FRANKHAM RMS

Fire Risk Assessment

11 -16
Canalside Square
Islington
London N1 7FN

UPRN: BLK4888

SURVEY DATE: 19/12/2019

Hyde

Fire Risk Assessment Report

Type of Assessment	Type 1 Non-destructive Fire Risk Assessment
Date Property Visited	19/12/2019
Building Name	11-16 Canalside Square
Address	11-16 Canalside Square Islington London N1 7FN
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.

Contents

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. .
Approximate maximum number of occupants	There are approx. 64 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	Eight
Number of floors below ground	None
Description of layout	11-16 Canalside Square is a purpose-built building containing 32 flats over 8 floors, ground and upper floors and in 1 block, number 11. There is separate access to numbers 12-16. Access into the building is through the front entrance door. This leads to the hallway which leads on to the stairwell. The stairwell leads to the upper floors and the flats are accessed off the corridors which are adjacent to the stairwells. There is a lift to the upper floors. Electric cupboard is located on the ground floor. Electrical riser cupboards are located on each floor.
State parts of building assessed	Type 1 survey. The areas accessed at the time of survey include the common area and the door to flat 18 was assessed to determine the fire rating of the flat doors which appeared to be identical.
State parts of the building not assessed	The areas not assessed at the time of survey include individual flats and the loft
State reason areas detailed above were not assessed	Areas above could not be assessed as this is a Type 1 survey which is limited to the common areas within the building. No access to the loft in the common area.
Date of previous FRA and are all actions complete and signed off?	The previous FRA was undertaken on 18/10/2017 Unable to confirm if all actions have been completed and signed off as previous report was not available for review.

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
2.1	Moderate	There are plug sockets in the communal area. ***It is recommended that these should be changed to keyed sockets to prevent unauthorised usage in accordance with IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats.***	LGA Fire safety in purpose built blocks of flats	05-Electrical (Prop)	09-Upgrade	
5.1	Moderate	There was no sign of lightning protection in the building. There are 8 floors in the building. ***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.***	LGA Fire safety in purpose built blocks of flats	22-Building fabric (Prop)	01-Survey & Report	
8.3	Moderate	There are combustible materials- bags and equipment stored in the communal area on the sixth floor. ***It is recommended that these materials should be removed, and the area kept clear in accordance with LGA Fire Safety in Purpose Built Blocks of Flats.***	LGA Fire safety in purpose built blocks of flats	01-Arson (Prop)	03-Remove	

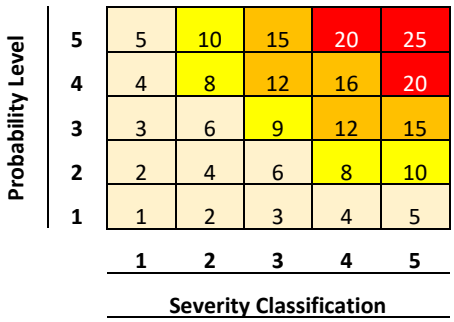
Ref.	Priority	Issue and recommendation	Guidance / BS standard	Issue Type	Issue Code	Photograph
14.1	Moderate	There were no fire barriers installed in the electrical riser cupboards in the building. ***It is recommended that fire barriers should be installed in the electrical riser cupboards- IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats.***	LGA Fire safety in purpose built blocks of flats	02-Compartmentation (Prop)	02-Repair	
14.1	Moderate	It was observed that there were combustible materials being used for firestopping breaches in the electrical riser cupboards in the building. ***It is recommended that these should be removed, and the breaches should be fire stopped with suitable material- IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats.***	LGA Fire safety in purpose built blocks of flats	02-Compartmentation (Prop)	02-Repair	
14.2	Moderate	There is cladding installed externally on this building which may be of a type which could present a risk. ***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.***	LGA Fire safety in purpose built blocks of flats	02-Compartmentation (Prop)	01-Survey & Report	
15.1	Moderate	There was no available information to confirm whether there has been an Inspection of the flat entry doors. ***it is recommended that the door to the 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***	BS 8214	07-Dwelling Fire Doors (Prop)	01-Survey & Report	

Ref.	Priority	Issue and recommendation	Guidance / BS standard	Issue Type	Issue Code	Photograph
19.3	Moderate	The drop key access to the block is not functional. ***It is recommended that mechanism for the drop key access is repaired or replaced in accordance with LGA Fire Safety in Purpose Built Blocks of Flats Guidance.***	LGA Fire safety in purpose built blocks of flats	11-Fire Service Access (Prop)	02-Repair	

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.



