Fire Risk Assessment - Communal - Rev 1

SNG26364 / 53 Warminster Road, London, SE25 4DQ / 4 Oct 2023

Complete

Flagged items	2	Actions	2

SUPERNOVA GROUP LTD
71-75 Shelton Street
Covent Garden
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Hello@supernovagroup.co.uk
020 4586 0680

Site/Area Photo



Photo 1

Site/Location	53 Warminster Road, London, SE25 4DQ
Job Number	SNG26364
Assessors:	Aaron Mitson

This fire risk assessment report applies only to the communal areas only

In order to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005, a Fire Risk Assessment was undertaken, to identify any fire prevention or precaution deficiencies within this building.
The survey did not include the testing of the fire warning systems or the actuation of emergency lighting under power failure conditions.

Important information:
This Fire Risk Assessment report has been prepared following a site inspection and is based on the observations made during that visit, together with information received from personnel on site and an examination of documents made available. It does not include any areas, activities or processes that the assessor was not made aware of whilst on site. The omission of any area of the building from this report should not be construed to assume compliance with the legislative requirements pertinent to that part of the building.
It is recommended that access to this report is made available (electronically) so it can be reviewed by the enforcing authorities. This report relates only to statutory requirements and reducing unnecessary business interruption. Additional fire safety measures may be appropriate for insurance, loss prevention, or environmental purposes.

This Fire Risk Assessment report applies only to the area titled above. It must not be used to manage fire safety risk in any other parts of the building. This report may only be forwarded to a third party if reproduced in full and without amendment to the content or presentation.

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 this assessment was undertaken. It must be noted that this Fire Risk Assessment was not an intrusive assessment and that a compartmental survey should be carried out to ensure that structural fire separation and devices within this property comply with the relevant legislation.

Type of Fire Risk Assessment carried out in agreement with clients brief:	TYPE 1: Non-destructive assessment of the common parts of a building.
Responsible Person (e.g. Landlord/Owner, Employer or person having control of the premises):	Addliving Ltd
Address of Premises	53 Warminster Road, London, SE25 4DQ
Date of fire Risk Assessment	04.10.2023
Date of Previous Fire Risk Assessment	
Suggested Date for Review **This fire risk assessment should be reviewed by a competent person by the date indicated or at such earlier time if there is reason to suspect that it is no longer valid, or there has been a significant change in the matters to which it relates, or if a fire occurs.**	04.10.2024

Flagged items & Actions

2 flagged, 2 actions

Flagged items

2 flagged, 2 actions

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL / 7. ELECTRICAL SOURCES OF IGNITION

7.1. Are reasonable measures taken to prevent fires of electrical origin?

No

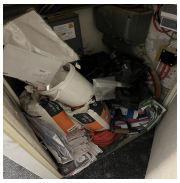


Photo 2

To do | Assignee Aaron Mitson | Priority Low | Created by Aaron Mitson

Remove heavily stored items and paperwork from ground floor meter cupboard

FIRE PROTECTION MEASURES / 18. EMERGENCY ESCAPE LIGHTING

18.1. Is a reasonable standard of emergency escape lighting provided both internally and externally?

No



Photo 13



Photo 14



Photo 15

To do | Assignee Aaron Mitson | Priority Low | Created by Aaron Mitson

Unable to determine if lights are emergency lights due to there being no visible LEDs, please provide documentation or install emergency lighting

Other actions

0 actions

FIRE RISK ASSESSMENT

The following simple fire risk level estimator is based on a commonly used Health and Safety Risk Level Estimator.

Likelihood of fire	Potential consequences 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) is: Low

In this context, a definition of the above terms within the table is as follows:

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 a significant increase in the likelihood of fire.

Taking into account the nature of the premises 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

In this context, a definition of the above terms within the table is as follows:

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.

The overall risk at the time of inspection is considered to be: Tolerable Risk

A suitable risk-based control plan should involve effort and urgency that is proportional to risk.

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions 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 premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (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 a Fire Risk Assessment is subjective and for guidance only.

It is considered that the recommendations within this report should be implemented in order to reduce fire risk to, or maintain it at, the following level:

Trivial

GENERAL INFORMATION

1. THE PREMISES

1.1. Type/Use of the Premises	Residential flats
1.2. Number of Floors	3
1.5. Approximate floor area (m2):	15
1.6. Age of building (approximate)	1900's
1.7. Materials predominantly used on the external walls? **Fire Safety (England) Regulations 2022** **Regulations made under Article 24 of the Regulatory Reform (Fire Safety) Order 2005:** **Come in Force 23.01.2022** **Design and Materials of External Walls (Regulation 5).** **5. - (1) The responsible person in relation to a high-rise residential building must prepare a record of the design of the external walls of the building, including details of the materials from which they are constructed.** **1. The record prepared under paragraph (1) must include details of the level of risk identified in the risk assessment required under Article 9 of the Regulatory Reform (Fire Safety) Order 2005 that the design and materials of the external walls give rise to and any mitigating steps that have been taken in respect of that risk.** **2. The responsible person must prepare a revised record under paragraph (1) if there are any significant changes to the external walls of the building.**	Brick
1.8. Does the building have any external cladding/materials coverings of any kind?	No
1.9. Does the premises have any balconies?	No
1.10. Are there external escape stairs and are they fit for purpose?	N/A

