Assessing Company:

Assessing Company:

London City Fire UK Ltd

Unit 2 Michael Manley Ind Estate

London - SW8 4TU

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ADRIAN QUINTAO - IFSM REGISTERED FIRE RISK ASSESSOR: C496 (Tier 2)

AUSTIN QUINTAO - IFSM REGISTERED FIRE RISK ASSESSOR: C526 (Tier 2)

Assessor:	Austin Quintao (AIFSM)
Signature:	 Austin Quintao, Mon, 06 Jan 2025, 2:48 pm
Date of the Fire Risk Assessment:	Tue, 07 Jan 2025
Verifier:	Adrian Quintao (MIFSM / CFPA E DIP / Dip FD)
Signature:	 Adrian Quintao, Thu, 09 Jan 2025, 7:58 am
Date:	Thu, 09 Jan 2025
Assessment Review Date:	You should review the fire risk assessment annually from the date conducted.

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reviewed by a competent person by the date indicated or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

IT IS YOUR RESPONSIBILITY TO MANAGE FIRE SAFETY AND ANY SUBSEQUENT FIRE RISK ASSESSMENT REVIEW.

FIRE RISK ASSESSMENT - LONDNIST - GREEN LANES - N4 2ES - 2025

Responsible Person:	Ltd Company (Director and / or Directors). Manager(s). Identified Responsible Person.
Other / Notes:	None.
Position:	Trading Company.
Business Name / Name:	Londonist.
Address of the Assessment:	323 Green Lanes, London.
Post Code:	N4 2ES
Unique Reference Number:	27707AQ2
LCF (Clik) Job Number:	27707
Emergency Protocol:	Single Stage (Simultaneous) Evacuation. A Single Stage Evacuation during a fire refers to a situation where all occupants of a building or a specific area evacuate simultaneously and immediately upon the detection of a fire or another emergency condition. In this scenario, there is no differentiation between different zones or floors, and everyone is instructed to evacuate to a designated assembly point or a safe location.
Guidance Document Used:	LACORS. Applies to - • single household properties; • shared houses; • bedsit HMOs; • purpose-built flats and buildings converted into selfcontained flats to a standard not in compliance with the Building Regulations 1991; • sheltered accommodation in which personal care is not provided; and • small hostels to which the HM Government Sleeping Accommodation Guide is inappropriate. It should be noted that the guidance applies to the above types of premises regardless of tenure (i.e. whether owner-occupied, social housing or private rented sector). The guidance may also be supplemented by other guidance and / or British Standards – to include Approved Codes of Practice. DCLG Guidance - General. Relevant Approved Codes of Practice and Guidance.
Occupancy Numbers:	Sleeping Occupants: 18

FIRE RISK ASSESSMENT - N4 2ES - 2025

Introduction:

This Fire Risk Assessment is designed to highlight all the relevant fire safety issues appertaining to your premises. The extent of the survey undertaken is dependent on levels of access to various parts of the building. It is not always practical to assess areas such as ceiling voids and wall cavities but where there are concerns that further special assessment of these areas is required, this will be highlighted within the report.

In this report:

Where relevant facts in relation to the premises were not visually apparent on the date of our inspection, we have relied on the information and/or responses provided by or on behalf of the Employer or other Responsible Person.

Unless otherwise stated, we have assumed (where applicable and relevant) that all relevant building regulations were complied with in the construction of the premises, including any extension(s), conversion(s), renovation(s) and refurbishment(s).

Unless otherwise stated, we have assumed that information and documentation supplied to us by or on behalf of the Employer or other Responsible Person who has a bearing on this Fire Risk Assessment is current, true, accurate and not misleading.

The term 'Responsible Person' has the meaning given to it in The Regulatory Reform (Fire Safety) Order 2005.

This report reflects the circumstances found at the time of the inspection and does not take away the duties imposed on the Responsible Person for ensuring effective fire safety management within the premises on a day-to-day basis.

Methodology:

The methodology is intended to determine the risk-proportionate fire precautions required to protect building occupants including employees, contractors, visitors, sleeping occupants (where applicable) and members of the public and to protect people in the immediate vicinity of the building.

Note: It is not intended to address protection of property (the building and its contents) or the environment, or to address protection of a business, process, or activity against interruption.

Legal Statements:

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and where appropriate to make recommendations to ensure compliance with the current fire safety legislation.

The report does not address the potential losses relating to the "risk to property of business continuity, due to fire."

Errors & or omissions should be notified to London City Fire (UK) Ltd within 14 working days of receipt of this document, should this not be done, no liability for any claim for consequential liability damage or loss however so caused will be accepted by London City Fire (UK) Ltd (this 14 day period also includes any requested changes to information contained within the fire risk assessment).

This document remains the property of London City Fire (UK) Ltd until full payment has been received (unless prior agreement has been made to release the document prior to payment being made).

Responsibility for safe, appropriate and legal implementation of any remedial action rests with the client.

FIRE RISK ASSESSMENT - LONDONISE - GREEN LANES - N4 2ES - 2025

How to Understand the Report:

HOW TO READ AND UNDERSTAND THE REPORT <<<<<<<<<<<<<<<<

This is a LIVE document and should be treated as such; this document may be used in any civil or legal context therefore it should be kept safe or backed up.

Each section has the relevant questions, positive comments, the record of shortcomings and actions to take (to include photos of shortcomings).

The timescales for rectifications are colour coded in line with the below (In block text recommendations) or additional comments may be present for rectification (or to enforce an issue or point).

The overall building risk rating is located at the end of the report with the summary.

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INEXPENSIVE AND QUICK TO RECTIFY:

Items that can be rectified immediately - 4 weeks at minimal cost or very minimal cost.

LOW:

Low priority to be actioned within 6 months-1year. Items of non-urgent priority or for future consideration – items that may improve safety (or building protection) over the very long term.

