



AMIN CONTRACTORS

FIRE RISK ASSESSMENT

**(REGULATORY REFORM ORDER
2005) ENGLAND AND WALES**

12, January, 2025

**PRIORITISING SAFETY,
ENSURING COMPLIANCE**



Prepared By
Amin Contractors Ltd

+44 7572 549771
info@amincontractors.co.uk
www.amincontractors.co.uk
Ashfield Street London, E1 2HA

Fire Risk Assessment

Date:

Address of premises:

147 Wembley Hill Road, Wembley,
HA9 8DU

Assessment Date:

27/11/24

Next Assessment Date:

27/11/24

Assessor:

Landlord

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

Landlord

Dear Client,

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

Thanks,**Assessor Statement**

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

Fire Risk Assessment Review:

This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or there has been significant change in the matters to which it relates, or if a fire occurs.

Report compliance:

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 which requires that a fire risk assessment be carried out.

Amin Constructions

Fire Risk Assessment Report



Property: Testing Housing Property 2

Assessment ID: 18

Date: 26 January 2025

Primary Information

Index ID	Detail	Value
0.01	Responsible person (e.g. employer) or person having control of premises?	Landlord
0.02	Address of premises?	147 Wembley Hill Road, Wembley, HA9 8DU
0.03	Person(s) consulted?	-
0.04	Assessor?	Landlord
0.05	Assessors statement?	Landlord
0.06	Report validated by?	27/11/24
0.07	Date of fire risk assessment?	27/11/24
0.08	Date of previous fire risk assessment?	27/11/24
0.09	Suggested date for review?	26/11/25
0.10	Fire Risk Assessment Review?	26/11/25
0.11	Report compliance?	-
1.01	Number of floors at ground level and above	-
1.02	Number of floors entirely below ground level	-
1.03	Floors on which car parking is provided	-
1.04	Number of flats	-
1.05	Approximate gross floor area	-
1.06	Brief details of construction and approximate age of building	-
1.07	Occupancy	-
2.01	Approximate maximum number of employees at any one time	-
2.02	Approximate maximum number of residents and visitors at any one time	-
3.01	Sleeping occupants	-
3.02	Occupants in remote areas and lone workers	-
3.03	Others	-
3.04	Disabled occupants (if known)	-
4.01	Fires in the past	-
4.02	Cost of past fire losses	-

Index ID	Detail	Value
5.01	Detail here if required	-
6.01	The following fire safety legislation applies to these premises	-
6.02	The above legislation is enforced by	-
6.03	Other legislation that makes significant requirements for fire precautions in these premises	-
6.04	The other legislation referred to above is enforced by	-
6.05	Is there an alterations notice in force?	-
6.06	Relevant information and deficiencies observed	-
6.07	Other information if required	-
6.08	Risk Likelihood?	123
6.09	Risk Severity?	456
6.10	Risk Rating Score?	789

Fire Hazards and Their Elimination or Control

Index ID	Detail	Values	Control Measures
7.01	Are reasonable measures taken to prevent fires of electrical origin?	Yes	-
7.02a	Are fixed installations periodically inspected and tested?	Yes	-
7.02b	Is portable appliance testing carried out?	Yes	-
8.01	Are reasonable measures taken to prevent fires as a result of smoking?	Yes	-
8.02a	Is smoking prohibited in appropriate areas?	Yes	-
8.02b	Are there suitable arrangements for those who wish to smoke?	Yes	-
8.02c	Did the smoking policy appear to be observed at the time of inspection?	Yes	-
8.02d	Are "No smoking" signs provided in the common areas?	Yes	-
9.01	Does basic security against arson by outsiders appear reasonable?	Yes	-
9.02	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	Yes	-
10.01	Is there satisfactory control over the use of portable heaters?	Yes	-
10.02	Are fixed heating and ventilation installations subject to regular maintenance?	Yes	-
11.01	Are reasonable measures taken to prevent fires as a result of cooking?	Yes	-
12.01	Does the building have a lightning protection system?	Yes	-
13.01	Is the overall standard of housekeeping adequate?	Yes	-
13.02a	Do combustible materials appear to be separated from ignition sources?	Yes	-