2. THE OCCUPANTS

2.1. Approximate maximum number:

6 flats

3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1. Sleeping occupants:

3.2. Disabled occupants:

3.4. Young persons:

4. FIRE LOSS EXPERIENCE

Details

N/A

5. OTHER RELEVANT INFORMATION

Details

N/A

6. RELEVANT FIRE SAFETY LEGISLATION

6.1. The following Fire Safety Legislation applies to these premises:	The Regulatory Reform (Fire Safety) Order 2005.

7. ELECTRICAL SOURCES OF IGNITION

1 flagged, 1 action

7.1. Are reasonable measures taken to prevent fires of electrical origin? No

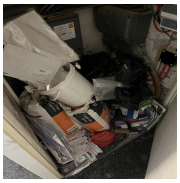


Photo 2

To do | Assignee Aaron Mitson | Priority Low | Created by Aaron Mitson

Remove heavily stored items and paperwork from ground floor meter cupboard

8. SMOKING

8.1. Are reasonable measures taken to prevent fires as a result of smoking? Yes

8.2. Is smoking prohibited on the premises? Yes



Photo 3

9. ARSON

9.1. Does basic security against arson by outsiders appear reasonable?* Yes

10. PORTABLE HEATERS AND HEATING INSTALLATIONS

10.1. Is the use of portable heaters avoided as far as practicable? Yes

10.2. Is the use of the more hazardous types (e.g. radiant bar fires or LPG appliances) avoided? Yes

11. COOKING

11.1. Are reasonable measures taken to prevent fires as a result of cooking? N/A

12. HOUSEKEEPING

12.1. Is the standard of housekeeping adequate?	Yes

13. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

13.1. Are fire safety conditions imposed on outside contractors?

Article 20 Provision of Information to Employees and the Self-Employed from Outside Undertakings. The Responsible Person must ensure that any person working is provided with appropriate instruction and comprehensive and relevant information regarding any risks to that person.	Yes

14. DANGEROUS SUBSTANCES

14.1. Is there appropriate storage of hazardous materials?	N/A

15. LIGHTNING

15.1. Does the building have a lightning protection system?	N/A

16. MEANS OF ESCAPE

16.1. Is it considered that the premises are provided with reasonable means of escape in case of fire?	Yes



Photo 4

16.2. Are there adequate designs of escape routes?	Yes
16.3 Do all final exits lead to places of safety?	Yes
16.4. Are exits easily and immediately openable where necessary?	Yes
16.5. Do fire exits open in direction of escape where necessary?	N/A
16.6. Are sliding or revolving doors avoided as fire exits where necessary?	Yes
16.7. Are external escape routes suitable and sufficient?	Yes
16.8. Are there satisfactory means for securing exits?	Yes
16.10. Are there alternative means of escape?	Yes

Rear exits from flats if present otherwise windows would be used

16.12. Are escape routes unobstructed?	Yes
16.13. Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?	N/A
16.14. Are escape staircases fit for purpose?	Yes

17. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.1. Is the compartmentation of a reasonable standard?*	N/A
17.2. Are the general condition of the Communal (fire) Doors suitable?	Yes

Doors appear to comply, however a fire door survey would determine this


Photo 5

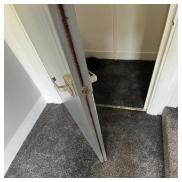

Photo 6


Photo 7


Photo 8


Photo 9

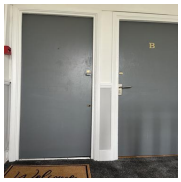
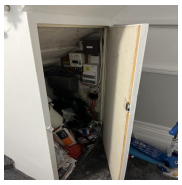

Photo 10


Photo 11


Photo 12

*The above is based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

18. EMERGENCY ESCAPE LIGHTING

1 flagged, 1 action

18.1. Is a reasonable standard of emergency escape lighting provided both internally and externally?

No

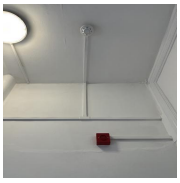

Photo 13



Photo 14


Photo 15

To do | Assignee Aaron Mitson | Priority Low | Created by Aaron Mitson

Unable to determine if lights are emergency lights due to there being no visible LEDs, please provide documentation or install emergency lighting

18.2. Are there outstanding defects to any of the emergency lighting units/luminaires?*

N/A

*The above is based on visual inspection, but no test of luminance (LUX) levels or verification of full compliance with relevant British Standards was carried out.