MEDIUM:

Medium priority to be actioned within 2-6 months (OR 6-12 months as stated by the assessor). *Breaches in legislation that may require medium/long term action to resolve – due to planning and implementation of any surveys / inspection – for example.*

HIGH***

Immediate priority to be actioned within 24 hours to 8 weeks. *Breaches of legal requirements, which could **cause significant injury if left or set dangerous conditions** and requires immediate short-term action.*

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

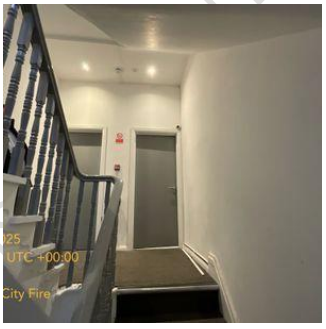
General Building Images:





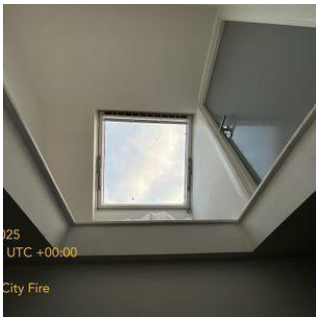






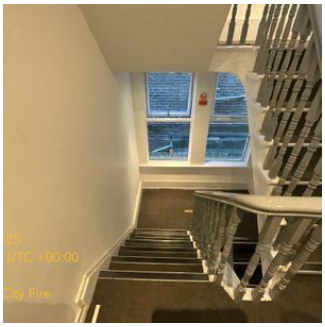




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FIRE RISK ASSESSMENT - LONDON - N4 2ES - 2025

Type of Building:	The main building is a traditionally conducted Victorian property (In most part). A rear ground floor extension was added to the building approximately eight years ago (stated on the day of the assessment that this extension was given final approval by local Building Control). Ground floor: 1 - 9 (Flats 1 - 5 are studio flats) 6,7,8,9 are ensuite rooms. First floor: 10,11,12, 13, 14 are ensuite rooms. Second floor: 16,17, 18,19 are ensuite rooms. There is also an external communal area to the rear of the building at ground floor level (accessed externally via the side alley).
Floor space of area assessed:	Communal areas assessed - approximately 100msq.
Number of internal stairwells:	One single lobby protected stairwell from the first to the second floor. The stairwells are constructed with fire-resistant materials, such as walls and doors, to prevent the spread of smoke, heat, and flames into the stairwell. They often include features such as self-closing fire doors.
Number of external stairwells:	None.
Number of Floors:	Ground floor + 2.
Construction of external walls:	Brick and Mortar. Glazing (in a glazing support system).
Construction of Internal walls:	Brick and Mortar. Timber Stud Wall with Plasterboard (Or lathe & plaster finish). Timber Stud Wall with Fire Rated Plasterboard.
Additional Wall Description(s):	None.
Construction of Floors:	Timber. Concrete.
Additional Floor Description(s):	None.
Roof Description:	Dormers Present.
Additional Roof Description:	Pitched style slate roof with dormer.
Out Buildings / Stores or Carparks Etc:	External car parking - 1-3 cars.
Other:	None.
Primary Use:	Residential (HMO Bedsit - Large). Residential (HMO Shared Kitchen).
Primary use (Additional):	HMO - Student Accommodation.
Secondary usage:	None.
Areas not assessed / Not covered by the assessment:	The whole building roof space (Samples of rooms observed - not all bedrooms or bedsits).

FIRE RISK ASSESSMENT - LONDONIS - TURNPIKE LANES - N4 2ES - 2025

Have there been any reported Fires? Have there been any reported significant near misses? Have there been any reported Enforcement Notices Issued?	There have been no reported fires. There have been no reported significant near misses. There has been no reported enforcement action by the Fire & Rescue Service, the Local Authority or any other enforcing body.
Additional / Outcome / Outcome of any investigation etc:	None.
Residential Scope:	Type 1 assessment: Non-destructive assessment of the common parts of a building. • Completion of the fire risk assessment. • Consideration of the external materials of the building. • Consideration of compartmentation between common areas and the flats or rooms. • Inspection of a sample of service risers on all floors. • Inspection above a sample of readily accessible demountable false ceilings if present. • Inspection of a sample of flat front doors or room doors. • Comprehensive assessment report to include the significant findings, issues identified, and actions required. Entry into the flats beyond the front door is not included in a type 1 survey. External Wall Surfaces and Construction: London City Fire Risk Assessors examine (visually) with no special equipment regarding any external surface, they are noted primarily for descriptive purposes. We, from ground level, without documentation or without testing cannot confirm if any cladding (if present) is flammable or may promote fire spread – to include wall form and construction methods. Our assessors will note any obvious fire risk on the surface of the building such as timber, netting, decorations or otherwise. Where we identify cladding, we will advise a further inspection by a Competent Person with an intrusive inspection or by documentation or testing (or a combination of all three). The Fire Safety Act 2021 amends parts of the Regulatory Reform (Fire Safety) Order 2005 by confirming that duty-holders/building owners of buildings containing multiple domestic premises must manage and reduce the risk of fire for: • The building's structure and external walls (including cladding, doors, windows, and balconies); and • All doors / doors to individual flats that open into common parts.

FIRE RISK ASSESSMENT - LONDONIS

Occupancy:	Asleep and Familiar with the environment: (Residential / HMO's / Similar) - It is anticipated that this type of occupant will largely be able to self-evacuate (unless PEEPs are in place) and will normally try to exit the building (or area) in the manner they entered, via the main entrance. Those with limited English. General visitors to the building / property (to include those who may have disabilities or impairments). Contractors. Those who work on site who are not employees. Temporary workers. Awake and Unfamiliar with the environment: (Customers / Visitors / Similar) - It is anticipated that this type of occupant will largely be able to self-evacuate with little / or minimal assistance from staff and will normally try to exit the building (or area) in the manner they entered, via the main entrance. Awake and Familiar with the environment: (Staff and / or customers for example who are familiar) - It is anticipated that this type of occupant will largely be able to self-evacuate with little assistance and will normally try to exit the building (or area) in the manner entered, via the main entrance.
Other not mentioned above:	None.
Timescale building (or area) is in use:	The building (or relevant area) is in use / occupied 24 hours a day.
Other not mentioned above:	None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LAN 025

Sources of Ignition:	Electrical Installations. Lighting and Light Fittings. Contractor Related Works. Hot Processes (Hot Works / Contractors). Kitchenette - Small electrical (Microwave, kettle, and toaster for example). Inside HMO Rooms - Standard sources of ignition (Electrics, heaters, heating, lights, lighting, potential smoking, potential use of candles, electrical sockets, charging equipment, potential cooking appliances, and white goods). Consumer Units(s). Portable Electrical Equipment.
Other not mentioned above:	None.
Sources of Fuel:	Cooking Fats and oils (Residential cookers - Hob Cookers). Materials (Bedding, sheets and similar). Upholstery. Rubbish and Refuse (Domestic). Wood Furniture. Carpet. Wood flooring. Inside HMO Rooms - Furniture, timber furniture, clothing, bedding, curtains, decorations, and small potential cooking oils and fats.
Other not mentioned above:	None.
Sources of Oxygen:	Natural ventilation.
Other not mentioned above:	None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN ... ES - ... 4 2ES - 2025

SECTION 1:
FIRE PREVENTION:

ELECTRICAL INSTALLATIONS AND INSPECTIONS::	Are fixed installations periodically inspected and tested? (e.g., every 5 years)	Yes
PAT TESTING (Portable Appliance Testing):	Is portable appliance testing carried out on a risk assessed basis?	No
ELECTRICAL LEADS AND CABLES:	Is there a suitable limitation of trailing leads and adaptors?	Yes

Comments (Positive and / or Actions Required for Compliance):

The electrical inspection dates observed were 13/12/2017 - 13/12/2027 in accordance with: BS 7671 – Requirements for Electrical Installations (IEE Wiring Regulations). Every 5-10 years.

