



AMIN CONTRACTORS

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# **FIRE RISK ASSESSMENT**

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

12, January, 2025

**PRIORITISING SAFETY,  
ENSURING COMPLIANCE**

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# **Amin Constructions**

## **Fire Risk Assessment Report**



**Property: Webmly Housing Scheme Testing 15**

Assessment ID: 15

Date: 25 January 2025

**Primary Information**

Index ID	Detail	Value
0.01	Responsible person (e.g. employer) or person having control of premises?	-
0.02	Address of premises?	-
0.03	Person(s) consulted?	-
0.04	Assessor?	-
0.05	Assessors statement?	-
0.06	Report validated by?	-
0.07	Date of fire risk assessment?	-
0.08	Date of previous fire risk assessment?	-
0.09	Suggested date for review?	-
0.10	Fire Risk Assessment Review?	-
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	-
5.01	Detail here if required	-

Index ID	Detail	Value
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?	-
6.09	Risk Severity?	-
6.10	Risk Rating Score?	-

### **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	-
13.02b	Is unnecessary accumulation or inappropriate storage of combustible materials or waste?	Yes	-

Index ID	Detail	Values	Control Measures
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	-
18.01d	Adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	Yes	-

Index ID	Detail	Values	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?	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
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# 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

-

Severity

-

Risk Rating Score:

-

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.*