

STATUTORY INSTRUMENT 2005:1541
**REGULATORY REFORM (FIRE SAFETY)
ORDER 2005**

OVERALL COLOUR ACTION
CODE RISK

FIRE RISK ASSESSMENT



Address of Premises: 118A Victoria Road Ruislip HA4 0AL (HMO FRA)	
Responsible Person: Mr Iqbal Randhawa	
Assessor: Muhammad Khokhar Tech IOSH NEBOSH Certificate Fire Safety and Risk Management NEBOSH General Certificate in occupational health and safety Security and Fire Safety Advisor Safety Spectrum London Ltd 58a Tudor Road Hayes UB3 2QD	Date: May the 22 nd , 2026.



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IMPORTANT

Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order')

This fire risk assessment has been carried out on your behalf, being the Responsible Person, as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005 (e.g. as an employer), and/or being the person having control, to any extent, of the premises (as occupier or otherwise). It is intended to assist you in compliance with Article 9 of the Fire Safety Order, which requires that a risk assessment be carried out.

It is important that you study this fire risk assessment and understand its contents. The fire risk assessment includes an Action Plan, which sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect relevant persons (as defined in the Order) from fire. Relevant persons are primarily everyone who is, or maybe, lawfully in the building, but include certain persons in the vicinity of the building. It is particularly important that you study the Action Plan. If any recommendation in the Action Plan is unclear you should request further advice.

The Fire Safety Order requires that you give effect to arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures. These are the measures that have been identified in consequence of a risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order.

You must record the above arrangements if:

- (a) You employ five or more employees in your undertaking (regardless of where they are employed);
- (b) A licence or registration under other legislation is in force; or
- (c) An alterations notice is in force requiring a record to be kept.

This fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, although much of the information contained in this fire risk assessment will coincide with the information in that record. You should, however, ensure that there is a record of the fire safety arrangements, adequate to comply with Article 11(2) of the Fire Safety Order, and that it is kept up to date. Consideration will have been given, in carrying out this fire risk assessment, to the records that exist in this respect.

The Fire Safety Order also requires that you appoint one or more competent persons to assist you in undertaking the general fire precautions described above. Where there is a competent person in your employment, you must, under Article 18(8) of the Fire Safety Order, appoint that person in preference to a competent person not in your employment.

This fire risk assessment has considered dangerous substances that are used or stored in your premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to



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advise you accordingly. If dangerous substances are used or stored in your premises, you should ensure that a risk assessment of the relevant work activities has been carried out to enable you to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002. This fire risk assessment does not consider special, technical or organizational measures that are required to be taken or observed in connection with the use or storage of any dangerous substance.

Although comments are made regarding the construction of the external walls, these comments do not constitute a fire risk appraisal of external wall construction and cladding as outlined within PAS 9980:2022, nor is it a EWS1 Survey.

More generally, this fire risk assessment forms only a foundation for management of fire safety in your premises and compliance with the Fire Safety Order. It is strongly recommended that you obtain a copy of the Fire Safety Order if you do not already have ready access to a copy. It may be obtained from the Stationery Office, but can be freely downloaded from the Internet at: www.opsi.gov.uk/si/si2005/20051541.htm

PRE-AMBLE

This **Fire Risk Assessment Report** is produced in accordance with the statutory requirements of the **Regulatory Reform (Fire Safety) Order 2005 and the Housing Act 2004**: It follows the guidance, issued by Chief Fire Officers Association (CFOA), Association of specialist fire protection (ASFP), Chartered Institute of Housing (CIH), National Fire Chief's Council (NFCC) recommendations & the Local Authority Group (LA Group).

This report sets out to compare and assess each building as actually being used by its users (and the related hazards, risks, due to the intended uses & users' actions) against the following (as relevant and appropriate to its use and users) technical standards and guidance which may include:

- "Fire Safety in buildings having Sleeping Accommodation", Issued by DCLG (National Government) in 2005
- "Fire Safety in buildings having Residential Care", Issued by DCLG (National Government) in 2005
- "LACORS Guide" to "Fire Safety in buildings with Flats, provided by Conversion". (HiMO / HMO)
- "Fire Safety in Purpose Built Flats" by the LG Group & CFOA & CIH, (published July 2011)
- CP3: Chapter IV: 1971, "Precautions against Fire – For Blocks of Flats & Maisonettes above two stories"
- BS5588 Part 1:1990, "Fire Precautions in the Design, Construction and Use of buildings – Residential Buildings".
- BS9999: Code of practice for Fire safety in the design, management and use of buildings – Residential Buildings".
- "Fire Safety in Housing – Practice Brief", by CIH & CFOA (published June 2011)



