IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats.</i></b></p>	LGA Fire safety in purpose built blocks of flats	26-Compartmentation (Man)	01-Survey & Report	
14.2	Moderate	<p>There is cladding installed externally on this building which may be of a type which could present a risk.</p> <p><b><i>It is recommended that a desktop review of the products installed is conducted ensuring that cladding and core of any sandwich panels used is a fire rated type and also review the competency of the individuals that installed and fire stopped the external façade. A Type 4 survey may be undertaken to ascertain the installation and fire stopping quality and any findings acted on with a high priority.</i></b></p>	LGA Fire safety in purpose built blocks of flats	02-Compartmentation (Prop)	01-Survey & Report	
15.1	Man2	<p>There is no available information to confirm whether there has been an inspection of the flat doors and the doors could not be assessed due to current access restrictions.</p> <p><b><i>it is recommended that the door to flats are checked to ensure that they are FD30s that is 44mm solid core, three hinges, 25mm door stop, combined intumescent and cold smoke seals and a suitable self-closing device</i></b></p>	BS 8214	31-Dwelling Fire Doors (Man)	01-Survey & Report	
18.3	Man2	<p>It could not be confirmed if a minimum of a working Grade D LD2 smoke alarm system is provided in the flats.</p> <p><b><i>It is recommended that the flats be checked to confirm provision and working condition of at least Grade D LD2 smoke alarm systems in accordance with LGA Fire Safety in Purpose Built Blocks of Flats; BS 5839-6.</i></b></p>	BS 5839-6	40-Fire detection & alarm (Man)	01-Survey & Report	

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 premises.

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
		<b>Severity Classification</b>				

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			Probability Level		
Class	Degree	Consequence	Level	Degree	Probability of Exposure to Harm
1	Minor	No serious injuries; little or no damage to property	1	Improbable	No known instances of such an event occurring
2	Moderate	Injury/s not requiring hospitalisation; remedial work required to property	2	Remote	Unlikely to occur, but still possible
3	Serious	Injury/s requiring hospitalisation; significant damage to property	3	Occasional	Likely to occur at some stage in the foreseeable future
4	Major	Permanent injury/s or disablement; major damage to property	4	Probable	Likely to occur frequently or within 1 year
5	Catastrophic	One or more fatalities; total loss of property	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 (Intolerable, Substantial, Moderate, Tolerable or Recommendation for those issues that are not legal requirements) 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 Hyde Housing to address issues identified. The table below provides timescales for remedial action proportionate to the risk.

Property Designation	No. of	No of Flats	Property Type	Property
General Needs (5 Storeys and under)	1 to 2	1 to 10	Converted	Level 3
General Needs (5 Storeys and under)	1 to 2	11 and over	Converted	Level 2
General Needs (5 Storeys and under)	3 to 5	1 to 10	Converted	Level 2
General Needs (5 Storeys and under)	3 to 5	11 and over	Converted	Level 1
General Needs (6 Storeys and over)	6 and	Any	Converted	Level 1
General Needs (5 Storeys and under)	1 to 2	Any	Purpose-Built	Level 3
General Needs (5 Storeys and under)	3 to 5	1 to 10	Purpose-Built	Level 3
General Needs (5 Storeys and under)	3 to 5	11 and over	Purpose-Built	Level 2
General Needs (6 Storeys and over)	6 and	Any	Purpose-Built	Level 1
Sheltered Housing	Any	Any	Any	Level 1
Supported Living	Any	Any	Any	Level 1
Extra Care	Any	Any	Any	Level 1
HMO (House in Multiple Occupation)	Any	Any	Any	Level 1
FMO (Flat in Multiple Occupation)	Any	Any	Any	Level 1
Cluster Accommodation	Any	Any	Any	Level 1
Hostel Accommodation	Any	Any	Any	Level 1
Residential Care Home	Any	Any	Any	Level 1
Residential Nursing Home	Any	Any	Any	Level 1
Community Centre	1	N/A	Any	Level 2
Community Centre	2 and	N/A	Any	Level 1
Commercial	Any	N/A	Any	Level 1
Office	1 to 2	N/A	Any	Level 2
Office	3 and	N/A	Any	Level 1
Caravan Park	N/A	N/A	Any	Level 2
Category B - Single Family Dwelling House - No	Any	N/A	Any	N/A
Category B - General Needs Flats - No Common	Any	Any	Any	N/A
Other (See Building Description)	Any	N/A	Any	Level 1

