



## Fire Risk Assessment

<b>UPRN: REPB04202</b> <b>Address</b> <b>Inwood Close, 1-34, Rochester Square, NW1 9HS.</b>	
<b>Assessment coordinated by: STEVE BOULTON</b>	<b>Date: 07/01/19</b>
<b>Signature:</b>	
<b>Approved by Manager: JAYNE SUTTON</b>	<b>Date: 07/01/19</b>
<b>Signature:</b>	
<b>Review date: 07/04/19</b>	
<b>Notes:</b> <b>Steve Boulton – Principal Fire Safety Advisor      020 7974 2644</b>	

## Fire Risk Assessment

No.	Fire Hazard	Location / circumstances where hazard could arise	Persons/Groups at risk	Possible consequences	Existing control measures	Current Risk Rating	Recommended actions (control measures)	Forecast Residual Risk Rating
	<i>Activity Workplace Equipment Event Intelligence</i>			<i>What harm might occur where hazard could arise</i>		<i>Taking account of controls currently in place</i>	<i>Medium to very high risks must be reduced to lowest level as far as is reasonably practicable. Please also refer to the LBC technical standards document to list specific recommended fittings for specification</i>	
1)	No fire action notice on display.	Common area and flats.	Relevant persons, including, residents, staff, contractors and visitors and vulnerable persons.	Residents may not carry out correct relevant evacuation in a fire situation.		Moderate	Provide fire action notices in common areas.	Low
2)	Security grills fitted to numerous flat doors not to LFB recommended specification.	Flat front doors Common areas.	Relevant persons, including, residents, staff, contractors and	Residents and other relevant persons could be trapped in their flats if a fire occurs.	Regular checks by caretaking staff.	Moderate	Residents to remove grills	Low

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			visitors and vulnerable persons.					
3)	There were no records to evidence that staff have received any form of fire training. Suitable training sessions should be provided for all LBC staff and records made readily available.	Common areas	LBC staff, residents and visitors	Caretaking and maintenance staff may not identify and report defects to fire safety equipment and fittings or appreciate the action to be taken in the event of fire.	Caretaking staff have been trained on fire safety and the issues which may contribute to the start or spread of fire.	Moderate	Regular refresher and induction training to be provided.	Low
4)	No fire log book /records available on site detailing the maintenance and testing of all relevant fire safety systems.	Common areas.	Relevant persons, including, residents, staff, contractors and visitors and vulnerable persons.	Enforcement officers and TRA members should have access to a fire log book.	Fire safety systems are tested and maintained some records are kept centrally.	Moderate	Fire log book with all relevant/current testing and maintenance info should be available on site.	Low

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5)	No fixed wired fire alarm system fitted inside the flats.	Inside flats	Relevant persons, including, residents, staff, contractors and visitors and vulnerable persons.	No early detection and warning for residents of a fire.		Moderate	Recommended that a fixed wired fire alarm system to LD2 standard is fitted in all the tenanted flats as part of any refurbishment or upgrade works. Leaseholders to be encourage to install alarms.	Low
6)	Flats contain soil stacks and vents require intrusive compartmentation survey to assess their situation.	Internal to the flats	Relevant persons, including, residents, staff, contractors and visitors and vulnerable persons.	Fire may spread from compartment of origin and compromise escape route of relevant persons.	Compartment floors are concrete, soil stacks in low risk areas.	Moderate	Intrusive compartmentation survey to be carried out.	Low
7)	Storage of combustible items on escape route.	Common areas	Relevant persons, including, residents, staff, contractors and visitors and vulnerable persons.	Items in escape route are a fire risk and can impede residents escaping. Residents and other relevant persons could be trapped in their flats if a fire occurs.	Regular checks by caretaking staff.	Moderate	Remove all combustible items and other storage that could impede residents escaping.	Low