Index ID	Detail	Values	Control Measures
13.02b	Is unnecessary accumulation or inappropriate storage of combustible materials or waste?	Yes	-
13.02c	Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?	Yes	-
14.01	Is there satisfactory control over works carried out in the building?	Yes	-
15.01	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	Yes	-
16.01	Hazards	Yes	-
17.01	Is the design and maintenance of the means of escape considered adequate?	Yes	-
17.02a	Are there reasonable distances of travel:	Yes	-
17.02a1	Where there is escape in a single direction?	Yes	-
17.02a2	Where there are alternative means of escape?	Yes	-
17.02b	Is there adequate provision of exits?	Yes	-
17.02c	Do fire exits open in the direction of escape, where necessary?	Yes	-
17.02d	Are the arrangements provided for securing exits satisfactory?	Yes	-
17.02e	Is the fire-resisting construction protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Yes	-
17.02f	Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?	Yes	-
17.02g	Are suitable self closing devices fitted to fire doors in the common areas?	Yes	-
17.02h	Is the fire resistance of doors to meter cupboards/store rooms/plant rooms in common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?	Yes	-
17.02i	Is the fire resistance of flat entrance doors considered adequate, and are the doors maintained in sound condition?	Yes	-
17.02j	Are suitable self closing devices fitted to flat entrance fire doors and, where fitted, maintained in good working order?	Yes	-
17.02k	Are there adequate smoke control provisions to protect the common escape routes, where necessary?	Yes	-
17.02l	Are all escape routes clear of obstructions?	Yes	-
17.02m	Are all fire exits easily and immediately openable?	Yes	-
17.02n	Are there reasonable arrangements for means of escape for disabled people?	Yes	-
18.01a	Adequate levels of compartmentation between floors and between flats and the common escape routes?	Yes	-
18.01b	Reasonable limitation of linings that may promote fire spread?	Yes	-
18.01c	As far as can be reasonably be ascertained, reasonable fire separation within any roof space?	Yes	-

Index ID	Detail	Values	Control Measures
18.01d	Adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	Yes	-
18.02	As far as can be reasonably be ascertained, are fire dampers provided necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	Yes	-
19.01	Has a reasonable standard of emergency escape lighting system been provided?	Yes	-
20.01	Is there a reasonable standard of fire safety signs and notices?	Yes	-
21.01	Is a reasonable fire detection and fire alarm system provided in common areas, where necessary?	Yes	-
21.02	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	Yes	-
21.03	Where appropriate, has a fire alarm zone plan been provided?	Yes	-
21.04	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	Yes	-
22.01	Is there reasonable provision of manual fire extinguishing appliances?	Yes	-
22.02	Are all fire extinguishing appliances readily accessible?	Yes	-
23.01a	Sprinkler system?	Yes	-
23.01b	Misting system?	Yes	-
24.01	Type of other fixed system(s) installed	Yes	-
24.02	Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?	Yes	-
25.01	Safety assistance	Yes	-
25.02	Fire safety at the premises is managed by	Yes	-
25.03	Is there a suitable record of the fire safety arrangements?	Yes	-
25.04	Evacuation strategy	Yes	-
25.05	Are procedures in the event of a fire appropriate and properly documented, where appropriate?	Yes	-
25.06	Are routine in-house inspections of fire precautions undertaken?	Yes	-
26.01	Are all staff given adequate fire safety instruction and training on induction?	Yes	-
26.02	When the employees of another employer work in the premises, is appropriate information on the fire risks and fire safety measures provided?	Yes	-
27.01	Is there adequate maintenance of the premises?	Yes	-
27.02	Is weekly testing and periodic servicing of fire detection and alarm system undertaken?	Yes	-
27.03	Is monthly and annual testing routines for emergency lighting?	Yes	-
27.04	Is annual maintenance of fire extinguishing appliances undertaken?	Yes	-
27.05	Are six-monthly inspection and annual testing of rising mains undertaken?	Yes	-

Index ID	Detail	Values	Control Measures
27.06	Are weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lift(s) provided?	Yes	-
27.07	Other relevant inspections or tests	Yes	-
28.01a	Fire alarm tests (where relevant)?	Yes	-
28.01b	Emergency escape lighting tests?	Yes	-
28.01c	Maintenance and testing of other fire protection equipment?	Yes	-
29.09	Is the fire emergency plan available to the enforcing authority?	Yes	-
29.10	Are Personal Emergency Evacuation Plans (PEEPS) required and in place?	Yes	-
29.01	Is there a suitably located premises information box for the fire and rescue service?	Yes	-
29.02	Are there arrangements to keep the premises information box up to date?	Yes	-
30.01	Has information on fire procedures been disseminated to residents?	Yes	-
30.02	Is fire safety information disseminated to residents?	Yes	-