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.

Building Risk	Higher Risk		Medium Risk		Lower Risk	
FRA Frequency	1 year		2 years		3 years	
Types of building	>18m, Complex schemes as identified by Hyde Housing		Conversions <18m, non-complex sheltered & supported, commercial sites		Purpose built <18m	
Remediation Type	Management Action	Property Action	Management Action	Property Action	Management Action	Property Action
Intolerable	Immediate	Immediate	Immediate	Immediate	Immediate	Immediate
Substantial	1 month	3 months	1 month	6 months	1 month	6 months
Moderate	3 months	6 months	6 months	12 months	6 months	18 months
Tolerable	6 months	12 months	12 months	18 months	18 months	24 months
Recommendation	Advisory only, no timescale		Advisory only, no timescale		Advisory only, no timescale	

Identification of People at Risk

People at Risk								
1.1	Any particular user group at risk?			Yes	☑	No	☐
1.2	Are there any employees or contractors working in remote areas of the workplace?			Yes	☐	No	☑
1.3	Is the building used for sleeping purposes?			Yes	☑	No	☐
1.4	Are there people whose mobility is impaired?	Unknown	☑	Yes	☐	No	☐
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	☑	Yes	☐	No	☐
1.6	Are there people who have visual or hearing impairments?	Unknown	☑	Yes	☐	No	☐
1.7	Are there people with cognitive impairments?	Unknown	☑	Yes	☐	No	☐
1.8	Are there elderly or young children?	Unknown	☑	Yes	☐	No	☐
1.9	Is the building occupied by people familiar with the layout?			Yes	☑	No	☐
1.10	Is the building occupied by manageable numbers of staff / visitors?			Yes	☑	No	☐

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	☐	No	☑
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	☑	Yes	☐	No	☐
2.3	Suitable limitation of trailing leads and adapters?	N/A	☑	Yes	☐	No	☐
2.4	Fixed wiring installation testing undertaken?			Yes	☑	No	☐
	Comments: 2.1 There are plug sockets in the communal area. It is recommended that these should be changed to keyed sockets to prevent unauthorised usage in accordance with IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats. 2.2 No personal electrical appliances in the communal area. 2.4 Labelled information on the Fixed wiring indicates that testing of the fixed wiring has taken place within the last five years (09/18) 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	☐	No	☑
3.2	Are smoking bins provided externally? If yes are they regularly emptied?			Yes	☐	No	☑
	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	☐	No	☑
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	☑	Yes	☐	No	☐
	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	☐	Yes	☐	No	☑	
	Comments: 5.1 There was no sign of lightning protection in the building. There are 8 floors in the building. 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	☑	Yes	☐	No	☐	
6.2	Are filters changed and ductwork cleaned regularly?	N/A	☑	Yes	☐	No	☐	
6.3	Suitable extinguishing appliances available?	N/A	☑	Yes	☐	No	☐	
	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	☐	Yes	☐	No	☑	
7.2	Does basic security against arson by outsiders appear reasonable?			Yes	☑	No	☐	
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?			Yes	☑	No	☐	
	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	☐	No	☑	
8.2	Combustible materials appear to be separated from ignition sources?			Yes	☑	No	☐	
8.3	Avoidance of unnecessary accumulation of combustible materials or waste?			Yes	☐	No	☑	

Housekeeping								
8.4	Appropriate storage of hazardous/flammable materials?	N/A	☑	Yes	☐	No	☐
8.5	Avoidance of inappropriate storage of combustible materials?			Yes	☑	No	☐
8.6	Are all escape routes clear of combustible materials?			Yes	☑	No	☐
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	☑	Yes	☐	No	☐
	Comments: 8.1 There is evidence that housekeeping is not adequate in the communal area. 8.2 There are no combustible materials near ignition sources in accordance with LGA Fire Safety in Purpose Built Blocks of Flats. 8.3 There are combustible materials- bags and equipment stored in the communal area on the sixth floor. It is recommended that these materials should be removed, and the area kept clear in accordance with LGA Fire Safety in Purpose Built Blocks of Flats. 8.6 Escape routes are clear of combustible items and readily available at the time of inspection.							

