

Fire Risk Assessment for Completed Residential Dwelling

Responsible Person (Employer or other person having control of the relevant premises)	Householder		
Address of Premises	Proposed pool house at 73 Castelnau, Barnes		
Postcode	SW13 9RT		
Assessor:	Chris Smith		
Date of Fire Risk Assessment	25/05/2023		
(This risk assessment should be reviewed annually or at such earlier time as there is reason to suspect that it is no longer valid or there has been a significant change in the matters to which it relates.)			
Subsequent Review Dates			
Reviewed by		Date	
Reviewed by		Date	
Reviewed by		Date	

General Information

The Premises	
Number of floors in building: (To include basements)	1
Approximate floor area: (m ²) (To include all floors of responsibility)	35
Brief details of construction: (Date of construction, brick, timber, purpose built or converted)	glass, stone, timber
Primary usage: (e.g. Hotel, Shop)	Pool House
Secondary usage: (e.g. Kitchen, Bar, Function Room, Offices)	

Smoking		
Measures taken to prevent fires as a result of smoking.		
Smoking prohibited in the building?		NO
Smoking permitted in appropriate areas?		YES
Suitable arrangements for those who wish to smoke?		YES
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:	Remedial Action Required: PRIVATE HOUSE	

Occupants Especially At Risk From Fire					
Occupancy Profile					
Maximum number of persons in the most highly occupied compartment to be affected by an uncontrolled fire within 30 minutes, assuming no evacuation.	WEEKDAYS			WEEKENDS	
	0000 to 0400	A	0000 to 0400	A	
	0400 to 0800	A	0400 to 0800	A	
	0800 to 1200	A	0800 to 1200	A	
	1200 to 1600	A	1200 to 1600	A	
	1600 to 2000	A	1600 to 2000	A	
	2000 to 2400	A	2000 to 2400	A	
	Enter range - A= <20, B=20-49, C=50-99, D=100-1000, E=>1000, 0=None				
Description of Occupants	Mobility Issues		Average Mobility		Vulnerability Issues
Sleeping occupants (Details of numbers - public/staff)		0			
Disabled occupants (Personal Emergency Evacuation Plans in use when necessary)		0			
Occupants in remote areas (Lone working/isolated areas)					
Young person's (Individual Risk Assessment provided for those persons under 16 yrs)		2			
Others (Details of Elderly/Infirm/Mental Ability)					

Visitors	25
Occupants whose first language is not English	

Electrical Sources Of Ignition		
Measures taken to prevent fires of electrical origin.		
Fixed installation periodically inspected and tested? (e.g. every 5 years)		
		YES
Portable appliance testing carried out on a risk assessed basis?		
		YES
Suitable policy in place regarding the use of personal electrical appliances?		
		YES
Suitable limitation and management of trailing leads and adaptors?		
		YES
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
	THIS IS A PRIVATE HOUSEHOLD AND IT IS EXPECTED A RESPONSIBLE ADULT WOULD TAKE RESPONSIBILITY FOR ELECTRICAL ITEMS BEING IN GOOD REPAIR. THERE WILL BE A MODERN ELECTRICAL SYSTEM UP TO STANDARD WITH ALL THE REGULATIONS	Testing of electrical system once every 5 years.

Arson/Deliberate Ignition	
Basic security against arson by outsiders or other persons appears reasonable. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.	YES
Is there the potential for fire load/combustibles in close proximity to the premises available for ignition by outsiders?	NO

Portable Heaters	
Portable heaters are used within the premises.	NO
Is the use of the more hazardous type (ie radiant bar fires or LPG appliances) avoided?	YES
Are suitable measures taken to minimise the hazard of ignition of combustible materials due to these heaters?	N/A

Fixed Heating Installations	
Fixed heating installations such as boilers are used within the premises.	YES
Are fixed heating installations subject to regular maintenance?	YES
Are suitable measures taken to minimise the hazard of ignition of combustible materials due to these heaters?	YES

Cooking	
Measures taken to prevent fires as a result of cooking.	
Filters cleaned or changed and ductwork cleaned regularly?	N/A
Suitable extinguishing appliances available? (e.g. Fire blanket, Wet Chemical etc)	N/A
Suitable Shut Down Procedures in place?	N/A

Dangerous Substances	
Dangerous substances are, or could be used or stored, within the premises? (i.e. Substantial quantities of alcohol, white spirits, other flammable liquids or materials)	NO
A risk assessment has been carried out as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A
Stored in suitable areas and containers away from potential sources of ignition, to include issues of chemical reactivity and compatibility.	N/A

Housekeeping	
Standards of housekeeping.	
Combustible materials appear to be separated from ignition sources?	YES
Appropriate storage of hazardous materials?	YES
Escape routes kept clear of any combustibles? (Storage /furniture)	YES
Appropriate measures for the safe storage and disposal of waste?	YES

