

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT



**Fire Risk Assessment
147 Wembley Hill Road,
Wembley, HA9 8DU**

Responsible person (e.g. employer) or person having control of premises:	Landlord
Address of premises:	147 Wembley Hill Road, Wembley, HA9 8DU
Person(s) consulted:	Landlord
Assessor:	Mohammed Shahinul Amin
Assessors 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.
Report validated by:	N/A
Date of fire risk assessment:	27/11/24
Date of previous fire risk assessment:	N/A
Suggested date for review:	26/11/25
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by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or there has been significant change in the matters to which it relates, or if a fire occurs.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.

1.00	THE PREMISES (Clause 12)	
1.01	Number of floors at ground level and above:	3 floors
	Number of floors entirely below ground level:	1 floor
	Floors on which car parking is provided:	Ground floor
1.02	Number of flats:	6 flats
	Approximate gross floor area:	30m ² Communal area.
1.03	Brief details of construction and approximate age of building:	147 Wembley Hill is a residential development in Wembley, Greater London. It has 6 flats and was completed in 2021.
1.04	Occupancy:	Block of flats
2.00	THE OCCUPANTS (Clause 12)	
2.01	Approximate maximum number of employees at any one time:	N/A
2.02	Approximate maximum number of residents and visitors at any one time:	N/A
3.00	OCCUPANTS ESPECIALLY AT RISK FROM FIRE (Clause 12)	
3.01	Sleeping occupants	Yes
3.02	Occupants in remote areas and lone workers:	N/A
3.03	Others:	N/A
3.04	Disabled occupants (if known):	Unknown
4.00	FIRE LOSS EXPERIENCE	
4.01	Fires in the past:	0
4.02	Cost of past fire losses:	N/A

5.00	OTHER RELEVANT INFORMATION	
5.01	<i>Detail here if required:</i>	Grade A Fire Alarm System
6.00	RELEVANT FIRE SAFETY LEGISLATION	
6.01	The following fire safety legislation applies to these premises:	<i>Regulatory Reform (Fire Safety) Order 2005, The Fire Safety Act 2021, The Fire Safety Regulations (England) 2022 and Building Safety Act 2022.</i>
6.02	The above legislation is enforced by:	London Fire Brigade
6.03	Other legislation that makes significant requirements for fire precautions in these premises:	The Housing Act 2004
6.04	The other legislation referred to above is enforced by:	Local Authority
6.05	Is there an alterations notice in force?	N/A
6.06	Relevant information and deficiencies observed:	N/A
6.07	Other information if required:	N/A

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
7.00	ELECTRONIC SOURCES OF IGNITION <i>(Clause 13 and Annex B)</i>				
7.01	Are reasonable measures taken to prevent fires of electrical origin?	✓			
7.02	More specifically:				
7.02 a)	Are fixed installations periodically inspected and tested?	✓			
7.02 b)	Is portable appliance testing carried out?	✓			
	Observations:				
8.00	SMOKING <i>(Clause 13 and Annex B)</i>				
8.01	Are reasonable measures taken to prevent fires as a result of smoking?	✓			
8.02	More specifically:				
8.02 a)	Is smoking prohibited in appropriate areas?	✓			
8.02 b)	Are there suitable arrangements for those who wish to smoke?	✓			
8.02 c)	Did the smoking policy appear to be observed at the time of inspection?	✓			
8.02 d)	Are "No smoking" signs provided in the common areas?	✓			
	Observations:				
9.00	ARSON <i>(Clause 13 and Annex B)</i>				
9.01	Does basic security against arson by outsiders appear reasonable?	✓			

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
9.02	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	✓			
	Observations:				
10.00	PORTABLE HEATERS, HEATING AND VENTILATION SYSTEMS (Clause 13 and Annex B)				
10.01	Is there satisfactory control over the use of portable heaters?			✓	
10.02	Are fixed heating and ventilation installations subject to regular maintenance?			✓	
	Observations:				
11.00	COOKING (Clause 13 and Annex B)				
11.01	Are reasonable measures taken to prevent fires as a result of cooking?			✓	
	Observations:				
12.00	LIGHTNING (Clause 13 and Annex B)				
12.01	Does the building have a lightning protection system?	✓			
	Observations:				
13.00	HOUSEKEEPING (Clause 13 and Annex B)				
13.01	Is the overall standard of housekeeping adequate?	✓			
13.02	More specifically:				
13.02 a)	Do combustible materials appear to be separated from ignition sources?	✓			
13.02 b)	Is unnecessary accumulation or inappropriate storage of combustible materials or waste	✓			
13.02 c)	Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?	✓			