Cables and adaptors are maintained at a reasonable and manageable level. The expected demand for electricity is appropriately distributed via suitable number of leads, adaptors, and sockets to prevent overheating.

All electrical wall sockets observed on the day were in good order and visually in good condition (no signs of overheating or damage were observed).

ISSUE 1:

No evidence was observed on the day of the assessment stating that electrical appliances supplied by The Londonist have undergone PAT testing.

Remedial Action Required:

PAT Testing will ensure all equipment is serviceable, maintained and inspected by a Qualified / Competent Person who is able to identify shortcomings in safety standards.

In an environment such as this, annual testing is recommended.

Priority to be rectified: Inexpensive and quick to rectify.

Images of shortcomings for rectification:







FIRE RISK ASSESSMENT - THE LONDONIST - GREEN LANES - N4 2ES - 2025

SMOKING:	Is smoking permitted in appropriate areas with facilities to extinguish smoking materials?	NA
Comments (Positive and / or Actions Required for Compliance):	There is a strict no smoking policy within all internal communal areas, smoking within rooms and studio flats is dependent on tenancy agreements. No smoking signage was observed in communal areas.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

PORTABLE HEATERS:	If portable heaters are used, are suitable measures taken to minimise the hazard of ignition of combustible materials due to the use of portable heaters?	NA
Comments (Positive and / or Actions Required for Compliance):	Portable heaters were not observed in the communal areas.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

ARSON PREVENTION AND SECURITY:	Does basic security against arson by outsiders or other persons appear reasonable?	Yes
ARSON PREVENTION AND SECURITY:	If applicable, is the communal main entrance door provided with an arson proof letterbox?	No

Comments (Positive and / or Actions Required for Compliance):

The communal entrance door is timber framed with glazing and was in good condition on the day of the assessment.

ISSUE 1:

The entrance door does not have the provision of an arson proof letterbox.

Remedial Action Required:

Install an arson proof letterbox.

An arson-proof letterbox is a vital fire protection feature in student accommodation, where communal living increases fire risks. These secure, fire-resistant letterboxes are designed to prevent deliberate ignition of fires through doors, a common method of arson.

By containing or extinguishing potential fires before they spread, arson-proof letterboxes help protect the safety of residents, reduce the risk of property damage, and maintain critical evacuation routes free from smoke and flames.

Priority to be rectified: Inexpensive and quick to rectify.

Images of shortcomings for rectification:



FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

EXTERNAL FIRE LOAD:	Is there an absence of a potential for a fire load / combustibles near the premises to be set alight?	Yes
Comments (Positive and / or Actions Required for Compliance):	The external areas were free and clear from fire loads. Keeping external areas free from fire loads is crucial for minimising the risk of fire spreading to buildings and reducing the potential for outdoor fires to escalate uncontrollably. Fire loads—combustible materials like dry vegetation or refuse can ignite easily and provide fuel for a fire to grow rapidly. Clear external areas also provide emergency services with safer, more accessible routes to fight fires if they occur, reducing the risk of secondary ignitions and minimising property damage. Proactively managing fire loads around buildings is an essential fire prevention strategy that can help protect lives and property.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

COMBUSTIBLES AND SOURCES OF IGNITION:	Are all areas free of hazards such as combustibles being in close contact with sources of ignition?	Yes
Comments (Positive and / or Actions Required for Compliance):	Combustible materials were not observed in close contact with sources of ignition.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

WASTE DISPOSAL:	Are there suitable means to dispose of refuse and waste?	Yes
Comments (Positive and / or Actions Required for Compliance):	Sufficient waste and litter bins are provided, and arrangements are made for their frequent emptying.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

LIGHTNING PROTECTION:	Has the building occupier or responsible person obtained information from a competent person regarding the requirement of lighting protection?	No

Comments (Positive and / or Actions Required for Compliance):

ISSUE 1:

Lightning Protection - Not established on the day of the assessment.

Remedial Action Required:

Lightning is a source of ignition in a small proportion of fires.

Contact a Lightning Protection Specialist for advice and Guidance.

Priority to be rectified: LOW

Images of shortcomings for rectification:





FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

FIXED HEATING:	Are fixed heating installations / systems used within the premises?	NA
Heating System Maintenance:	Are fixed heating installations subject to regular maintenance?	NA

Comments (Positive and / or Actions Required for Compliance):

Fixed communal heating systems were not observed on the day of the assessment.

*****You are however advised to maintain other heating system elsewhere in accordance with manufactures instructions.**

Maintaining heating systems in accordance with manufacturers' instructions is crucial for fire protection, as improperly serviced or neglected systems can become a significant fire hazard. Regular maintenance ensures that components function safely and efficiently, reducing the risk of overheating, electrical faults, or fuel leaks that could ignite a fire.

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

KITCHEN / COOKING FACILITIES DESCRIPTION:	There are shared communal kitchens on each floor of the building. Gas cooking **is not** conducted in any shared kitchen. All cooking appliances are electrical to include a cooker and oven, microwaves, kettles and toasters. Standard electrical sockets are present to shut down equipment and isolate power in the event of a fire.	
DUCTING AND FILTERS:	Are filters / ducting cleaned or changed regularly?	NA
GAS EQUIPMENT SAFETY CHECK:	Has a gas safety check been conducted on gas burning appliances (kitchen)?	NA
EMERGENCY ISOLATIONS (KITCHEN / COOKING):	Are suitable emergency isolations present?	Yes

Comments (Positive and / or Actions Required for Compliance):

ISSUE 1:

All shared communal kitchens do not have the provision of fire blankets (to include bedsits where cooking is permitted).

Remedial Action Required:

The following must be installed in each kitchen:

• Fire blankets:

Fire blankets should be in the vicinity of the fire hazard they are to be used on, but in a position that can be safely accessed in the event of a fire.

Priority to be rectified: Inexpensive and quick to rectify.

Fire blankets are an essential fire protection tool in shared kitchens within student accommodation, where the risk of cooking-related fires is higher due to frequent and diverse use. Designed to smother small fires, such as those involving pans or cookers, fire blankets provide a quick and effective way to extinguish flames before they spread. Their ease of use makes them especially valuable in student settings, where individuals may lack formal fire safety training.