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8)	No evidence to show that relevant maintenance contractors or LBC staff are receiving extinguisher training.	Plant rooms and electrical intake rooms.	LBC staff and contractors.	Staff may not be able to use extinguishers safely.		Low	Ensure contractors are compliant in providing their operatives portable extinguisher training	Low
9)	No floor numbers in place for the emergency services to easily identify floors in an emergency.	Stair lobbies	Relevant persons, including, residents, staff, contractors and visitors and vulnerable persons. Fire Brigade	Confusion in an emergency in identifying floor number.		Moderate	Fit clear, floor numbering signage in the stair lobbies, to give obvious indication to The Fire Brigade.	Low



# Camden

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### Action Log:

UPRN and full address:		UPRN: REPB04202 Address Inwood Close, 1-34, Rochester Square, NW1 9HS.			
No	Current Risk	Actions	Responsible	To be actioned by	Time to be Completed
1)	Moderate	Provide fire action notices in common areas. Residents will be written to and informed of the action to take in the event of fire.	Paul Leavey	Ann Quinlan	July 2019
2)	Moderate	Residents to remove grills unless after checks Housing Management agree for these to remain following adaptation so that they can be opened from the inside without the use of a key.	Dermott Mullan	Housing Officer	April 2019
3)	Moderate	Regular refresher and induction training to be provided for LBC staff.	Steve Boulton	Fire Safety Advisors	Ongoing
4)	Moderate	Fire log book with all relevant/current testing and maintenance info should be available on site .Including fire door checks.	Primesh Kalia	John Sawyer	May 2019
5)	Moderate	Recommended that a fixed wired fire alarm system to LD2 standard is fitted in all the tenanted flats as part of any refurbishment or upgrade works programme. Leaseholders to be encouraged to install alarms within their dwellings.	Paul Leavey	Dave Matts	January 2020



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6)	Moderate	Intrusive compartmentation survey to be carried out to ascertain the situation of the soil stacks and relevant fire stopping.	Paul Leavey	Ann Quinlan	As and when dwellings become vacant
7)	Moderate	Remove all combustible items and other storage that could consist a fire hazard and impede residents escaping from the common areas.	Dilip Shah	Estate services officer	March 2019
8)	Low	Ensure contractors are compliant in providing their operatives portable extinguisher training.	Primesh Kalia	John Sawyer	May 2019
9)	Moderate	Fit clear, floor numbering signage in the stair lobbies, to give obvious indication to The Fire Brigade.	Paul Leavey	Ann Quinlan	July 2019



## Fire Risk Assessment

### Version History:

Version	Date published	Summary of changes / reason for update	Date due for review
001			



## Fire Risk Assessment

### Risk Matrix

		Severity				
		Nil	Minor	Serious	Major	Fatal
Likelihood	Almost Certain	5	10	15	20	25
	Probable	4	8	12	16	20
	Possible	3	6	9	12	15
	Unlikely	2	4	6	8	10
	Remote	1	2	3	4	5

### Risk = Severity x Likelihood

The priority for action delivery is as below:

#### High:

Risk being addressed is serious; action/control required urgently/immediately

#### Medium:

Potentially serious, remedial action should be taken within agreed timetable

#### Low:

Minor risk – Monitor control measures and implement when resources allow

#### Severity Scale:

##### 5 Fatality

Fatality or catastrophic business loss e.g. requirement to re-home residents on a large scale

##### 4 Major

Major Accident/Illness, major disruption e.g. fire causing full building shutdown

##### 3 Serious

Serious Accident/Illness e.g. Injuries resulting in hospital treatment, business interruption and loss

##### 2 Minor

Slight e.g. cuts, bruises, minor loss to business

##### 1 Nil

No injury or loss

#### Likelihood Scale:

##### 5 Almost Certain

The event happens frequently

##### 4 Probable

Occurs less frequently but is expected

##### 3 Possible

The event could happen sometimes

##### 2 Unlikely

It is foreseeable but very infrequent

##### 1 Remote

Harm will seldom occur

Full copies of the LBC fire risk assessment guidance note and building inspection are available on request.

**For detailed guidance, please refer to the LBC risk assessment guidance note**