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- Local Fire Authority guidance, and CFA guidance, issued under the **RR(FS)O 2005** legislation.
- Building Bylaws, (London)
- Building Regulations, 1965, 1972, 1976, 1986, 1990, 2000, 2010, 2019 & relevant “Approved Documents”
- Fire Safety (England) Regulations 2022.
- ASFP Passive fire protection – Inspecting PFP for fire risk assessors & PFP installations inc. advisory notes.
- NFCC recommendation publications.
- BM Trada Q-Mark certification scheme for timber fire door sets and PFP installations.

DISCLAIMER

1. Any potential liability for the Fire Risk Assessor and/or validator if applicable stems from articles 5(3) and 5(4) of the Regulatory Reform (Fire Safety) Order 2005 (the FSO).
2. The fire risk assessment follows a contract between the person responsible for the premises and the fire risk assessor, which leads to the fire risk assessor, providing an assessment in relation to the safety and preservation of life within the premises. This may also be a contract involving 3rd parties where the FRA contract has been subcontracted out to Safety Spectrum London Ltd who will act as the competent 3rd party whilst performing this FRA.
3. Safety Spectrum London Ltd. confirms that in preparing this Fire Risk Assessment we have exercised all reasonable, professional knowledge, expertise, competency, and care in accordance with the FRA requirements and client’s objectives, within the agreed scope of work.
4. Safety Spectrum London Ltd. accepts no responsibility for enforcing the findings contained within the action plans or remedial works suggested within the assessment. The responsible persons are responsible and accept liability if remedial actions or action plans contained within the report are not carried out.
5. This FRA is intended to be used as a competent assessment of the properties fire risk and risk to life and fire safety management at time of inspection. All findings presented are to be applied with the RP’s knowledge of day to day running of the property and the risks to life faced to any residents. A prior assessment of residential requirements and operational consequences needs to take place before recommended action plans or remedial plans are implemented.
6. It is the responsible persons duty to use this FRA to compliment the overall management of fire safety risks of the property highlighted with this FRA. This FRA should not be entirely relied upon without due diligence as the assessor can only assess the property on the day of inspection. The responsibility falls to the responsible persons to ensure overall effectiveness and suitability.
7. Prevailing site conditions which exclude sections/ rooms/ areas of the property being inspected will be omitted from the FRA assessment of the property in question. This



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includes but not limited to residential appointments being cancelled due to resident presenting symptoms or placed into isolation due to COVID-19 restrictions, or any locked and restricted areas that cannot be assessed due to key type. This information is requested at survey request stage. It is the responsible person's responsibility to ensure any restricted areas are assessed as per the FRA remedial action plan for that element in question if access is not granted.

8. It is the responsible person's responsibility to secure all residential appointments required. If residential appointments are cancelled due to resident not being informed or is refusing or unable to facilitate the appointment an indicative finding is used from surveyed flats.
9. It is the responsible person's responsibility to ensure that any PFP element or compartment that has not been sufficiently assessed due to no fault of the assessor, is assessed sufficiently by a competent and certified assessor.
10. The responsible person is aware and accepting of the limited control passed to the assessor.
11. Liability is limited to the extent to which the fire risk assessor has control over the premises in stated in article 5(3). Safety Spectrum London Ltd. will maintain a retainer service of explaining findings and remedial actions found within the FRA, however the control of the premises is minimized to its correct extent and that the fire risk assessor has not adopted any unnecessary responsibility for the premises, which should remain with the responsible person.
12. The responsibility for the on-going management of the premises and even, if necessary, the decision to allow the premises to be used for its present purpose, remains with the responsible person.
13. Liability for management is not in any way adopted by the fire risk assessor or Safety Spectrum London Ltd. The ongoing management of the premises is not within the risk assessor's control and therefore remains with the responsible person.
14. Safety Spectrum London Ltd. cannot accept responsibility to any parties what so ever, following the issue of this report, for any matters arising, which may be considered outside the scope of works. The report is issued in confidence to the Client and all responsible parties involved.
15. Safety Spectrum London Ltd. cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of this report solely at their own risk.
16. Unless specifically assigned or transferred within the terms and agreement, the consultant asserts and retains all copyright, and other Intellectual Property rights, in and over the report and its contents.
17. Any questions or matters arising from this report should be addressed in the first instance to Safety Spectrum London Ltd.