Images of shortcomings for rectification:







FIRE RISK ASSESSMENT - LONDON ET - GREEN LANES - N4 2ES - 2025

DSEAR:	If flammables are used or stored in the business or property - Has a risk assessment been carried out as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	NA
DSEAR:	Are substances stored in suitable areas in containers away from potential sources of ignition, to include issues of chemical reactivity and compatibility.	NA
COSHH:	If COSHH substances are present (not DSEAR), are they stored correctly and is there a COSHH Management System in place?	NA

Comments (Positive and / or Actions Required for Compliance):	DEAR AND COSHH substances were not observed in the communal areas on the day of the assessment.

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

OTHER SIGNIFICANT FIRE HAZARDS:	Is there an absence of additional significant fire risk that warrants consideration?	Yes
Comments (Positive and / or Actions Required for Compliance):	There are no processes that pose a significant fire hazard.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

SECTION 2:
FIRE PRTOECTION:

Means of Escape:	Is it considered that the premises are provided with reasonable means of escape?	Yes
Means of Escape:	Are travel distances reasonable when there is escape in a single direction?	Yes
Means of Escape:	Are travel distances reasonable when there is escape in two directions?	Yes
Means of Escape:	Is ventilation provided where required?	Yes
Means of Escape:	Are escape routes reasonably protected?	Yes
Means of Escape:	Is there adequate provision of exits? (And do they open in the direction of escape where required?)	Yes
Means of Escape:	Are exits easily and immediately openable where necessary without the use of a key?	Yes
Means of Escape:	Are escape routes clear and readily available?	Yes
Means of Escape:	Does the evacuation plan fit with the floor space factors?	Yes
Means of Escape:	Identify inner rooms. Are they appropriately covered?	Yes
Means of Escape:	Identify dead end corridors. Are they appropriately covered?	Yes
Means of Escape:	Specifically, are disabled and / or impaired occupants able to escape in the event of a fire?	NA
	Although the above are generally in order, a shortcoming(s) has been identified.	

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

Comments (Positive and / or Actions Required for Compliance):

There is a single direction of escape from the second floor to the ground floor via the lobby protected stairwell (lobby protected on the first and second floor).

When the occupants head down the stairwell, they head through the two fire doors at the base of the stairwell into the entrance lobby, where they can make a final exit from the building via the communal entrance door.

There is a single direction of escape from the external rear garden via the side alley that leads directly to the front of the building.

Ensuite room 5 has two entrance doors (one is internally within the building and the second is accessed via the alley beside the building).

Ventilation is present where required: In the stairwell.

- Via an automatic openable vent at the head of the stairwell.

There are a suitable number of exits for the number of people anticipated to be in the building.

- Exit 1: 1330mm - Ground floor communal entrance door.
- Exit 2: 700mm - Wooden door into the side alley that accesses the external garden area.

The single direction of travel from resident lobbies is <3m

The single direction of travel from the ground floor is < 16m to the entrance lobby.

The dead ends observed were suitable due to:

- The presence of automatic fire detection in the escape route and rooms.
- An acceptable travel distance.
- A protected route.

Some doors noted were Notional FD30S fire doors with 3 x fire rated hinges (lobby doors and ground floor fire doors at the base of the stairwell have overhead self-closers).

Resident rooms, studio flats, communal kitchens, have mid frame perko self-closers.

All resident ensuite rooms and studio flats entrance doors are provided with thumb turn locks.

The rear ground floor ensuite resident rooms are accessed via the two communal shared kitchens (these kitchens are considered high risk outer rooms) as the extension and layout was approved by Building Control as a compensatory feature the windows in these ensuite rooms are escape windows that open directly into the rear garden, where the residents can make a final escape via the side alley to the front of the building.

Mr Richard Champkins has confirmed that these windows are able to be fully opened.

*****Any disabled or impaired resident should be subject to an additional assessment and potential a Personal Emergency Evacuation Plan.**

FIRE RISK ASSESSMENT - 1 GORDONIST - GREEN LANES - N4 2ES - 2025

Shortcomings and Corrective Actions:

ISSUE 1:

The shortcomings below were noted on various fire doors:

- A Communal kitchen door does not have cold smoke seals.
- Communal kitchen doors on the ground first and floors are not fully self-closing (Perko mid frame self-closers are present).
- The communal kitchen door on the second floor does not have a self-closing device.
- Ensuite room 19 entrance door does not have a self-closing device or cold smoke seals.

Remedial Action Required:

Fire doors are required to provide two main functions:

1: To maintain any compartmentation of buildings. 2:

To allow access to protected escape routes.

A full fire door survey must be conducted of all doors to enable suitable upgrades or replacements to be installed as required. You must instigate a full survey and upgrade and / or replacement program.

The reliability and performance of correctly specified fire-resisting doors can be undermined by inadequate installation. It is important that installers with the necessary level of skill and knowledge are used.

Ensure a competent person is utilised.

Priority to be rectified: SURVEY - HIGH***

Priority to be rectified: UPGRADES / REPLACEMENTS - MEDIUM

Kitchen doors that do not self-close pose significant fire safety risks, as they are critical for containing fires and smoke, especially in high-risk areas like kitchens where fires are more likely to start. Without a self-closing mechanism, these doors may be left open, allowing fire and toxic smoke to spread rapidly to other parts of the building, endangering occupants and making evacuation more difficult. Additionally, the spread of smoke through open doors can obscure visibility and create hazardous conditions for both occupants and emergency responders, increasing the potential for injury or loss of life.

ISSUE 2:

The fire doors at the base of the stairwell are propped open.

Remedial Action Required:

Residents must be informed that under no circumstances are communal fire doors to be propped open, this will allow the spread of smoke to other parts of the building.

Priority to be rectified: Quick and easy to rectify.

Propping open fire doors is a dangerous practice that undermines the purpose of these critical safety features. Fire doors are specifically designed to prevent the spread of fire and smoke, providing valuable time for evacuation and protecting property. Here are the main dangers of propping open fire doors.

Compromised Containment: Fire doors are engineered to create barriers that slow or stop the spread of fire and smoke. If propped open, they cannot perform this function, allowing fire and smoke to move freely between areas. This can increase the speed at which a fire spreads, endangering lives and property.

Reduced Evacuation Time: Fire doors help compartmentalise a building, giving occupants more time to evacuate safely. An open fire door can allow smoke and flames to spread rapidly, reducing visibility and increasing the danger for those trying to escape.