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
	Observations:				
14.00	HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS <i>(Clause 13 and Annex B)</i>				
14.01	Is there satisfactory control over works carried out in the building?	✓			
	Observations:				
15.00	DANGEROUS SUBSTANCES <i>(Clause 13)</i>				
15.01	Are the general fire precautions adequate to address the hazards associates with dangerous substances used or stored within the premises?			✓	
	Observations:				
16.00	OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION				
16.01	Hazards:			✓	
	Observations:				

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
17.00	MEANS OF ESCAPE <i>(Clause 15c) and Annex C)</i>				
17.01	Is the design and maintenance of the means of escape considered adequate?	✓			
17.02	More Specifically:				
17.02 a)	Are there reasonable distances of travel:				
17.02 a1)	Where there is escape in a single direction?	✓			
17.02 a2)	Where there are alternative means of escape?	✓			
17.02 b)	Is there adequate provision of exits?	✓			
17.02 c)	Do fire exits open in the direction of escape, where necessary?	✓			
17.02 d)	Are the arrangements provided for securing exits satisfactory?	✓			
17.02 e)	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	✓			
17.02 f)	Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?	✓			
17.02 g)	Are suitable self closing devices fitted to fire doors in the common areas?	✓			
17.02 h)	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?	✓			

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
17.02 i)	Is the fire resistance of flat entrance doors considered adequate, and are the doors maintained in sound condition?	✓			
17.02 j)	Are suitable self closing devices fitted to flat entrance fire doors and, where fitted, maintained in good working order?	✓			
17.02 k)	Are there adequate smoke control provisions to protect the common escape routes, where necessary?	✓			
17.02 l)	Are all escape routes clear of obstructions?	✓			
17.02 m)	Are all fire exits easily and immediately openable?	✓			
17.02 n)	Are there reasonable arrangements for means of escape for disabled people?			✓	
	Observations:				
18.00	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT <i>(Clause 15g)</i>				
18.01	Is it considered that there is/are:				
18.01 a)	Adequate levels of compartmentation between floors and between flats and the common escape routes?	✓			
18.01 b)	Reasonable limitation of linings that may promote fire spread?	✓			
18.01 c)	As far as can be reasonably be ascertained, reasonable fire separation within any roof space?	✓			
18.01 d)	Adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	✓			

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
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?	✓			
	Observations:				
19.00	EMERGENCY ESCAPE LIGHTING (Clause 15e)				
19.01	Has a reasonable standard of emergency escape lighting system been provided?	✓			
	Observations:				
20.00	FIRE SAFETY SIGNS AND NOTICES (Clause 15d)				
20.01	Is there a reasonable standard of fire safety signs and notices?	✓			
	Observations:				
21.00	MEANS OF GIVING WARNING IN CASE OF FIRE (Clause 15b)				
21.01	Is a reasonable fire detection and fire alarm system provided in common areas, where necessary?	✓			
21.02	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	✓			
21.03	Where appropriate, has a fire alarm zone plan been provided?	✓			
21.04	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	✓			
	Observations:				
22.00	MANUAL FIRE EXTINGUISHING APPLIANCES (Clause 15f)				

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
22.01	Is there reasonable provision of manual fire extinguishing appliances?		✓		<i>Are extinguishers required in common areas?</i> Replace the non standard fire extinguishers with BS/LPC approved extinguishers in the following locations.
22.02	Are all fire extinguishing appliances readily accessible?		✓		Remove obstructions in the following places:
	Observations:				
23.00	RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS <i>(Clause 15h)</i>				
23.01	Type of fixed system(s):				
23.01 a)	Sprinkler system?			✓	
23.01 b)	Misting system?			✓	
	Observations: <i>(List fixed systems)</i>				
24.00	OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT <i>(Clause 15i)</i>				
24.01	Type of other fixed system(s) installed:			✓	
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?	✓			
	Observations:				