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PURPOSE OF COMPLETING A FIRE RISK ASSESSMENT

The purpose of completing a Fire Risk Assessment is to assess the hazards in the property relating to fire precautions, and the likelihood that the hazards will cause harm or injury to persons in the building. The Risk Assessment Form provides a method of evaluating and presenting areas of concern within a building.

It should be borne in mind that it is the risk which is being scored and not the presence of a hazard - i.e. if a building contained explosives (a hazard) but all fire precautions and management systems are in place, then the risk (the likelihood of that hazard causing harm) is acceptable.

The overall color action code provides a guide to the timing of the action required e.g. RED-High/Substantial

AMBER-Medium/Moderate

GREEN- Low/Tolerable

Any unsatisfactory features will be detailed under **action required** at the end of the report.

This report fulfils the statutory obligation to carry out a written Fire Risk Assessment under the Regulatory Reform (Fire Safety) Order 2005.

THIS WRITTEN FIRE RISK ASSESSMENT SHOULD BE KEPT ON THE PREMISES FOR INSPECTION BY AUTHORISED OFFICERS OF THE FIRE & RESCUE SERVICE



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Description of Building

118A Victoria Road Ruislip HA4 0AL is a HMO property. Two floors property. This property is used for residential purposes.

Persons at Risk

Residents, staff working in the premises (cleaners, maintenance). There are a few visitors to the building. Emergency Services and trespassers.



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Fire Hazards	Yes / No / N/A	Action/Remarks
Are potential Ignition sources controlled?	Yes	The potential sources of ignition are controlled. EICR was presented at the time of visit.
Does the building contain piped oxygen or in cylinders?	No	None found at the time of the visit.
Is smoking controlled?	Yes	Smoking is not allowed.
Does excessive fire loading exist?	No	There was no evidence of excessive fire loading. Standard of housekeeping satisfactory at the time of inspection.
Is there an arson or deliberate ignition risk?	No	No history of deliberate ignition.
Is the storage of flammable liquids controlled?	N/A	There were no flammable liquids found at the time of the visit.
Are electrical fittings in good order and not congested, or buried in storage?	Yes	All electrical fittings in good order.
Are heat sources controlled?	Yes	Combustible materials kept separate from sources of ignition.
Are cooking ignition sources controlled?	Yes	No further comments.
Are portable electrical appliances tested?	Yes	PAT Test certificate available on site at time of visit.
Are Waste and Rubbish collected regularly and place in external containers clear of buildings?	Yes	Property has a bin refuge which is separate from the property.
Are surface linings, upholstery and drapery compliant and in good condition?	N/A	No further comments.
Is there potential for fire spread from adjacent buildings?	No	Nominal risk applies.



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Fire Fighting	Yes / No / N/A	Action/Remarks
Are fire hydrants, static water tanks, by-pass valves, sprinkler stop valves, foam inlets, risers, and ventilation controls indicated and accessible?	N/A	Adequate provisions are in place as per the regulations.
Is access available to emergency vehicles?	Yes	There is a clear access for emergency vehicles to approach the building from the main road.
Does a 'hot work' permit system for contractors exist?	No	Not known at the time of inspection. Where deemed appropriate, a Hot Work Permit will be required, and for appropriate measures put in place at the commencement of the works. If not already in place, then this policy should be adopted.
Means of Escape	Yes / No / N/A	Action/Remarks
Are escape routes clear of combustible storage and obstructions?	Yes	Escape route free from storage at the time of inspection.
Are there sufficient exit widths and routes for the number of persons present?	Yes	The front main exit door leads to the front elevation of the property to the main road.
Are inner rooms controlled?	N/A	There were no inner rooms.
Are all floors, stairways, and pathway surfaces in good condition and free from trip and slip hazards?	Yes	Escape route free from storage at the time of inspection.
Are exit routes suitable & sufficient for disabled persons?	Yes	Travel distances within the building is acceptable.
Do the escape routes for the premises lead as directly as possible to a place of safety?	Yes	The front main exit door leads to the front elevation of the property to the main road.
Are all exit doors easily opened with a single device from inside without use of a key, key-pad, code or swipe card?	Yes	No further comments.
Are final exits separated from each other by fire resisting construction?	Yes	Generally, the construction within the building appeared in satisfactory condition.



