

Fire Risk Assessment



Parkfield Avenue

33 Parkfield Avenue, Hillingdon,
UB10 0DF

Assessed By	Alex Skinner
Assessed On	09/05/2026
Approved By	Alex Skinner
Approved On	20/05/2026
Assessment Ref.	RB-Q2MCMP
Recommended Review Date	09/05/2027
Version	1



Table of Contents

Cover Page	1
Table of Contents	2
Introduction	3
Overview	3
Enforcement	3
Assessment Review	3
Managing Fire Safety	3
Significant Findings	3
Assessment Risk Scoring & Methodology	4
Action Timescales and Severities	4
Summary	5
Asset Information	6
Findings	9



Introduction

Overview

A **fire risk assessment** is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement.

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

Enforcement

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

Assessment Review

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

Managing Fire Safety

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

Significant Findings

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

The type of people that occupy a building, the risk of arson, and the ignition sources present are common examples of what affects the likelihood of fire. However, fairly simple steps can often be taken to reduce the possibility of fire.

The other objective is to mitigate the severity of a fire, its intensity and the smoke it produces. Occupants' mobility and their ability to escape are primary considerations, along with how quickly the fire would spread and how many people it might affect.

The matrix below explains how the assessor determines the building risk score. Carrying out the assessment's action recommendations should reduce the risk score.

Severity ▸ ▼ Likelihood	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

Trivial	Rating	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
Tolerable	Rating	No major additional controls required. However, there might be a need for some improvements.
Moderate	Rating	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
Substantial	Rating	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
Intolerable	Rating	Imminent risk of significant harm. Immediate action required.

Action Timescales and Severities

All remedial actions are given a **timescale**. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

Planned Works	Long Term	Medium Term	Short Term	Immediate
---------------	-----------	-------------	------------	-----------

All remedial actions are also given a **severity** which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant fire safety legislation, breach of the requirements of the legislation in respect of fire precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or in the immediate vicinity of the premises, in the event of fire.

Low Severity	Medium Severity	High Severity
Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants	Matters that breach legislation but are not considered to constitute a serious threat to life safety	Serious breach of legislation, having the potential for serious injury to occupants

Summary

Fire Risk Assessment

Assessment and Certificate Reference
RB-Q2MCMP

Assessed On, By
09/05/2026, Alex Skinner

Approved / Validated On, By
20/05/2026, Alex Skinner

Recommended Review Date
09/05/2027

Produced For the Responsible Person
M Jeyakumar

Specification Conforms To
Our own internal quality system.

Assessment Scope
Whole House

Assessed Property

Property Name
Parkfield Avenue

Property Reference
RB-D8VNUC

Address
33 Parkfield Avenue
Hillingdon
UB10 0DF

Fire Risk Rating

Likelihood Low

Very low likelihood of fire as a result of negligible potential sources of ignition.

Severity Slight Harm

Outbreaks 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). Typically high level of compartmentation.

Risk Trivial

Limited action is required, review FRA as recommended; existing controls are generally satisfactory.

Assessing Organisation

LPA Plus
85 Great Portland Street, LONDON, W1W 7LT
020 3051 1393 — <https://lpaplus.com/>

Asset Information

Guidance and Methodologies

Design Guidance

Details

Fire Safety Regulations (England) 2022

Responsibility

Client Name

M Jeyakumar

Responsible Person

M Jeyakumar

Competent Person

M Jeyakumar

Competent Person Email Address

j.r6@btinternet.com

General Fire Precautions

Fire Alarm System

Detection installed in the communal parts, Detection installed in the dwellings

FD&A description

Interlinked Smoke/Heat Detectors

Smoke Control

Natural smoke control

Emergency Lighting

Installed in communal parts

Fire Fighting Facilities

NO riser installed

Access for fire-fighting vehicles

Driveway Outside

Fire Hydrant Location/ Water Supply

Street Outside

Suppression Systems

NO suppression system installed

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

No secure information box installed

Signage

Appropriate signage installed throughout premises

Signage description

Good

Building

Property Type

House

Building Height

6.5m

Gross Internal Floor Area (GIFA)

126.0m²

Structural Wall Material

Solid Brick/Cavity

Structural Stairs Material

Timber

Exterior Cladding

No Exterior Cladding

Carpark

External/Outdoor Carpark

Building Era / Age

Assumed Pre 1950

Approx Floor Area Per Floor

63.0m²

Number of Storeys Above Ground

2

Structural Floor Material

Timber

Construction (Details)