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
25.00	PROCEDURES AND ARRANGEMENTS (Clause 16)				
25.01	Safety assistance:	✓			
25.02	Fire safety at the premises is managed by:	✓			
25.03	Is there a suitable record of the fire safety arrangements?	✓			
25.04	Evacuation strategy:	✓			
25.05	Are procedures in the event of a fire appropriate and properly documented, where appropriate?	✓			
25.06	Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections?	✓			
	Observations:				
26.00	TRAINING AND DRILLS (Clause 16h)				
26.01	Are all staff given adequate fire safety instruction and training on induction?			✓	
26.02	When the employees of another employer work in the premises, is appropriate information on the fire risks and fire safety measures provided?			✓	
	Observations:				
27.00	TESTING AND MAINTENANCE (Clause 16j)				
27.01	Is there adequate maintenance of the premises?	✓			
27.02	Is weekly testing and periodic servicing of fire detection and alarm system undertaken?		✓		Ensure that weekly fire alarm test and periodic servicing are carried out and recorded by competent persons.
27.03	Is monthly and annual testing routines for emergency lighting?		✓		Ensure that monthly, six monthly and annual emergency lighting carried out and recorded by competent persons.
27.04	Is annual maintenance of fire extinguishing appliances undertaken?		✓		Ensure that monthly checks, and annual maintenance of portable fire fighting appliances are carried out and recorded by competent persons.
27.05	Are six-monthly inspection and annual testing of rising mains undertaken?		✓		Arrange six-monthly inspection and annual pressure testing of dry riser.

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
27.06	Are weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lift(s) provided for the use by firefighters or evacuation of disabled people (evacuation lifts)?		✓		Arrange weekly and monthly testing, six monthly inspection and annual testing of fire-fighting or evacuation lifts.
27.07	Other relevant inspections or tests?			✓	
	Observations:				
28.00	RECORDS (Clause 16k)				
28.01	Are there appropriate records of:				
28.01 a)	Fire alarm tests (where relevant)?		✓		Provide and maintain a register of records for fire alarm tests.
28.01 b)	Emergency escape lighting tests?		✓		Provide and maintain a register of records for emergency lighting tests.
28.01 c)	Maintenance and testing of other fire protection equipment?		✓		Provide and maintain a register of records for fixed fire system tests.
29.09	Is the fire emergency plan available to the enforcing authority?		✓		Ensure that fire emergency plan is readily available for enforcing authority inspection.
29.10	Are Personal Emergency Evacuation Plans (PEEPS) required and in place?		✓		Ensure that Personal Emergency Evacuation Plans are compiled in accordance DCLG guidance and is readily available for enforcing authority inspection.
	Observations:				
29.00	PREMISES INFORMATION BOX (Clause 15c)				
29.01	Is there a suitably located premises information box for the fire and rescue service?		✓		Provide premises information box with details to assist the fire and rescue service.
29.02	Are there arrangements to keep the premises information box up to date?		✓		Regularly check and update the premises information box.
30.00	ENGAGEMENT WITH RESIDENTS (Clause 16l)				
30.01	Has information on fire procedures been disseminated to residents?		✓		Provide a clear fire action document for all residents.
30.02	Is fire safety information disseminated to residents?		✓		Provide a clear fire safety information for all residents.

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

Likelihood
2

Severity
2

Risk Rating Score:
4

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.