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Do exit doors open outwards where this is necessary?	Yes	No further comments.
Where installed, are external escape staircases and ramps maintained in a safe condition?	N/A	No further comments.
Are the means of escape suitable for disabled people? Refuges etc	Yes	No further comments.
Fire Doors & Compartmentation	Yes / No / N/A	Action/Remarks
Are all fire-resisting doors and frames in good condition, fully closing and not wedged open?	Yes	All doors in the premises appear to be fire-rated door.
Are fire doors fitted with intumescent strips and cold smoke seals where necessary and in good condition?	Yes	All doors are fitted with Intumescent strips.
Are the self-closing devices effective and hinges of approved design?	Yes	All doors are fitted with door closers and hinges of approved design.
Are hold-open devices of approved design?	N/A	No hold-open devices in place.
Are vision panels fire-resisting?	N/A	No further comments.
Are there any breaches in the compartmentation of the premises?	No	No further comments.
Are service openings and ducts in floors and walls 'stopped' with fire resisting material?	N/A	No further comments.
Are fire shutters tested and kept clear?	N/A	Fire Shutters are not available.
Are areas of high fire risk enclosed in fire resisting construction?	Yes	The building appeared to be designed and constructed with adequate structural separation between floors, as a compliant development.
Travel Distances	Yes / No / N/A	Action/Remarks
Do the travel distances meet the recommendations for the type of occupancy of the premises?	Yes	Travel distance is adequate as per the regulations.
Do the first stage travel distances meet the recommendations for the type of occupancy of the premises?	Yes	Travel distance is adequate as per the regulations.



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Does the second stage travel distance meet the recommendations for the type of occupancy?	Yes	Travel distance is adequate as per the regulations.
Do the dead-end travel distances meet the recommendations for the type of occupancy?	Yes	Travel distance is adequate as per the regulations.
Are all dead ends situations made up from fire resisting construction or have automatic detection?	Yes	Travel distance is adequate as per the regulations.
Fire Warning System	Yes / No / N/A	Action/Remarks
Is the fire alarm in good working order, with a uniform signal, audible throughout the building?	Yes	Grade D LD2 fire detection system in place
Is fire alarm tested every week using a different call point in rotation and whilst the building is occupied?	Yes	Fire Safety Certificate Present.
Is fire alarm serviced quarterly, six monthly and annually by a qualified engineer or as appropriate in accordance with its design specification?	Yes	Fire Safety Certificate Present.
Is the automatic fire detection adequate for the occupancy?	Yes	Grade D LD2 fire detection system in place
Are fire alarm tests recorded in a fire precautions logbook?	N/A	No further comments.
Are all fire alarm interfaces compliant with BS 5839-6?	Yes	Fire Safety Certificate Present.
Are unwanted fire signal monitored and controlled?	N/A	No further comments.
Does the alarm system have a legible zone plan?	N/A	No further comments.
Emergency Signage	Yes / No / N/A	Action/Remarks
Do exit signs comply with the 'Signs and Signal Regulations 1999'?	Yes	Fire exit signs are displayed within the premises as per the regulations.
Is the exit signage suitable and sufficient?	Yes	Fire exit signs are displayed within the premises as per the regulations.
Is exit signage illuminated where required?	N/A	No further comments.