Solid Brick and Cavity

Electronic Entrance System

No

Occupancy

Employees

None

Approx number of Residents

4

Approx number of Visitors

1

Lone Workers

None

Residents

Yes

Visitors

Day

People With Reduced Mobility

None

Young Persons Employed in the Premises

None

Means Of Escape

Escapes & Exits

Main Front Door

Types Of Lifts Installed

None

Refuge Points Present

No

Flat Doors Open Onto Stairs

No

Number Of Final Exits

2

Evacuation Chairs Installed

No

Stairwells Protected / Lobbied

No

Evacuation

Evacuation Strategy
Simultaneous Evacuation

Description Of Final Exit
Main Front and rear doors ground level



Findings

Prevention

Electrical

- ✓ Fixed installations are periodically inspected and tested
- ✓ There is suitable limitation of trailing leads and adapters
- ✓ All other measures have been taken to prevent fires of electrical origin

Housekeeping

- ✓ Combustible materials appear to be separated from ignition sources
- ✓ Unnecessary accumulation or inappropriate storage of combustible materials or waste is avoided
- ✓ Gas and electricity intake/meter cupboards are adequately secured and kept clear of combustible materials
- ✓ A responsible person monitors housekeeping standards
- ✓ The overall standard of housekeeping is adequate

Arson

- ✓ Basic security against arson by outsiders appears reasonable
- ✓ Refuse bins are secured
- ✓ Instances of antisocial behaviour are monitored

Heating & Ventilation

- ✓ There is satisfactory control over the use of portable heaters

Cooking

- ✓ All other reasonable measures have been taken to prevent fires as a result of cooking

Smoking

- ✓ Smoking is prohibited in appropriate areas
- ✓ There are suitable arrangements for smokers
- ✓ The smoking policy appears to be observed
- ✓ 'No Smoking' signs are displayed in the common areas
- ✓ All other reasonable measures have been taken to prevent fires as a result of smoking

Contractors & Works

- ✓ There is satisfactory control over works carried out in the building
- ✓ Where appropriate, fire safety conditions are imposed on outside contractors
- ✓ Suitable precautions are taken by in-house maintenance personnel who carry out works

Protection

Means of Escape

- ✓ The construction and glazing on escape routes appear to be suitably fire resisting and in good condition
- ✓ Travel distances to a relative place of safety appear to meet nationally recognised guidelines
- ✓ There are enough fire escapes to support the number of people in the building
- ✓ There are no notable obstructions or trip hazards on escape routes
- ✓ Fire doors on escape routes only open in the direction of travel
- ✓ Fire doors provide suitable protection from fire and smoke
- ✓ Fire doors are fitted with self-closers
- ✓ Final exits are not obstructed externally and can be opened easily without needing a key

Emergency Escape Lighting

- ✓ A reasonable standard of emergency escape lighting has been provided

Giving Warning

- ✓ A reasonable fire detection and fire alarm system is provided in the common areas, where necessary
- ✓ Where appropriate, there are adequate arrangements for silencing and resetting an alarm condition
- ✓ The means of giving warning in case of fire are adequate

Manual Fire Fighting

- ✓ There is a reasonable provision of manual fire extinguishing appliances
- ✓ All fire extinguishing appliances are readily accessible

Management

Procedures

- ✓ There are adequate procedures for investigating fire alarm signals
- ✓ There are suitable arrangements for summoning the fire and rescue service
- ✓ There are suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?
- ✓ There are suitable arrangements for ensuring that the premises have been evacuated
- ✓ There is a suitable fire assembly point

Resident Engagement

- ✓ Information on fire procedures has been disseminated to residents
- ✓ Fire safety information is disseminated to new residents

Fire Safety Management

- ✓ Routine in-house inspections of fire precautions are undertaken

Maintenance & Testing

- ✓ Weekly testing and periodic servicing of the fire detection and fire alarm system is undertaken
- ✓ Monthly and annual testing routines are in place for the emergency escape lighting
- ✓ Annual maintenance of fire extinguishing appliances is undertaken
- ✓ There are periodical inspections of external escape staircases and gangways

Records

- ✓ Fire alarm tests (where relevant)
- ✓ Appropriate record of false alarms (where relevant)
- ✓ Emergency escape lighting tests
- ✓ Maintenance and testing of other fire protection systems and equipment
- ✓ Fire doors, exits and locking/closing devices are regularly checked for damage that would affect operation or performance



































