Action Plan

Index ID	Detail	Value	Control Measures
----------	--------	-------	------------------

FIRE RISK ASSESSMENT RISK REGISTER

Risk Value Matrix

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

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

Likelihood

123

Severity

456

Risk Rating Score:

789

Risk Rating	Action PAS 79-1:2020
Trivial	Record findings and review in 12 months
Tolerable	No major additional controls required. However, There might be a need for improvements that involve minor or limited costs.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

Fire Risk Assessment Review

Assessments should be kept under constant review, and in any case reviewed whenever circumstance change which affect the validity of the current assessment. Whilst there is no maximum period between assessments, it is recommended that the review period should not exceed 12 months.

Reference Images



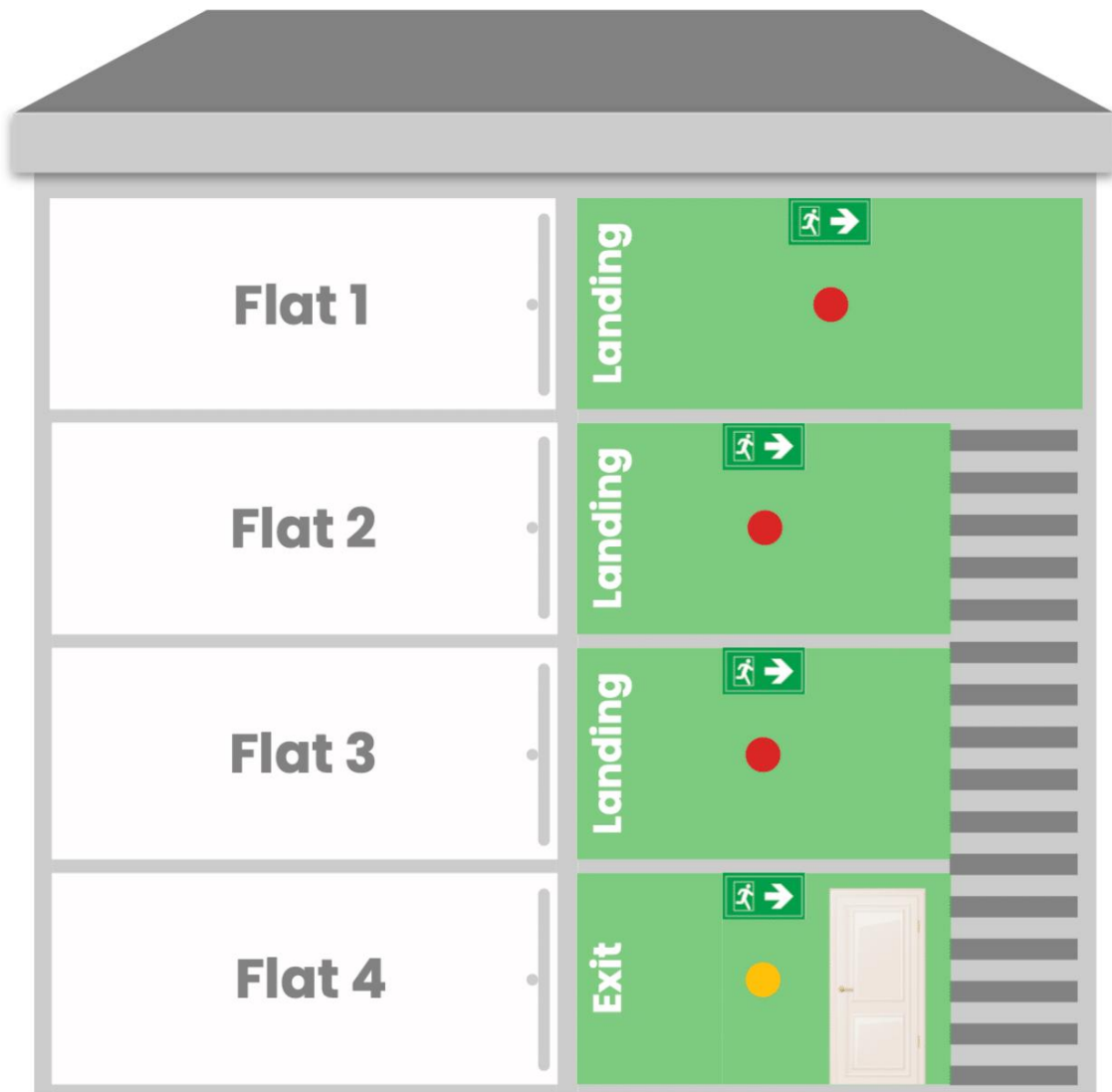


AMIN CONTRACTORS

EMERGENCY LIGHTING

Four storey building converted to flats.