Hazards Introduced by Outside Contractors and Building Works								
9.1	Are fire safety conditions imposed on outside contractors?	Unknown	☐	Yes	☑	No	☐
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including “hot work” permits)?	Unknown	☐	Yes	☑	No	☐
9.3	If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of “hot work” permits?	NA	☐	Yes	☑	No	☐
	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	☐

Dangerous Substances							
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	☑	No	☐
	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	☑	No	☐
12.3	Adequate provision of exits?			Yes	☑	No	☐
12.4	Exits easily and immediately openable where necessary?			Yes	☑	No	☐
12.5	Fire exits open in direction of escape where necessary?	N/A	☐	Yes	☑	No	☐
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	☐	Yes	☑	No	☐
12.7	Satisfactory means for securing exits?			Yes	☑	No	☐
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	☐	Yes	☑	No	☐
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	☑	Yes	☐	No	☐
12.10	Suitable protection of escape routes?			Yes	☑	No	☐
12.11	Suitable fire precautions for all inner rooms?	N/A	☑	Yes	☐	No	☐
12.12	Escape routes unobstructed?			Yes	☑	No	☐
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	☐	Yes	☑	No	☐
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	☐	Yes	☑	No	☐
12.15	It is considered that the building is provided with reasonable arrangements for means of escape for disabled occupants.	N/A	☐	Yes	☑	No	☐

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 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	☐	Yes	☑	No	☐
13.2	Is reasonable external emergency lighting provided?	N/A	☑	Yes	☐	No	☐

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	☐	No	☑
14.2	Reasonable limitation of linings that might promote fire spread?			Yes	☐	No	☑
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	☑	Yes	☐	No	☐
14.4	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?			Yes	☑	No	☐

Comments:

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.

14.1 There were no fire barriers installed in the electrical riser cupboards in the building. It is recommended that fire barriers should be installed in the electrical riser cupboards- IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats.

14.1It was observed that there were combustible materials being used for firestopping breaches in the electrical riser cupboards in the building. It is recommended that these should be removed, and the breaches should be fire stopped with suitable material- IET Wiring Regulations BS7671:2018/ LGA Fire Safety in Purpose Built Blocks of Flats.

14.2 There is cladding installed externally on this building which may be of a type which could present a risk. 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.

14.2 Surface spread of fire appeared satisfactory. Floor ceiling and wall linings were in good condition and can be considered to be Class 0.

Flat entrance Doors							
15.1	Are existing flat entrance doors adequate?			Yes	☑	No	☐
15.2	Are fire resisting self-closing doors functioning correctly?			Yes	☑	No	☐

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	☑	Yes	☐	No	☐
	Comments: 15.1There was no available information to confirm whether there has been an Inspection of the flat entry doors. It is recommended that the door to the 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 15.1 The door to flat 26 was inspected and it was found to be 44mm solid core, three hinges, 25mm door stop, combined intumescent and cold smoke seals and a suitable self-closing device 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	☐	Yes	☑	No	☐
16.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	☐	Yes	☑	No	☐
16.3	Are fire doors held open by devices linked to alarm system?	N/A	☑	Yes	☐	No	☐
16.4	Are non-self-closing fire doors kept locked when not in use?	N/A	☐	Yes	☑	No	☐
	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	☐	Yes	☑	No	☐
17.2	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	☐	Yes	☑	No	☐
17.3	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	☐	Yes	☑	No	☐
17.4	Is there suitable external signage on external exit routes?	N/A	☑	Yes	☐	No	☐
17.5	Are clear fire action notices displayed and are they in accordance with the recommended evacuation strategy?	N/A	☐	Yes	☑	No	☐
	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	☑	Yes	☐	No	☐
18.2	Is automatic fire detection provided and if so, is it provided throughout the premises of part of the premises?	N/A	☐	Yes	☑	No	☐
18.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	☐	Yes	☑	No	☐
18.4	Remote transmission of alarm signals	N/A	☑	Yes	☐	No	☐
18.5	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	☑	Yes	☐	No	☐
	Comments: 18.2 There is automatic fire detection installed in the building. it appears to be a mixed system that is Grade A -LD2 coverage in the common areas comprising of detectors/alarm heads and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked) and Grade D- LD3 coverage in each flat (non-interlinked) smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants. This is a purpose-built block of flats with a stay put evacuation strategy however it would appear that the detection system in place may be linked to the ventilation system installed in accordance with LGA Fire Safety in Purpose Built Blocks of Flats.						