19. FIRE SAFETY SIGNS AND NOTICES

19.1. Is there a reasonable standard of Fire Safety Signage and Notices?

Yes



Photo 16


Photo 17



Photo 18

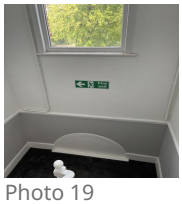

Photo 19


Photo 20

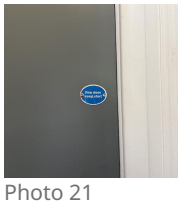

Photo 21



Photo 22

19.2. Is wayfinding signage displayed in sufficient quantities and in appropriate locations (internally & externally)?

BS5499-4: 2013: Safety Signage Code of Practice for Escape Routes or those in
BS EN ISO 7010: 2012: Graphic Symbols, Safety Colours and Safety Signs.

N/A

20. MEANS OF GIVING WARNING IN CASE OF FIRE

20.1. Is there an automatic fire detection system installed within the premises?

Yes


Photo 23


Photo 24


Photo 25


Photo 26


Photo 27


Photo 28

20.2. Are there outstanding defects to the fire detection system?

N/A

No

*Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standards carried out.

21. MANUAL FIRE EXTINGUISHING APPLIANCES AND HYDRANTS

21.1. Is there the reasonable provision of portable fire extinguishers?

N/A

21.2. Is all fire extinguishing equipment readily accessible?

N/A

22. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

22.1. Are fixed fire suppression systems installed within the premises?

N/A

23. OTHER RELEVANT FIXED SYSTEMS AND

EQUIPMENT

23.1. Are there suitable provision of fire-fighters switch(es) such as isolation switches for lifts, high voltage & gas shut offs?	N/A

24. PROCEDURES AND ARRANGEMENTS

24.1. Are appropriate fire procedures in place with suitable documentation readily available? — Yes


Photo 29


Photo 30

27. TESTING AND MAINTENANCE

27.1. Is there weekly testing and periodic servicing of the fire detection and alarm system? — Yes

27.2. Is the emergency lighting system subject to monthly inspection/testing (flick testing)? — N/A

27.4. Is there annual inspection and test of lightning protection system? — N/A

27.5. Are fire extinguishers subject to annual maintenance and servicing? — N/A

27.6. Are there periodic inspections of external escape staircases and gangways? — Yes

28. RECORDS

28.1. Is the maintenance and servicing of the fire detection system recorded? — N/A

28.2. Are documents available to show the emergency lights are periodically maintained and serviced? — N/A

28.3. Maintenance and testing of other fire protection systems? — N/A

CONCLUSION

It can be concluded, with the implementation of the actions/recommendations within the timescales provided, the building is a safe environment which is broadly compliant with the Regulatory Reform (Fire Safety) Order 2005. It must be noted if the recommendations are not implemented within required timescales, persons within the risk assessed building will be at a greater life risk should a fire incident occur.

It is advised that this Fire Risk Assessment is issued to all relevant insurance companies.

For further support or inquiries contact NSUK Group LTD via email (support@nsuk.org.uk)

Additional Information:	No

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BS 5306-8, Fire extinguishing installations and equipment on premises – Part 8: Selection and installation of portable fire extinguishers – Code of practice
BS 5499-4, Safety signs – Part 4: Code of practice for escape route signing
BS 5499-10, Guidance for the selection and use of safety signs and fire safety notices
BS 5588-5 (withdrawn), Fire precautions in the design, construction and use of buildings – Access and facilities for fire-fighting
BS 5655, Lifts and service lifts – Safety rules for the construction and installation of electric lifts
BS 5839-6, Fire detection and fire alarm systems for buildings – Part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises
BS 7273-4, Code of practice for the operation of fire protection measures – Part 4: Actuation of release mechanisms for doors
BS 7273-6, Code of practice for the operation of fire protection measures – Part 6: Fire detection and fire alarm systems – Interface with ancillary systems and equipment
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ASSESSORS SIGNATURE

Assessors Name and Signature



04.10.2023 23:27 BST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

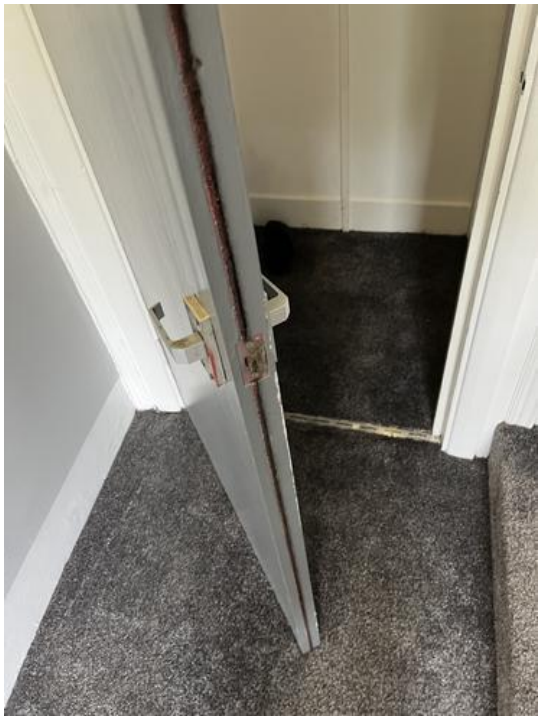


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30