- Non maintained Emergency Lighting
- Maintained emergency Lighting (Exit Doors)



The Updated Fire Alarm Grades

Grade A-C – Fire detection system incorporating control and indicating equipment to BS EN 54-2, power supply to BS EN 54-4, and installed to BS 5839 Part 1, with some very minor exceptions.



Grade A-C

Separate detectors, sounders, central control, and indicating equipment with backup power. Equipment must meet other British Standards (BS EN 54).

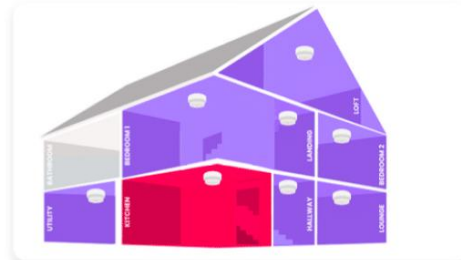


LD1 – HIGH PROTECTION

All areas where a fire could start

Examples:

- Hallways
- Landings
- Living Rooms
- Kitchens
- Bedrooms
- Airing Cupboards
- Meter Cupboards

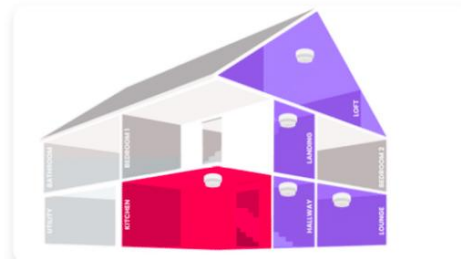


LD2 – MEDIUM PROTECTION

Escape routes and high risk areas

Examples:

- Hallways
- Landings
- Living Rooms
- Kitchens



LD3 – MINIMUM PROTECTION

Escape routes

Examples:

- Hallways
- Landings

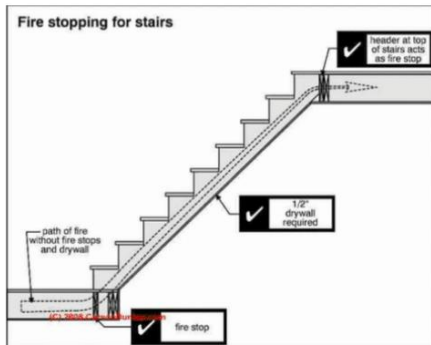


Fire Boarding

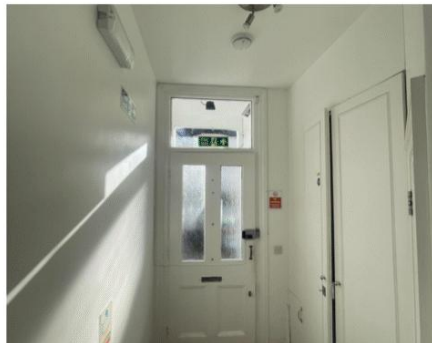
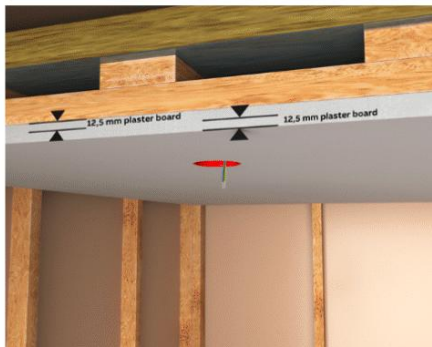
Fire rated encasement is required for ceilings and electrics in all common areas.