		Risk Level 1	Risk Level 2	Risk Level 3
Priority of Action	<b>U</b> Intolerable	1 day	1 day	1 day
	<b>A</b> Substantial	3 months	6 months	12 months
	<b>B</b> Moderate	12 months	18 months	24 months
	<b>C</b> Tolerable	18 months	24 months	30 months
	<b>R</b> (Recommended)*	Unlimited	Unlimited	Unlimited
	<b>Man1</b> (Management Action)	1 month	1 month	1 month
	<b>Man2</b> (Management Action)	3 months	12 months	24 months

## Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?			Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.6	Are there people who have visual or hearing impairments?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.7	Are there people with cognitive impairments?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.8	Are there elderly or young children?	Unknown	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input 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"/>

### Comments:

1.1 It is considered that the residents are at the greatest risk, due to them sleeping on the premises.

1.2 There were no contractors or staff working in remote areas at the time of assessment, although it is conceivable that this eventuality could arise. Hyde maintains the premises on a weekly basis, and, on occasions, contractors visit the building. Contractors should ensure that they have their own 'lone working procedures' and method statements, appropriate for the work in hand.

1.9 The predominant occupant type within a residential dwelling is one that is familiar with the layout of the building they frequent on a daily basis.

1.10 It is difficult to account for visitors, within any management procedures, as their presence in the building can occur at any time. However, the simple design of the building, and directional signage present will facilitate self-evacuation, if visitors are affected by fire whilst they are on the premises.

## 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.3	Suitable limitation of trailing leads and adapters?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.4	Fixed wiring installation testing undertaken?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Comments:

2.2 No personal electrical appliances in the communal area.

2.4 There was no available information to confirm when the fixed wiring test for the building was conducted.

***It is recommended that the Fixed wiring test for the building is conducted and records made available as per the IET wiring Regulations.***

### 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?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments:

3.1 There is no evidence of smoking in public areas of the building and 'No Smoking' signs are on display within the communal areas.

3.2 Smoking bins are not provided.

### Portable Heaters and Heating Installations

4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify		Yes	<input type="checkbox"/>	No	<input checked="" 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** There is no naked flame, portable or radiant heaters in communal areas of the building.

The Hyde group may review the use of portable heaters in the event of a heating failure.

### Lightning Protection

5.1	Is there a lightning protection system; if so, are records available to confirm that is routinely checked?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Comments:

5.1 There was no evidence of lightning protection in the building and the building is in excess of 18m in height.

***It is recommended that the provision of a lightning protection system should be assessed by a competent person through the risk assessment process detailed in BS EN 62305:2011 if the client considers the premises to be at undue risk from lightning strike.***

### Cooking

6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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6.2	Are filters changed and ductwork cleaned regularly?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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6.3	Suitable extinguishing appliances available?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Comments:

6.1 There are no communal cooking facilities.

### 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:

7.1 There is no evidence of arson and no information has been provided to indicate previous incidents.

7.2 The premises has secure access.

7.3 Refuse is stored in a secured location

### Housekeeping

8.1	Is the standard of housekeeping adequate?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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8.2	Combustible materials appear to be separated from ignition sources?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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### Housekeeping

8.3	Avoidance of unnecessary accumulation of combustible materials or waste?		Yes	<input type="checkbox"/>	No	<input checked="" 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 type="checkbox"/>	No	<input checked="" 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

8.1 There is evidence that housekeeping is not adequate in the communal area.

8.2 see 14.1

8.3 There are combustible materials- shoes – 6<sup>th</sup> floor and boxes – ground floor stored in the communal areas

***It is recommended that these items should be removed and the area kept clear in accordance with LGA Fire Safety in Purpose Built Blocks of Flats.***

8.5 and 8.6 See 8.3

### 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:

9.1 Hyde Housing Group have a procedure in place for hot works, with permit to work being issued to appropriately trained contractors. Residents should be made aware of any specific hazards during any current or future works and maintenance carried out on the premises.