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Is a fire action notice displayed adjacent to fire alarm call points?	N/A	No further comments.
Are fire-resisting doors marked? <i>Fire door keep shut</i> <i>Fire door keep locked shut Automatic fire door-keep clear- close at night</i>	N/A	No further comments.
Do extinguishers have information signage?	N/A	No further comments.
Emergency Lighting	Yes / No / N/A	Action/Remarks
Is the premises provided with emergency lighting system to the escape routes?	Yes	Emergency lights installed within the premises.
Does a qualified engineer test the emergency lighting system in accordance with the system design specification?	Yes	Emergency Light Certificate Not Present.
Is there adequate light outside the workplace that will illuminate the escape routes leading to assembly points?	Yes	There is an adequate light outside the building area.
Fire Fighting Equipment	Yes / No / N/A	Action/Remarks
Having regard to the hazards, Is the correct type of equipment present?	Yes	Fire blanket present in the premises.
Is there sufficient numbers of fire extinguishers and fire blankets present?	Yes	Fire blanket present in the premises.
Is the equipment mounted correctly at locations (wall hooks or floor stands)	Yes	Fire blanket mounted correctly.
Is the equipment being serviced annually?	N/A	No further comments.
Where fire suppression and extinction systems other than fire extinguishers are installed in the building are these systems regularly tested, serviced and maintained?	N/A	No further comments.
Fire Training	Yes / No / N/A	Action/Remarks
Does staff receive annual fire training?	N/A	No further comments.



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Do staff get initial and refresher instruction?	N/A	No further comments.
Is separate instruction given to staff with a specialist role within the fire procedure? <i>Key Staff and Fire Wardens?</i>	N/A	No further comments.
Is the training recorded?	N/A	No further comments.
Emergency Plan	Yes / No / N/A	Action/Remarks
Type of evacuation plan? <i>Single Stage</i> <i>Progressive Horizontal Evacuation</i> <i>Delayed Evacuation</i>	Yes	No further comments.
Are the staff provided with suitable instruction & training on evacuation procedures?	N/A	No further comments.
Is evacuation drills carried out twice yearly?	N/A	No further comments.
Is there a mutual aid procedure for the site?	N/A	No further comments.
Does the assembly point clearly defined and safe?	Yes	Assembly point defined.
Fire Policy & Procedures	Yes / No / N/A	Action/Remarks
Is there a clearly defined written fire policy?	N/A	No further comments.
Is the policy document accessible to staff?	N/A	No further comments.
Is the policy tested and reviewed?	N/A	No further comments.
Are there written fire procedures accessible to all staff?	N/A	No further comments.
Are disabled people considered in the fire procedures?	N/A	No further comments.
Are key personnel roles identified in the procedures? <i>Fire Wardens/Marshals etc</i>	N/A	No further comments.



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Arson Prevention	Yes / No / N/A	Action/Remarks
Is CCTV installed?	No	No further comments.
Are security patrols employed?	N/A	No further comments.
Are combustible materials kept to a minimum in the work area and the remainder stored in a safe place?	Yes	There is a bin refuge area which away from the building it deemed satisfactory.
Is access to the building controlled?	Yes	No further comments.
Are combustible materials kept to a minimum in the work area and the remainder stored in a safe place away from the perimeter of the building?	Yes	There is a bin refuge area which away from the building it deemed satisfactory.
Are intruder alarms fitted?	No	No further comments.
Is the perimeter fencing secure?	Yes	No further comments.



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Recommended Review Date	22 nd May 2027
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ACTION REQUIRED