Compliant

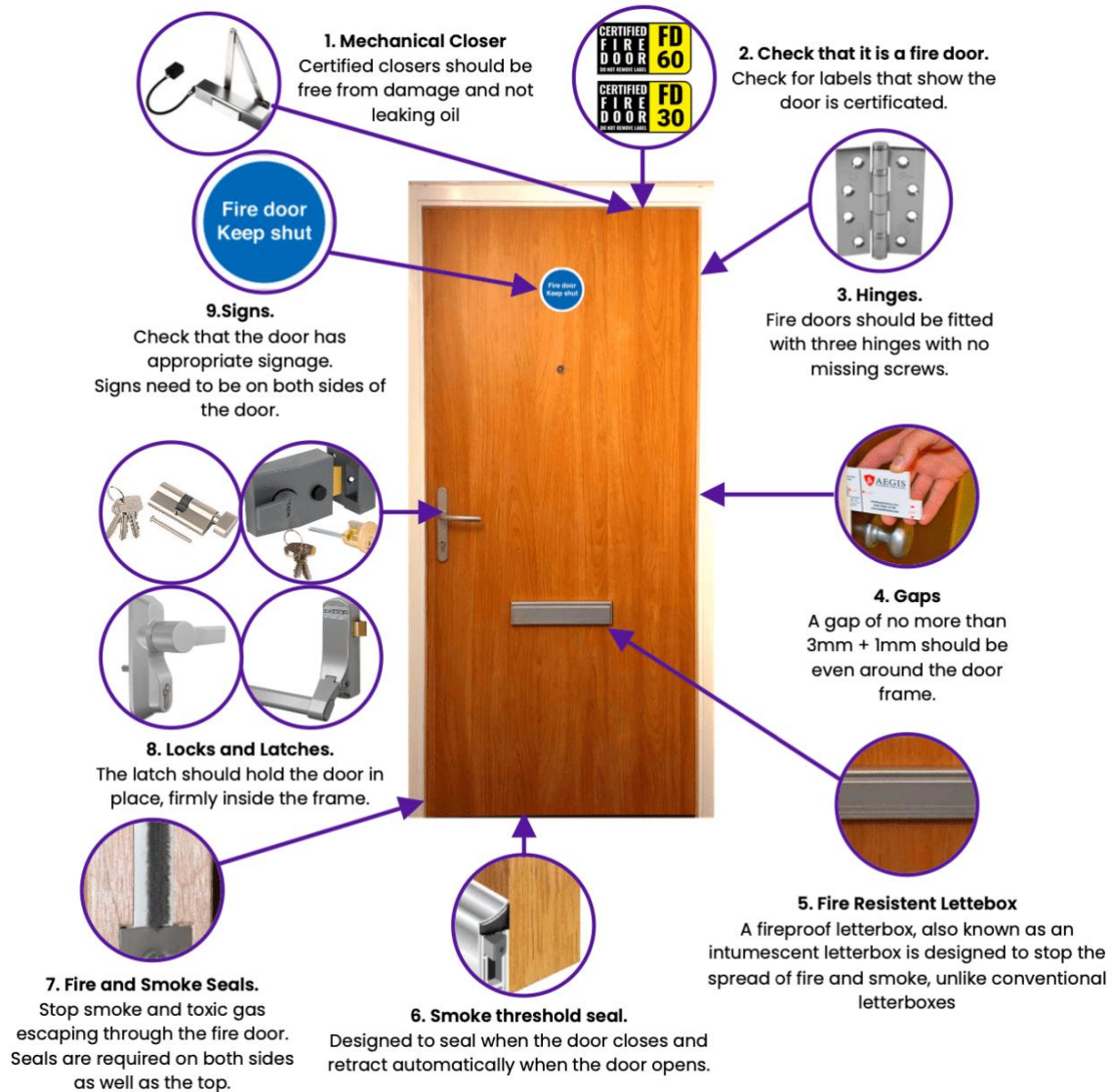


Non-Compliant



Fire Door Compliance

Flat Entrance Doors
New regulations from January 2023



BS CODES

Lever Handles & Knob Furniture: BS EN 1906: 2012
Panic Exit Devices: BS EN 1125: 2008
Locks and Latches: BS EN 12209: 2016
Cylinders for Locks: BS EN 1303: 2015
Single Axis Hinges: BS EN 1935: 2002