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	☐	Yes	☑	No	☐
19.2	Is the building provided with fire brigade drop key access?	N/A	☐	Yes	☑	No	☐
19.3	Is the building's drop key access functional?	N/A	☐	Yes	☐	No	☑
19.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	☑	Yes	☐	No	☐
19.5	Are hose reels provided?	N/A	☑	Yes	☐	No	☐
19.6	Are there sprinklers or other fixed suppression systems?	N/A	☑	Yes	☐	No	☐
19.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	☐	Yes	☑	No	☐
	Comments: 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. 19.3 The drop key access to the block is not functional. It is recommended that mechanism for the drop key access is repaired or replaced in accordance with LGA Fire Safety in Purpose Built Blocks of Flats Guidance. 19.7 Dry riser and a ventilation system installed							

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	☑	No	☐
20.2	Is there a suitable record of the fire safety arrangements?			Yes	☑	No	☐
20.3	Appropriate fire procedures in place?			Yes	☑	No	☐
20.4	Are procedures in the event of fire appropriate and properly documented?			Yes	☑	No	☐
20.5	Are there suitable arrangements for summoning the fire and rescue service?			Yes	☑	No	☐
	Comments: 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.							
20.6	Is the building provided with a Premises Information Box (PIB)?	N/A	☑	Yes	☐	No	☐
20.7	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	☑	Yes	☐	No	☐
20.8	Is there a suitable fire assembly point(s)?	N/A	☑	Yes	☐	No	☐
20.9	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	N/A	☑	Yes	☐	No	☐
20.10	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	N/A	☑	Yes	☐	No	☐
	Comments: 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. 20.8 There is no documented assembly point. 20.9 – 20.10 There are no disabled persons residing in the building at the time of the inspection.							
20.11	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?			Yes	☑	No	☐

Procedures and Arrangements								
20.12	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?			Yes	☑		No	☐
20.13	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	☑		No	☐
	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	☑		No	☐
21.2	Are all staff given adequate periodic "refresher training" at suitable intervals?			Yes	☑		No	☐
21.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	☑	Yes	☐		No	☐
21.4	Are fire drills carried out at appropriate intervals?	N/A	☑	Yes	☐		No	☐
	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	☐	Yes	☑		No	☐
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	☐	Yes	☑		No	☐
21.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A	☑	Yes	☐		No	☐
	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	☑	Yes	☐	No	☐
22.2	Periodic servicing of fire detection and alarm system?	N/A	☐	Yes	☑	No	☐
22.3	Monthly and annual testing routines for emergency lighting?	N/A	☐	Yes	☑	No	☐
22.4	Annual maintenance of fire extinguishing appliances?	N/A	☑	Yes	☐	No	☐
22.5	Periodic inspection of external escape staircases and gangways?	N/A	☑	Yes	☐	No	☐
22.6	Six-monthly inspection and annual testing of rising mains?	N/A	☐	Yes	☑	No	☐
22.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts?	N/A	☑	Yes	☐	No	☐
22.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	☑	Yes	☐	No	☐
22.9	Routine checks on Ventilation and Extraction System	N/A	☐	Yes	☑	No	☐
22.10	Has a 5 year electrical installation check taken place?	N/A	☐	Yes	☑	No	☐
22.11	Are portable appliances PAT tested – are records / labels present?	N/A	☑	Yes	☐	No	☐
22.12	Have gas safety checks / boiler inspections taken place?	N/A	☑	Yes	☐	No	☐
	Comments: 22.2 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, Ventilation system. 22.10 see 2.4							

Risk Level Estimator

Potential consequence of Fire → / Likelihood of Fire ↓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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
☐ 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 action plan and the fire risk assessment should be reviewed regularly.)

Document Control

Author	Abiodun Omotoso	**Qualifications**	MIFSM
Signed		**Date**	23/12/2019
Verifier	Phillip Watson	**Qualifications**	CFPA Dip
Signed		**Date**	19/01/2020
Document Version	T1FRAPAS79Hy.092019		

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: 11-16 Canalside Square Islington London N1 7FN

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: 19/12/2019

Review Date: 19/12/2020

Certificate Reference Number: 803007628

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: 20/01/2020

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