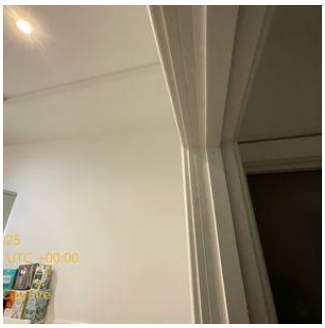
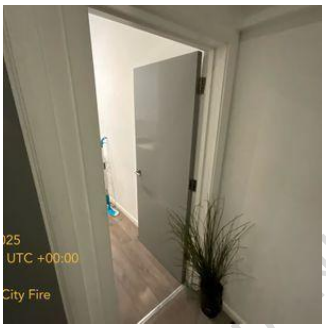
FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N8 2ES - 2025

Images of shortcomings for rectification:














LAWES - N4 2ES - 2025

MEANS TO LIMIT THE SPREAD OF FIRE:	Is compartmentation of a reasonable standard?	Yes
Means to limit the spread of fire:	Is there a reasonable limitation of linings that may promote fire spread internally?	Yes
Means to limit the spread of fire:	Is there a reasonable limitation of linings that may promote fire spread externally?	Yes
Means to limit the spread of fire:	Is there an absence of fixed cladding on the external surfaces of the building that could accelerate fire spread (or other such as balconies etc, linings, netting, or other)?	Yes
Means to limit the spread of fire:	As far as can be reasonable ascertained, are fire dampers provided in ducts or vents as necessary to protect critical means of escape routes against passage of fire, smoke, and combustion products in the early stages of a fire?	NA
	Although the above are generally in order, a shortcoming(s) has been identified.	

Comments (Positive and / or Actions Required for Compliance):

- Most areas observed on the day of the assessment were in good order and free from any form of shortcoming.
- All areas observed on the day of the assessment were in good order with no visible or obvious signs of failures in linings (internal) that may promote fire spread.
- All areas observed on the day of the assessment were in good order with no visible or obvious signs of failures in linings (external) that may promote fire spread.

ISSUE 1:

One area (ceiling) was found to have a breach in compartmentation. Poor compartmentation may allow fire / heat and smoke to spread immediately from a room or area of origin.

Notable area: The ground floor electrical cupboard.

Remedial Action Required:

Fire compartmentation solutions ensure that the fire resistance of protected walls, floors and roofs is never compromised by services or voids. To stop fire spreading, UK Regulations and guidance insist on effective compartmentation. Fire, smoke, and gas must be kept for as long as possible where they have originated.

This breach must be fully fire stopped to provide 30-minute fire resistance. Materials must comply with relevant Parts of BS 476.

Priority to be rectified: MEDIUM

Images of shortcomings for rectification:





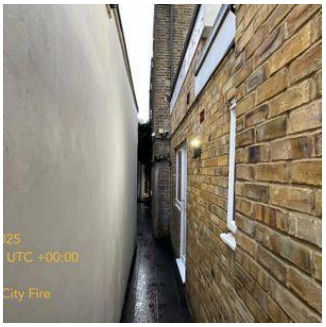
FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

EMERGENCY LIGHTING:	Is it considered that there is a reasonable standard of emergency escape lighting to ensure safe use of escape routes complying to BS5266?	Yes
	Although the above is generally in order, a shortcoming(s) has been identified.	
Comments (Positive and / or Actions Required for Compliance):	The Emergency Escape Lighting System observed covers the following: • Each exit door / Escape routes. • Intersections of corridors. • Emergency escape signs. • Changes in floor level. • Fire alarm call points. • Equipment that would need to be shut down in an emergency. **ISSUE 1:** Emergency lighting is present however the system does have shortcomings and is not compliant. The external escape route from the rear garden area does not appear to have an emergency lighting system. (Small wall mounted conventional lights are present). **Remedial Action Required:** Emergency lighting is required to provide sufficient illumination in the event of a main power failure. Firstly, commission an emergency light survey by a competent engineer to establish the level of non-compliance. Install emergency lighting in accordance with BS 5266 Part 1: 2016 – Code of Practice for the Emergency Escape Lighting of Premises. **Priority to be rectified:** MEDIUM	

Images of shortcomings for rectification:







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MEANS TO RASIE THE ALARM:	Is there a suitable means to raise the alarm in the event of a fire? (Hand bell / electrical / manual / automatic fire detection) and is it suitable for the level of risk and occupancy? In accordance with BS 5839 Part 1: 2017 / BS 5839 Part 6: 2019.	Yes
Means to raise the alarm:	If required - is the alarm connected to a remote transmission of alarm signals to a monitoring station or other?	NA
Means to raise the alarm:	Is a suitable fire alarm zone description or zone diagram displayed?	No
	Although the above are generally in order, a shortcoming(s) has been identified.	

Comments (Positive and / or Actions Required for Compliance):

The below grade of detection is present within the building:

- Grade A: - Fire detection system incorporating control and indicating equipment.
- Smoke detectors are present in the communal area.
- Heat detectors are present in the shared communal kitchens.

ISSUE 1:

Visually, it appears the communal fire alarm system has been incorrectly configured.

The shortcomings below were observed:

- Studio flat 4 appears to have a Grade D1 heat alarm.
- Studio flat 4 does not have the provision of a Grade D1 smoke alarm to protect the sleeping occupant.
- Ensuite Room 19 has the provision of a Grade D1 smoke alarm (The communal fire alarm system has not been extended into this room).

Remedial Action Required:

The below level of detection must be present within the building:

- **Where cooking facilities are sited within the bedsits:** Heat detectors (extended from the communal fire alarm) to be located in each bedsit with additional Grade D1, non-interlinked smoke alarms; with integral battery back-up.
- **Where cooking facilities are sited in shared kitchen, not within bedsits:** Smoke detectors located in each bedsit (extended from the communal fire alarm system).

THE FIRE ALARMS LEVEL OF COVERAGE MUST REFELECT A TRUE LD2 DEFINITION

Priority to be rectified: HIGH***

ISSUE 2:

There is no zone map displayed beside thew fire alarm panel.

Remedial Action Required:

Display a zone map - ensure a competent fire alarm engineer or person provides an accurate map.

Priority to be rectified: **Quick and easy to rectify.**

Fire alarm zone maps are critical for ensuring efficient and effective responses to fire emergencies. These maps provide a clear visual representation of a building's layout, indicating the specific zones monitored by the fire alarm system.

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Images of shortcomings for rectification:







FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

SAFETY SIGNAGE:	Is it considered that there is a reasonable standard of fire safety signs and notices?	No

Comments (Positive and / or Actions Required for Compliance):

Signage observed:

Fire door signage - Limited.