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PICTURES

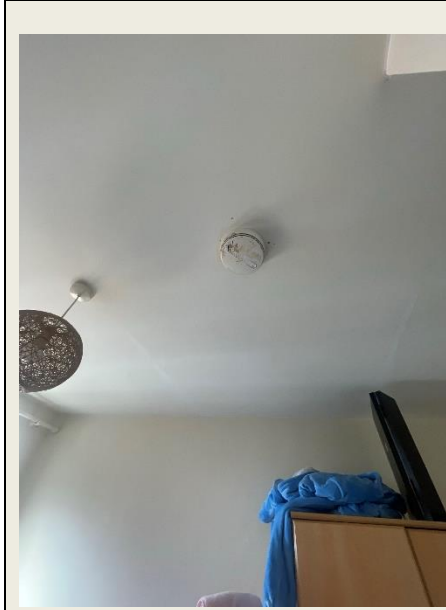


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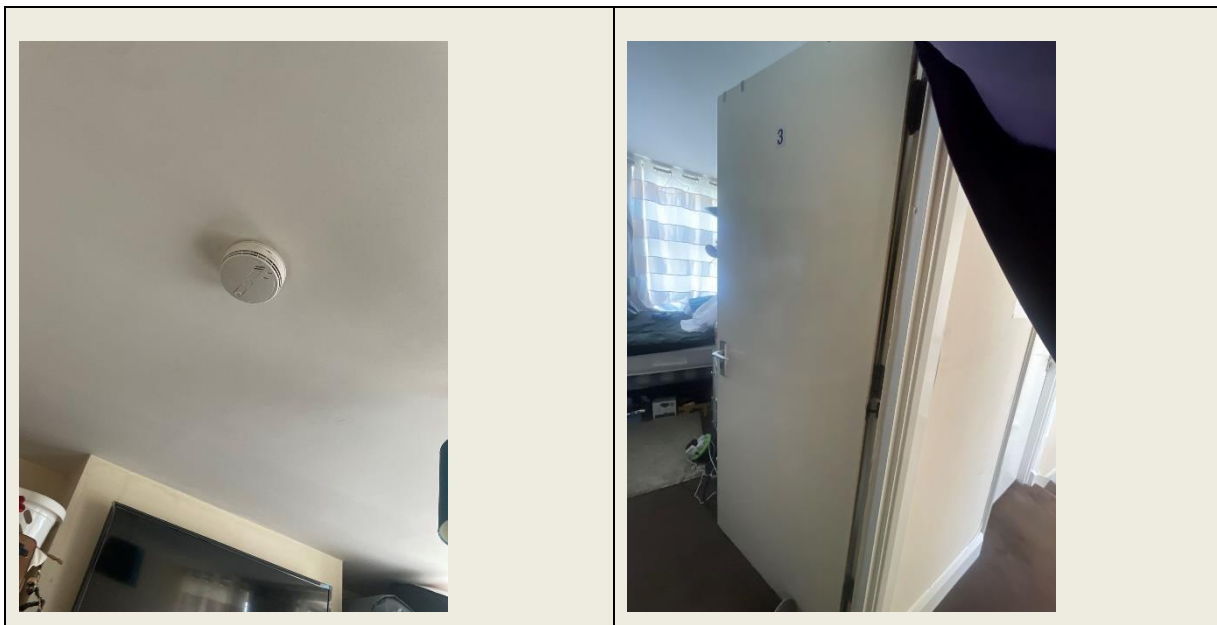
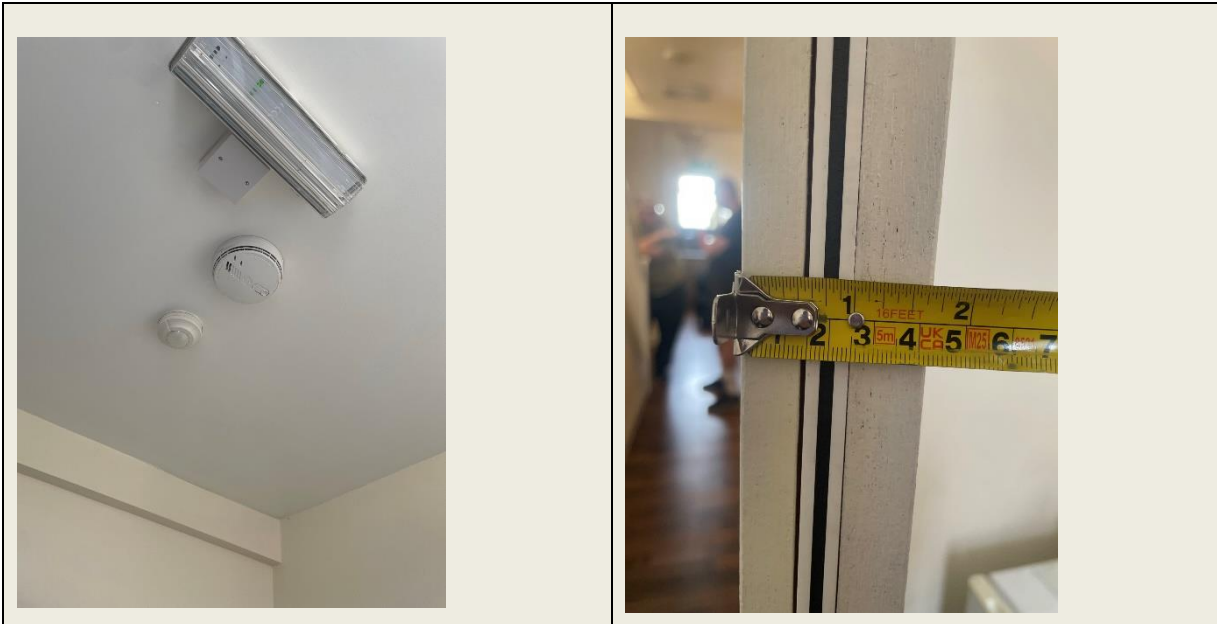