Hazards Introduced By Contractors And Building Works		
Fire safety conditions have been imposed on both external contractors and in-house maintenance staff?	N/A	
Is there satisfactory control over works including use of hot work permits, where appropriate, carried out in the building by external contractors? Give details:	N/A	
If there are in-house maintenance personnel, are suitable precautions taken during works carried out by them, including use of hot work permits, where appropriate? Give details:	N/A	
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:	Remedial Action Required:	

General Comments:		
Other Significant Fire Hazards That Warrant Consideration		
Are there any other fire hazards that warrant consideration within the premises?		YES
THIS IS A PRIVATE DWELLING WITH FRONT AND REAR EXIT ROUTES AND A MODERN FIRE ALARM SYSTEM		
APPLIANCE ACCESS	Existing	Are there any improvement recommendations
	AN APPLIANCE WOULD DEAL WITH ANY EMERGENCY IN THIS PROPERTY FROM THE ROADSIDE. THE PROPERTY ABUTS ORCHARD RISE AND CAN ACCESS THE PROPERTY THROUGH THE FRONT AND SIDES	NO ACCESS IS ADEQUATE

Arrangements for Evacuation

Evacuation Strategy	
<p>Typical evacuation strategies within the premises are likely to involve one or more of the following arrangements.</p> <p>State which strategy (ies) have been adopted.</p>	
<p>Single Stage Evacuation</p> <p>It is reasonably expected that all relevant persons in the premises are able to (and will) evacuate immediately to a place of total safety.</p>	<p>YES</p>

<p>Delayed Evacuation</p> <p>Relevant persons are dependant on staff to assist with their escape however it is not desirable or practical to evacuate persons (e.g. due to medical conditions or treatments). Such persons may remain within their rooms whilst the fire is dealt with and the danger has passed.</p> <p>NOTE - Delayed Evacuation is subject to the following</p> <p>Bedrooms to be enclosed in an enhanced level of fire-resisting construction (protected bedrooms).</p> <p>A protected bedroom should be of 30 minute fire-resisting construction and the door should be fire-resisting and fitted with a self-closing device.</p>	<p>YES</p>
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Provision of Elements of Fire Safety as Secondary Control Measures

Means Of Escape	
It is considered that the premises are provided with reasonable means of escape in case of fire. Identify the means of evacuation and attach a plan. (This can be a hand drawn plan).	YES
Adequate design of escape routes?	YES
Reasonable distances of travel when:	
Where there is escape in a single direction? Less than 10 meters	YES
Where there are alternative means of escape? Front and rear gardens and flat roof at first floor level	YES
Suitable protection of escape routes? (Fire resisting construction)	YES
Adequate provision of exits? State the capacity of each exit.	YES
Exits easily and immediately open-able where necessary <u>without</u> the use of a key?	YES
Escape routes unobstructed?	YES
It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people? Describe the arrangements below.	YES
Does the evacuation plan fit with the floor space factors?	YES

Measures To Limit Fire Spread And Development	
It is considered that there is:	
Compartmentation of a reasonable standard. (Fire resisting) Identify compartmentation.	YES
Reasonable limitation of linings that may promote fire spread. (Walls and ceilings)	YES
As far as can be reasonable ascertained, fire dampers are 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?	YES

Means Of Giving Warning In Case Of Fire	
Reasonable manually operated fire warning system provided?	YES
SMOKE ALARMS SENSORS AND CENTRAL SYSTEM	
Automatic fire detection provided?	YES
Throughout Premises	YES
Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	YES

Management of Fire Safety

Procedures And Arrangements	
Fire safety is managed by:	HOUSEHOLDER
Deputy or assistant:	
Are competent person(s) appointed to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)?	YES
Appropriate fire procedures in place?	YES
Are there suitable arrangements for summoning the Fire and Rescue Service?	YES
Are there suitable arrangements to meet the F&RS on arrival and provide relevant information, including that relating to hazards to fire fighters?	YES
Is there a plan of the building available indicating basic layout and any areas of significant risk?	YES
Are there suitable arrangements for ensuring that the premises have been evacuated?	YES
Is there a suitable fire assembly point(s)? FRONT AND REAR GARDENS	YES
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	YES
Persons nominated and trained to assist with evacuation, Including evacuation of disabled people?	YES

Testing And Maintenance	
Testing and Maintenance is managed by:	HOUSEHOLDER
Deputy or assistant :	
Adequate maintenance of household?	YES
Weekly testing and periodic servicing of fire detection and alarm system to include ancillary equipment (e.g. door hold open devices, door locks etc)	YES