ISSUE 1:

There no Fire Action Notices with the assembly point clearly displayed.

Remedial Action Required:

Fire Action Notices should be displayed in areas where there are Manual Call Points with the assembly point clearly displayed.

Priority to be rectified: Inexpensive and quick to rectify.

ISSUE 2:

Fire Door signage is poor throughout.

Remedial Action Required:

All communal fire doors (kitchen and lobby doors) have signage displayed – Fire Door Keep Closed / Keep Shut.

Priority to be rectified: Inexpensive and quick to rectify.

ISSUE 3:

The ground floor electrical cupboard does not have relevant electrical hazard signage displayed.

Remedial Action Required:

Display electrical hazard signage on the external side of this door.

Priority to be rectified: Inexpensive and quick to rectify.

Firstly, conduct a fire, health and safety signage survey.

Images of shortcomings for rectification:









BSL LONDONIST - GREEN LANES - N4 2ES - 2025

FIRE EXTINGUISHERS:	Is there a reasonable provision of portable fire extinguishers? In accordance with BS 5306-8:2012.	NA
Fire Extinguishers:	Are they mounted accordingly with signage (or on stands)?	NA
Fire Extinguishers:	Are hose reels provided?	NA
Comments (Positive and / or Actions Required for Compliance):	There are no communal fire extinguishers.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

AUTOMATIC FIRE EXTINGUIHSING SYSTEMS:	Type of fixed system and location: (Gas suppression systems, sprinklers/misting systems etc)	NA
OTHER RELEVANT FIXED SYSTEMS:	Are there any other relevant fixed systems?	NA
Comments (Positive and / or Actions Required for Compliance):	None.	

Images of shortcomings for rectification: None.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

SECTION 3:
MANAGEMENT OF FIRE SAFETY + EMERGENCY PLANNING:

The person with the overall responsibility for fire safety (Planning, organisation, control, monitoring and review):	Londonist Management.
The person / company with responsibility for fire safety risk assessment:	London City Fire UK Ltd.
The person / company with responsibility for fire safety risk assessment:	Refer to the above comment.
The person with responsibility for developing and reviewing the premises Fire Safety Management Plan which details the procedures to be taken by all staff, visitors, members of the public, service users and all relevant person in the event of fire:	Londonist Management.
The person with responsibility for staff training:	Londonist Management.
The person with responsibility for Information distribution.	Londonist Management.
The named person who is the main resident contact to address issues and shortcomings:	Londonist Management.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

MANAGEMENT:	Is a competent person(s) appointed (Internal) to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)? (Although staff may have completed online training, are they are competent to perform safety checks, operate alarms, emergency lights and other relevant systems).	No
Management:	Are competent persons appointed (external or otherwise) to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)?	No
Management:	Is there written Fire Policy? (May be a Health and Safety Policy or included in a Health and Safety Policy)	No
Management:	Are responsibilities clearly written down in a fire management document? Fire Safety Roles and Responsibilities clearly defined - Managers, staff, fire marshals etc.	No
Management:	Is there a suitable record of the fire safety arrangements? Under article 11, the responsible person must make and implement arrangements for planning, organising, controlling, monitoring and review of the preventative and protective measures required by the Order.	No
Management:	Are procedures in the event of a fire appropriate and properly documented? Emergency Actions – Specific action all persons must take upon activation of the alarm or discovery of a fire, specific to the building and business.	No
Management:	Are there suitable arrangements for summoning the Fire and Rescue Service? And is information available in relation to hazards and hazards to Fire Fighters?	No
Management:	Is there a plan of the building available indicating basic layout and any areas of significant risk?	No
Management:	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	No
Management:	Are persons nominated and trained to assist with evacuation, Including evacuation of disabled people?	NA

FIRE RISK ASSESSMENT - DOLPHIN HOUSE - GREEN LANES - N4 2ES - 2025

Comments (Positive and / or Actions Required for Compliance):	A professional person (or persons) or company (or companies) has been nominated to conduct a fire risk assessment - London City Fire UK Ltd. Name noted: 1: Caplan (Fire Alarm and Emergency Lighting). **ISSUE 1:** There is no fire safety organisation, competent person, emergency plan or information for the Fire and Rescue Service. **Remedial Action Required:** Internal staff must be nominated, and they must be competent to fulfil their allocated role. The internal nominated staff member (Londonist) must have suitable and sufficient training to be able to manage fire safety, recognise failures in systems via safety checks and be informed of who to call to enable repairs to be made (they must also have knowledge of what contingency plans / actions are available should a significant life safety system fail when the building is occupied – such as a fire alarm or other similar system). Under the Fire Safety Order 2005, you should have a fire safety organisation and are required to maintain detailed records of fire safety arrangements to ensure compliance with the law. These records should document all emergency evacuation plans, and maintenance of fire safety equipment, such as alarms, emergency lights and fire doors (to include any other relevant system). To comply with fire safety regulations, you are required to have a written fire emergency evacuation plan (FEEP). This plan must include specific details on how to raise the alarm, actions to take, the designated evacuation routes, and the procedures for safely evacuating all occupants, including those with disabilities. It should also identify assembly points and outline steps to notify emergency services. *****Any disabled or impaired resident should be subject to an additional assessment and potential a Personal Emergency Evacuation Plan.** Information must be made available for the emergency services such as building plans, high risk areas, locations of equipment and equipment to be shut down in an emergency – to include isolation, the location of hydrants or vents. It is advised that a wall mounted folder is placed at the point where any evacuation will be managed from. **Priority to be rectified:** HIGH***

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2FS - 2025

TRAINING AND FIRE DRILLS:	Are all staff given adequate fire safety instruction and training on induction?	NA
Training and Fire Drills:	Have staff received Basic Fire Awareness Training (All those who have not completed Fire Marshal Training)?	NA
Training and Fire Drills:	Are nominated staff provided with Fire Marshal Training?	NA
Training and Fire Drills:	Are there enough Fire Marshals for the building, occupancy, and level of risk?	NA
Training and Fire Drills:	Are fire drills carried out at appropriate intervals and a record of such drills maintained?	NA
Date of the last Fire Drill:	Not required.	
Training and Fire Drills:	When the employees of another employer work in the premises, are they provided with adequate instructions and given appropriate information (e.g., on fire risks and fire safety measures)?	No
RESIDENT INFORMATION:	Are residents provided with information about what to do in the event of a fire, how to use a fire blanket and / or emergency plans (what to do in the event of a fire)?	No
Resident Information:	Are residents provided with information security and arson prevention?	Yes

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

Comments (Positive and / or Actions Required for Compliance):

ISSUE 1:

No evidence was observed to indicate that residents are provided with regular information and guidance.