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REFERENCES

Guidance in Support of Fire Safety Legislation England and Wales

HM Government Guides to Fire Safety Risk Assessment, DCLG:

- **Sleeping Accommodation.**
- **Means of Escape for Disabled People. Guidance in Support of Building Regulations Building Regulations 2010**

Approved Document B Vol 1 Dwellings 2019 edition incorporating 2020 and 2022 amendments – for use in England

Approved Document B Vol 2 Buildings other than dwellings 2019 edition incorporating 2020 and 2022 amendments – for use in England

Fire Safety Design and Management

BS 9991: 2015. Code of practice for fire safety in the design, management and use of residential buildings. BS 9999: 2017. Code of practice for fire safety in the design, management and use of buildings.

Fire Detection and Fire Alarm Systems

BS 5839-1: 2017. Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.

BS 5839-6: 2019. Fire detection and fire alarm systems for buildings – Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises. BS 5839-8: 2013. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of voice alarm systems.

BS 5839-9: 2011. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.

Fire Extinguishing Appliances

BS 5306-1: 2006. Code of practice for fire extinguishing installations and equipment on premises - hose reels and foam inlets.

BS 5306-3: 2017. Fire extinguishing installations and equipment on premises - Code of practice for the commissioning and maintenance of portable fire extinguishers.

BS 5306-8: 2012. Fire extinguishing installations and equipment on premises - Selection and positioning of portable fire extinguishers - Code of practice.

BS EN 3. Portable fire extinguishers.

BS EN 671-3: 2009: Fixed fire-fighting systems. Hose systems. Maintenance of hose reels with semi-rigid hose and hose systems with lay-flat hose.

BS EN 1869: 1997. Fire blankets.

Emergency Escape Lighting



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BS 5266-1: 2016. Emergency lighting - Code of practice for emergency escape lighting of premises.

BS 5266-8: 2004. (BS EN 50172: 2004). Emergency escape lighting systems.

BS EN 1838: 2013. Lighting applications – Emergency lighting.

Fire Safety Signs

BS 5499-4: 2013. Safety signs. Code of practice for escape route signing.

BS ISO 3864-1: 2011. Graphical symbols. Safety colours and safety signs. Design principles for safety signs and safety markings.

BS EN ISO 7010: 2012. Graphical symbols. Safety colours and safety signs. Registered safety signs.

BS 5499-10: 2006. Safety signs, including fire safety signs. Code of practice for the use of safety signs, including fire safety signs.

Fixed Fire Extinguishing Systems and Equipment

BS 5306-2: 1990. Fire extinguishing installations and equipment on premises - Specification for sprinkler systems.

BS EN 12845: 2004 + Amendment 2: 2009. Fixed fire-fighting systems - Automatic sprinkler systems - Design, installation and maintenance.

BS 9990: 2015. Code of practice for non-automatic fire-fighting systems in buildings.

Lightning

BS EN 62305-1: 2011. Protection against lightning. General principles.

BS EN 62305-2: 2012. Protection against lightning. Risk management.

BS EN 62305-3: 2011. Protection against lightning. Physical damage to structures and life hazard.

BS EN 62305-4: 2011. Protection against lightning. Electrical and electronic systems within structures.

Miscellaneous

BS 7176: 2007 + Amendment 1: 2011. Specification for resistance to ignition of upholstered furniture for nondomestic seating by testing composites.

BS 7273-4: 2007. Code of practice for the operation of fire protection measures - Actuation of release mechanisms for doors.

BS 7671: 2008 + Amendment 1: 2011. Requirements for electrical installations incorporating Amendment No. 1: 2011: IET Wiring Regulations.

PAS 79-1: 2020. Fire risk assessment – Premises other than housing – Code of practice.

PAS 79-2: 2020. Fire risk assessment – Housing – Code of practice.

END.



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