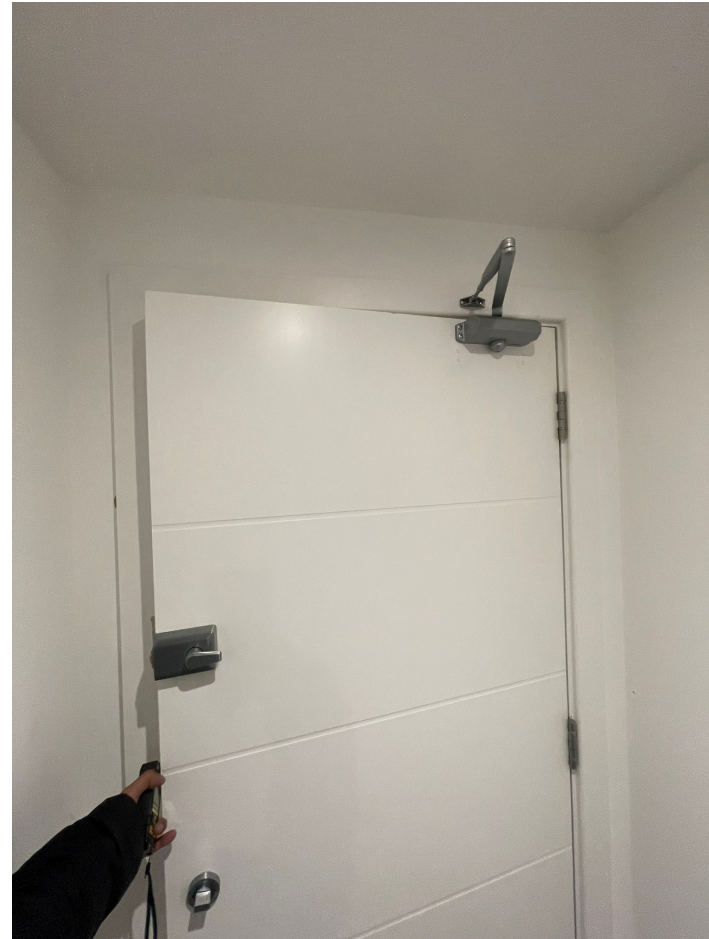
QUESTION	SIGNIFICANT HAZARDS	RESPONSIBLE PERSON	TARGET DATE	DATE COMPLETED & INITIAL
22.00	MANUAL FIRE EXTINGUISHING APPLIANCES (Clause 15f)			
22.01	Are extinguishers required in common areas? Replace the non standard fire extinguishers with BS/LPC approved extinguishers in the following locations.	Landlord	4 Weeks	
23.00	RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS (Clause 15h)			
24.00	OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT (Clause 15i)			
25.00	PROCEDURES AND ARRANGEMENTS (Clause 16)			
25.03	Review fire emergency plan to detail required fire safety arrangements.	Landlord	Continuously	
25.06	Ensure that all required routine fire inspections are carried out.	Landlord	Continuously	
26.00	TRAINING AND DRILLS (Clause 16h)			
27.00	TESTING AND MAINTENANCE (Clause 16j)			
27.01	Ensure that checks, inspections and maintenance are carried out at appropriate intervals.	Landlord	Continuously	
27.02	Ensure that weekly fire alarm test and periodic servicing are carried out and recorded by competent persons.	Landlord	Continuously	

QUESTION	SIGNIFICANT HAZARDS	RESPONSIBLE PERSON	TARGET DATE	DATE COMPLETED & INITIAL
27.03	Ensure that monthly, six monthly and annual emergency lighting carried out and recorded by competent persons.	Landlord	Continuously	
27.04	Ensure that monthly checks, and annual maintenance of portable fire fighting appliances are carried out and recorded by competent persons.	Landlord	Continuously	
28.00	RECORDS (Clause 16k)			
28.01 a)	Provide and maintain a register of records for fire alarm tests.	Landlord	Continuously	
28.01 b)	Provide and maintain a register of records for emergency lighting tests.			
28.01 c)	Provide and maintain a register of records for fixed fire system tests.	Landlord	Continuously	
29.00	PREMISES INFORMATION BOX (Clause 15c)			
30.00	ENGAGEMENT WITH RESIDENTS (Clause 16l)			
30.01	Provide a clear fire action document for all residents.	Landlord	Continuously	
30.02	Provide a clear fire safety information for all residents.	Landlord	Continuously	

PHOTOGRAPHS



Photograph 1- Fire exit signs observed at the time of inspection. Emergency lighting provided and no obstructions to fire exit doors.



Photograph 2- self closing devices installed on doors. Building kept to an adequate standard. Fire extinguishers to be installed in the property and documents to be kept up to date for the local authority and emergency services.