Remedial Action Required:

Residents should be given information and guidance on:

Fire risks in the premises?

- The general fire precautions in the building.
- Action in the event of a fire? / Action on hearing the fire alarm signal.
- Methods of raising the alarm? *(if manual call points are present)*
- Location and use of fire extinguishers? *(if present)*
- Means for summoning the fire and rescue service?

This should be documented in writing periodically.

You should also provide guidance and advice on how to check and test any internal smoke / heat alarms within their home, flat or room.

And;

Provide them with any details of management or contractors that may assist or who are responsible for maintenance.

Priority to be rectified: Inexpensive and quick to rectify.

ISSUE 2:

No evidence was observed on the day of the assessment regarding resident safety actions and for arson prevention.

Remedial Action Required:

As a Landlord, Freeholder or Managing Agent you have a responsibility to advise and guide residents.

Residential Fire Safety Guidance and Arson Prevention:

The landlord or managing agent has a legal duty to arrange for a fire risk assessment to be carried out on the communal areas of the building, and for it to be kept under review.

There are a few things residents can do to help:

- Self-closing front doors and communal doors are provided to stop the spread of fire and smoke and it is important that they are not wedged open, particularly in the event of a fire. Do not stop the self-closing mechanism from working correctly.
- Don't clutter the stairs, corridors and landings with personal items or things that can set fire easily.
- If you see anything in the communal areas that doesn't belong there, remove it or tell your landlord or managing agent.
- Don't store flammable materials in cupboards.
- Make sure you put all rubbish in the bins provided — don't leave it lying around in the refuse area as this can easily be set on fire.
- Entry gates and doors should be secured, unless in use, to prevent access by intruders.

Priority to be rectified: Inexpensive and quick to rectify.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

SECTION 4:
MAINTENANCE AND RECORDS:

Fire Alarm & Detection - Service:	Is periodic servicing of the fire detection and fire alarm system in date?	No	**:** Last done on 15/5/2024
Fire Alarm & Detection - Test:	Is weekly (or monthly) testing of the fire detection and fire alarm system undertaken?	No	
Emergency Lighting - Service:	Are emergency lights in date for annual maintenance?	Yes	: 15/5/2024
Emergency Lighting - Test:	Is monthly testing of the emergency lighting system undertaken?	No	
Portable Fire Extinguishers - Service:	Are portable fire extinguishers in date for annual maintenance?	NA	: N/A.
Portable Fire Extinguishers - Test:	Are monthly checks of portable fire extinguishers undertaken?	NA	
Ventilation - Service:	Are the means to vent / clear smoke in date for periodical maintenance?	Yes	: 15/5/2024.
Ventilation - Test:	Are weekly / monthly checks of vents (or means to clear smoke) undertaken?	No	
Risers - Service:	Are risers in date for annual testing?	NA	: N/A.
Risers - Test:	Are risers subject to six monthly inspections?	NA	
Fire Fighting Lifts - Service:	Are fire fighting lifts in date for six monthly / annual inspections and maintenance?	NA	: N/A.
Fire Fighting Lifts - Test:	Are fire fighting lifts subject to weekly / monthly checks?	NA	
Sprinkler Systems - Service:	Are sprinkler systems subject to periodic maintenance?	NA	: N/A.
Sprinkler Systems - Test:	Are sprinkler systems subject to weekly tests?	NA	
Ansul Systrems:	Are ansul systems (or similar) in date for 6 monthly periodical maintenance?	NA	: N/A.
CO Alarms - Service:	Are CO Alarms (or similar) in date for periodical maintenance?	NA	: N/A.
CO Alarms - Test:	Are CO Alarms (or similar) subject to weekly / monthly checks?	NA	: N/A.
Plant and Machinery:	Are plant and machinery systems in date in accordance with PPM's (Preventative Planned Maintenance)? (Or is there e record of planned maintenance).	NA	: N/A.
Means of Escape:	Are routine checks of final exit doors and/or security fastenings undertaken? TO INCLUDE internal and external checks, where required?	Yes	: None.
Additional not noted above:	None.		

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

Comments (Positive and / or Actions Required for Compliance):	**ISSUE 1:** No dates were observed to confirm that staff weekly fire alarm tests, monthly emergency light tests or AOV checks are being conducted. (It was stated on the day that weekly fire alarm tests are conducted) **Remedial Action Required:** To comply with the Regulatory Reform (Fire Safety) Order 2005, Responsible Persons are required to maintain comprehensive records that demonstrate effective fire safety management. Maintaining fire protection systems in accordance with British Standards and conducting regular staff management checks on fire safety equipment are essential for ensuring optimal performance and compliance with legal requirements. British Standards provide a benchmark for the design, installation, and maintenance of fire safety systems, ensuring they operate effectively in preventing and managing fires. Regular staff checks on equipment ensure systems remain functional and ready for use, reducing the risk of failure during emergencies. These practices enhance safety for occupants, uphold legal responsibilities, and foster a culture of proactive fire safety management. In addition, maintaining fire doors is essential: Maintaining fire doors is critical for fire protection, as they play a vital role in preventing the spread of fire and smoke, safeguarding escape routes, and protecting lives and property. Proper maintenance ensures that fire doors retain their structural integrity, close securely, and function as intended in an emergency. This includes regular checks for damage, ensuring hinges and seals are intact, and verifying that doors close fully without obstruction. **Priority to be rectified:** HIGH***

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

Records:	Are records generally acceptable?	No

Comments (Positive and / or additional Actions):

ISSUE 1:

Fire safety records and a logbook were not observed on the day of the assessment.

Remedial Action Required:

The fire safety logbook and maintenance record should remain on the premises at all times. Under the regulatory reform (fire safety) order, it is a legal requirement for managers and building owners to take responsibility for the fire safety within their property, this means that a designated 'responsible person' is charged with keeping an accurate record of all details pertaining to fire safety. The fire safety logbook should be available for inspection by any Fire Officer who inspects your premises under the Regulatory Reform (Fire Safety) Order 2005.

It should also be available to relevant employees, or any service engineer as required.

The fire safety logbook should record regular checks and record findings on:

-
    - All escape routes are clear and exits can be easily opened.
    - Fire extinguisher maintenance + Management / Staff checks.
    - All fire alarm system maintenance + Management / Staff checks.
    - Emergency light system maintenance + Management / Staff checks.
    - Fire door inspection and maintenance + Management / Staff checks.
    - AOV ventilation systems.