### 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  Yes  No

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  Yes  No

Comments:

10.1 No dangerous substances are stored in the communal areas at the time of assessment.

### 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  No

11.2 Are processes carried out which give rise to a significant fire risk? Yes  No

Comments:

11.1 There are no other significant fire hazards present in residential blocks.

## 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"/>
	More specifically: 12.1 It is considered that the means of escape from the furthest point within the premises is reasonable and suitable for the building type and occupancy.						
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 type="checkbox"/>	Yes	<input checked="" 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.11	Suitable fire precautions for all inner rooms?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.12	Escape routes unobstructed?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	<input type="checkbox"/>	Yes	<input checked="" 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"/>



## Means of Escape from Fire

Comments:

12.4 The final exit door is fitted with a mechanism that fulfils the statutory obligation under Art 14(2)(f) in accordance with the Regulatory Reform Fire Safety Order 2005.

12.10 See 15.1

12.13 Ventilation within the communal areas is available from the open vents in the communal area and the front door

12.15 There are no staff on-site except when visiting. It is considered that the residents can self-evacuate from the building however, if this is no longer the case it is assumed that they would make themselves aware to the Hyde Group of the situation.

## 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:

13.1 Emergency lighting is provided within the communal areas and provides sufficient coverage within the escape route in accordance with BS 5266.

13.2 Emergency lighting is not provided in the external areas as there is sufficient ambient and borrowed lighting.

## Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development					
14.1	Is compartmentation of a reasonable standard?		Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
14.2	Reasonable limitation of linings that might promote fire spread?		Yes	<input type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>Comments:</p> <p>14.1 A visual inspection of the accessible areas was undertaken as part of the assessment but areas with restricted access, i.e. false ceilings and void areas were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building. From a visual inspection carried out at the time of the inspection there were breaches observed in compartmentation between the communal areas and the residential accommodation.</p> <p>14.1 There was no access to the electric cupboard and service riser cupboards as they have been secured with a type of lock and the keys were not available.</p> <p><b><i>It is recommended that the cupboards should be checked for any breaches that may occur in compartmentation and the breaches should be fire stopped with suitable material- IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats.</i></b></p> <p>14.2 There is cladding installed externally on this building which may be of a type which could present a risk.</p> <p><b><i>It is recommended that a desktop review of the products installed is conducted ensuring that cladding and core of any sandwich panels used is a fire rated type and also review the competency of the individuals that installed and fire stopped the external façade. A Type 4 survey may be undertaken to ascertain the installation and fire stopping quality and any findings acted on with a high priority.</i></b></p> <p>14.2 Surface spread of fire appeared satisfactory. Floor and wall linings were in good condition and can be considered to be Class 0.</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 type="checkbox"/>	No <input checked="" type="checkbox"/>

### Flat entrance Doors

15.3	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"/>
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Comments:

15.1 There is no available information to confirm whether there has been an Inspection of the flat doors and the doors could not be assessed due to current access restrictions.

***it is recommended that the door to flats are checked to ensure that they are FD30s that is 44mm solid core, three hinges, 25mm door stop, combined intumescent and cold smoke seals and a suitable self-closing device***

15.2 See 15.1

15.3 No gates or grilles in the property

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

16.1	Are existing fire doors adequate?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input 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:

16.1 Existing doors are adequate

## 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 checked="" type="checkbox"/>	No	<input 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 type="checkbox"/>	Yes	<input checked="" 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"/>
Comments:							
17.1 Directional signage is in place and no further signage is required due to the simple nature of the escape route and resident's familiarity.							
17.5 There is suitable fire action notice evident on display stating stay put in the communal area.							