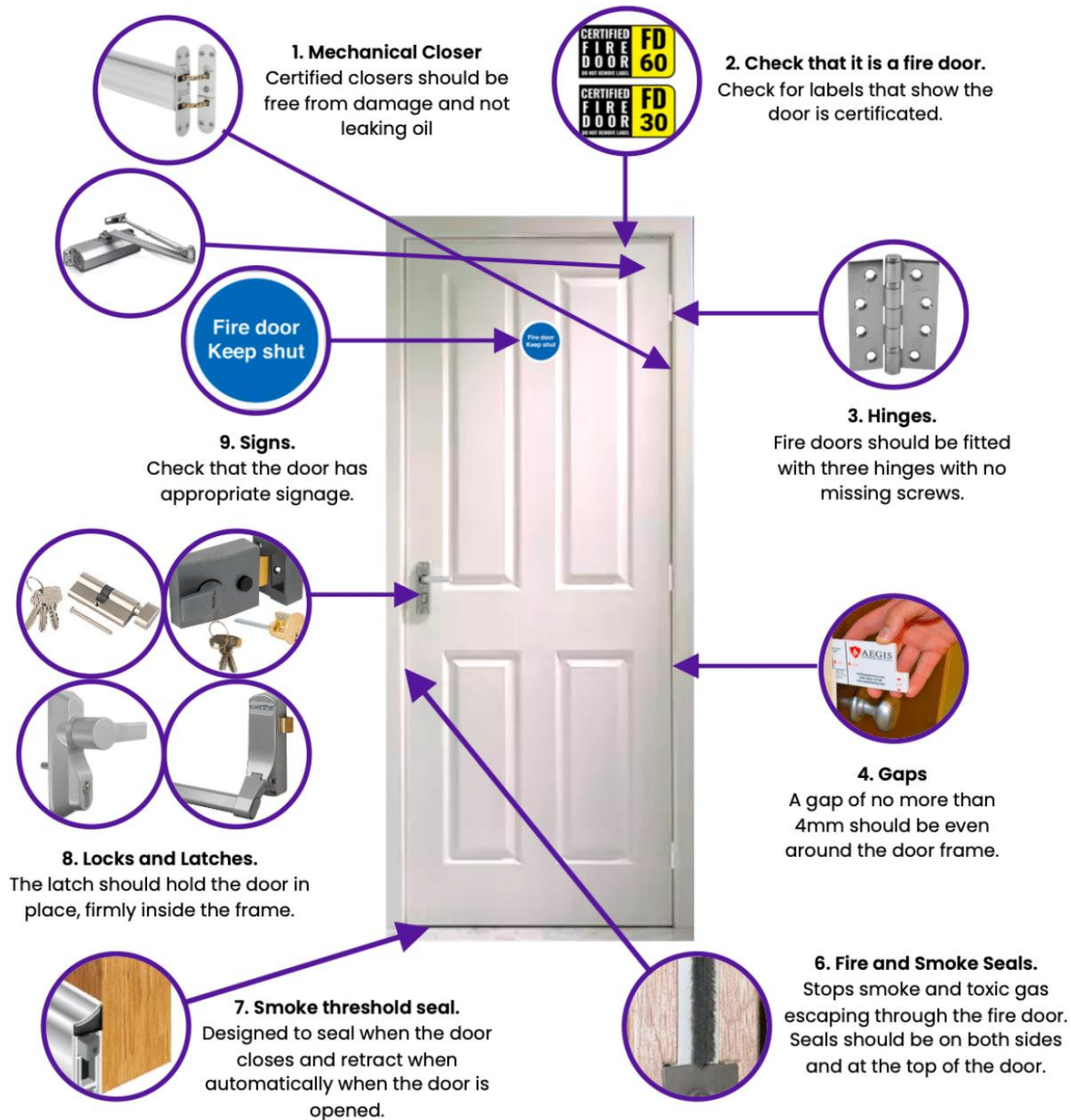
Door & Window Bolts: BS EN 12051: 2000
Fire Door Closers BS EN 1154: 1997
Electrically Powered Hold Open Devices: BS EN 1155: 1997
Fire-Rated Glass: BS 6206
Letter Plates/Letter Boxes: BS EN 13724: 2013



AMIN CONTRACTORS

Fire Door Compliance

Landlords, HMO's & Kitchen Doors
New regulations from January 2023



BS CODES:

Lever Handles & Knob Furniture: BS EN 1906: 2012
Panic Exit Devices: BS EN 1125: 2008
Locks and Latches: BS EN 12209: 2016
Cylinders for Locks: BS EN 1303: 2015
Single Axis Hinges: BS EN 1935: 2002

Door & Window Bolts: BS EN 12051: 2000
Fire Door Closers BS EN 1154: 1997
Electrically Powered Hold Open Devices: BS EN 1155: 1997
Fire-Rated Glass: BS 6206
Letter Plates/Letter Boxes: BS EN 13724: 2013