Priority to be rectified: **HIGH*****

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

SECTION 4:
RISK RATING AND SUMMARY:

The following simple risk level estimator is based on a more general health and safety risk level estimator contained in BS 8800:

Potential consequences of fire ▶ Fire hazard ▼	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 (probability of ignition) at this building in this context, a definition of the above terms is as follows:	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).
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 risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate harm: Outbreak of fire could result in injury of one or more occupants, but it is unlikely to involve multiple fatalities.
OVERALL RISK RATING:	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 may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Fire & Rescue Service Visit:	There is no requirement, at this stage for an advisory / familiarisation visit.
Summary:	MODERATE - Your assessment has been found to be Moderate – therefore it is assessed that there is an elevated risk to life. You are reminded that as the assessment has been found to be moderate, you must implement all the recommendations for compliance in accordance with the Regulatory Reform (Fire Safety) Order 2005. Compliance with the Regulatory Reform (Fire Safety) Order 2005 is paramount as it ensures the safety of individuals. By adhering to the Order's regulations, businesses, and organisations fulfil their legal obligations to safeguard the lives of employees, customers, and visitors (+Residents where applicable). Moreover, compliance minimises the risk of fire incidents through the implementation of proactive measures such as fire risk assessments, proper maintenance of fire safety equipment, and clear emergency procedures. Beyond legal requirements, adherence to the Order fosters a culture of fire safety, promoting awareness and preparedness among occupants.

FIRE RISK ASSESSMENT - ONIST - GRE LANES - N4 - 2025

EXECUTIVE SUMMARY:

Visually, it appears the communal fire alarm system has been incorrectly configured.

The shortcomings below were observed:

- Studio flat 4 appears to have a Grade D1 heat alarm.
- Studio Flat 4 does not have the provision of a Grade D1 smoke alarm to protect the sleeping occupant.
- Ensuite room 19 has the provision of a Grade D1 smoke alarm (The communal system fire alarm has not been extended into this room.

Within studio flat 4 there is no provision of a Grade D1 smoke alarm to protect the sleeping occupant should a fire start within this room, the occupant would be at serious risk of death due to smoke inhalation whilst sleeping.

The below level of detection must be present within the building:

Where cooking facilities are sited within the bedsits:

Heat detectors (extended from the communal fire alarm) located in each bedsit and additional Grade D1, non-interlinked smoke alarm; with integral battery back-up located in each bedsit.

Where cooking facilities are sited in shared kitchen, not within bedsits:

- Smoke detectors located in each bedsit (extended from the communal fire alarm system).

All shared communal kitchen doors do not fully self-close to protect the escape route, and the ground floor fire doors at the base of the stairwell are propped open, which would allow smoke to spread to other parts of the building.

The Escape Route: There is a single direction of escape from within the building via the lobby protected stairwell that leads directly to the ground floor.

Safety Systems: Fire alarm, emergency lights and an AOV in the stairwell.

Management: A fire safety management system must be implemented and remain current and up to date which must include a written record of responsibilities and a suitable fire safety management structure with clearly defined roles and responsibilities - This is a legal requirement.

Records: Fire safety records were not observed on the day of the assessment.

All areas of fire safety must be brought up to date to include:

- Building Fire Safety Management Arrangements.
- Roles and Responsibilities - in a written fire safety document.
- Maintenance of all systems – fire and non-fire systems.
- Ongoing management.

As the person responsible you must:

- Tell residents or their representatives about the risks you've identified.
- Put in place, and maintain, appropriate fire safety measures.
- Plan for an emergency
- Provide residents information on fire safety

  As a management and fire prevention tool, conduct periodical room inspections to ensure no high risk activities are takin place.

Failure to comply with the Fire Safety Order can result in an Informal Notification recommending changes where the failures are low risk; or, where more serious, can lead to formal steps ranging from the issuing of an Enforcement Notice through to a prosecution.

Contractor works and Hot Works:

It is your responsibility to control works – you may require the advice of a competent person / advisor or rely on a contractor. Prior to any works, ensure all works have been assessed, a competent person must be utilised – this is your responsibility.

FIRE RISK ASSESSMENT - LONDONIST - GREEN LANES - N4 2ES - 2025

Guidance and Regulations:
Regulatory Reform (Fire Safety) Order 2005.

The Fire Safety Act 2021.

The Fire Safety (England) Regulations 2022.

Health and Safety at Work Act 1974 / Regulatory Reform (Fire Safety) Order 2005 / The Housing Act 2004

BS 9991: 2015 - Fire safety in the design, management, and use of residential buildings.

BS 9999: 2017 - Fire safety in the design, management, and use of buildings.

Management of Health and Safety at Work Regulations 1999

Gas Safety (Installation and Use) Regulations 1998

Gas Safety (Installation and Use) Regulations 1998 Approved Code of Practice and guidance.

BS 7273-4:2015 - Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors.

BS 7671 – Requirements for Electrical Installations (IEE Wiring Regulations)

BS 8214: 2016 – Code of Practice for Fire Door Assemblies

BS 5306 Part 3: 2017 – Fire Extinguisher Installations and Equipment on Premises. Commissioning and Maintenance of Portable Fire Extinguishers.

BS 5266 Part 1: 2016 – Code of Practice for the Emergency Escape Lighting of Premises.

BS 5839 Part 6: 2019 – Fire Detection and Alarm Systems - This Code of Practice covers fire alarm

systems starting from a simple self-contained battery smoke alarms right through to major systems with central panel(s) in accordance to BS 5839-Pt 1.

BS 5839 Part 1: 2017 – Fire Detection and Alarm Systems.

BS 5499 Part 4: 2013 – Safety Signs. Code of Practice for Escape Route Signing.

Safety signs and signals. The Health and Safety (Safety Signs and Signals) Regulations 1996. Guidance on Regulations Gas Safety (Installation and Use) Regulations 1998 Approved Code of Practice and guidance.

BS 7273-4:2015 - Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors.

BS 476-22: 1985 - Fire tests on building materials and structures. Method for determination of the fire resistance of non-loadbearing elements of construction.

BS 5306-3:2009 - Commissioning & maintenance of portable fire extinguishers.

BS 7346-8:2013 - Components for smoke control systems. Code of practice for planning, design, installation, commissioning and maintenance.

BS 8300:2009: 2010 - Design of buildings and their approaches to meet the needs of disabled people.

Approved Documents (and Related British Standards):

The Department for Communities and Local Government publishes guidance called 'Approved Documents' on ways to meet building regulations.

These contain:

- General guidance on the performance expected of materials and building work to comply with the building regulations.
- Practical examples and solutions on how to achieve compliance for some of the more common building situations.
- LACORS and DCLG Fire Risk Assessment Suit of Guidance.

FIRE RISK ASSESSMENT - LONDON'ST - GREEN LANES - N4 2ES - 2025