## 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 checked="" type="checkbox"/>	Yes	<input 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<p>Comments:</p> <p>18.2 There is automatic fire detection installed in the communal area- Grade D -LD2 coverage in the common area comprising of detector/alarm head is installed in the building. This would be linked to the AOV system installed in the building in accordance with LGA Fire Safety in Purpose Built Blocks of Flats. BS 5839-6.</p> <p>18.3 It could not be confirmed if a minimum of a working Grade D LD3 smoke alarm system is provided in the flats.</p> <p><b><i>It is recommended that the flats be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems in accordance with LGA Fire Safety in Purpose Built Blocks of Flats. BS 5839-6.</i></b></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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input 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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<p>Comments:</p> <p>19.1 It is considered that the fire and rescue service have adequate provisions for vehicular access to the site which can be accessed from the street to the front of the building.</p> <p>19.7 Dry riser and AOV installed</p>							

## 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>20.1 – 20.5 It is assumed that residents are provided with details of fire safety procedures and residents would call the fire and rescue service in the event of a fire. Fire action notices are provided to reinforce the message. The fire safety strategy document should be provided to ensure that building managers and property managers are aware of the fire safety systems within the building and that appropriate maintenance and servicing arrangements are put in place.</p>							
20.6	Is the building provided with a Premises Information Box (PIB)?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.7	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.8	Is there a suitable fire assembly point(s)?	N/A	<input checked="" type="checkbox"/>	Yes	<input 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.10	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<p>Comments:</p> <p>20.7 There are no staff members on site except for when visiting. The residents self-evacuate from the block and it is assumed that if a mobility impaired person can enter the site unaided then they should be able to evacuate the site unaided, however the fire and rescue service will assist in the evacuation of residents if needed upon arrival.</p> <p>20.8 There is no documented assembly point.</p> <p>20.9 – 20.10 There are no disabled persons residing in the building at the time of the inspection.</p>							
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"/>	

### Procedures and Arrangements

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"/>
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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"/>
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Comments:

20.11 The Hyde Group has established appropriate liaison with the fire and rescue service.

20.12 The Hyde Group have Building Managers which undertake routine inspections on the communal areas of the block on a planned and regular basis.

20.13 The Hyde Group have various methods of reporting issues from the residents, typically a telephone number to call to report and log an issue.

### 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"/>
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21.2	Are all staff given adequate periodic "refresher training" at suitable intervals?		Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
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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"/>
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21.4	Are fire drills carried out at appropriate intervals?	N/A		<input checked="" type="checkbox"/>		Yes	<input type="checkbox"/>		No	<input type="checkbox"/>
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Comments:

21.3 There are no permanent staff on site.

21.4 Fire drills are not carried out.

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"/>
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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"/>
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21.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A		<input checked="" type="checkbox"/>		Yes	<input type="checkbox"/>		No	<input type="checkbox"/>
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Comments:

21.5 – 21.7 Appropriate provisions are in place for the control of contractors.



## Testing & Maintenance

Testing & Maintenance							
22.1	Weekly testing and periodic servicing of fire detection and alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.4	Annual maintenance of fire extinguishing appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.5	Periodic inspection of external escape staircases and gangways?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.6	Six-monthly inspection and annual testing of rising mains?	N/A	<input type="checkbox"/>	Yes	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.10	Has a 5 year electrical installation check taken place?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.11	Are portable appliances PAT tested – are records / labels present?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.12	Have gas safety checks / boiler inspections taken place?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<p>Comments: Information provided by Hyde indicates that there is a PPM schedule that includes the periodic testing and servicing of the fire safety systems on site. This includes; Fire Detection, Emergency Lighting, Dry Riser. AOV</p> <p>22.10 see 2.4</p>							

## Risk Level Estimator

Potential consequence 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:** 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:** 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 indicate below. 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
<input type="checkbox"/> Trivial	No action is required, and no detailed records need be kept.
<input type="checkbox"/> Tolerable	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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 action plan and the fire risk assessment should be reviewed regularly.)

## Document Control

<b>Author</b>	Abiodun Omotoso	<b>Qualifications</b>	MIFSM
<b>Signed</b>		<b>Date</b>	20/04/2020
<b>Verifier</b>	Nicola Thomson	<b>Qualifications</b>	AIFSM
<b>Signed</b>		<b>Date</b>	27/04/2020
<b>Document Version</b>	T1FRAPAS79Hy.092019		



FRANKHAM RMS



## 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: Hyde Housing Group

Address: 1-31 1 Ann Street Islington London N1 7FF

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

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

Assessment Date: 09/04/2020

Review Date: 09/04/2021

Certificate Reference Number: 803007967

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: 27/04/2020

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

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