

3



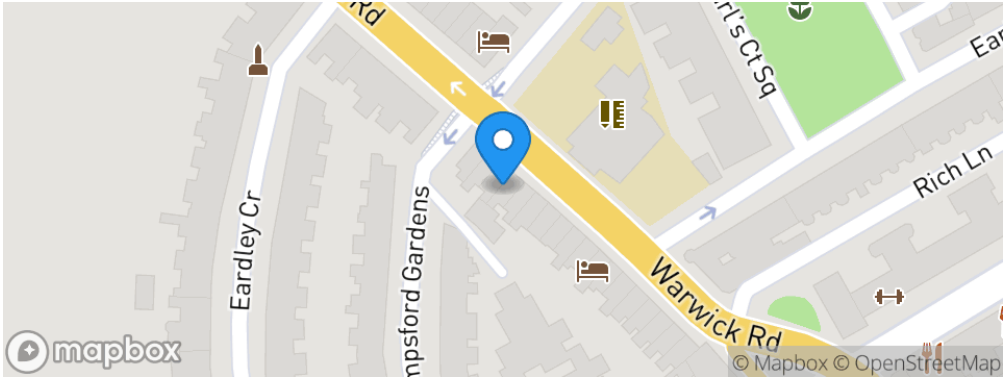
Fire Risk Assessment

Flat 3, 31 Warwick Road, SW5 9UL

Assessed On: 27 Jul 2026

Project: P.02707

Report Details

Report By	KY9 Services Ltd
Client / Consulted Person(s)	C /
Project	P.02707
Site Address	Flat 3, 31 Warwick Road, SW5 9UL
Site Location	
Site Description	A comprehensive Fire Risk Assessment (FRA) was conducted on a single-storey, single-tenancy residential flat located on the ground floor. The inspection evaluated potential fire hazards and assessed the effectiveness of existing safety measures in accordance with statutory requirements. Specific focus was directed toward fire-resisting compartmentation between floors, the adequacy of fire detection and alarm systems, and the protection of internal escape routes. The findings indicate that the Responsible Person is taking appropriate measures to ensure a safe and legally compliant environment for all occupants.
Fire Risk Assessor(s)	Umer Dilshad
Inspection Date(s)	27 Jul 2026
Next Review Date	27 Jul 2027

Overall Risk Rating

Current Risk Rating	Potential Risk Rating
Trivial	Trivial

Please see **Risk Assessment Matrix (p. 36)** for details of risk rating scores. Potential risk rating is based on the completion of the actions and recommendations specified in this report.

Total Recommendations by Priority

Low	Medium	High	Critical
6	0	0	0

Critical or High priority risks throughout this report are marked with a warning symbol 

Table of Contents

Sign Off 4

Introduction 4

Executive Summary 5

 Key Fire Safety Personnel 5

 Emergency Plan Policy 5

 Fire Risk Assessment Dates 5

 Summary of Actions 5

General Information 6

 The Premises 6

 Fire Safety Legislation 6

Recommendations 8

Inspection and Compliance Details 10

Appendices 35

 Personnel - Glossary 36

 Risk Assessment Matrix 36

Sign Off

Quality Control

Umer bin Dilshad –
Technician Grade IFSM
Registration Number
7530
27th Jul 2026

Issued

Umer bin Dilshad –
Technician Grade IFSM
Registration Number
7530
27th Jul 2026

Introduction

This report presents the findings of a fire risk assessment carried out to Flat 3, 31 Warwick Road, SW5 9UL by KY9 Services Ltd on 27 Jul 2026.

It is important that the person in charge of the premises and those with allocated responsibilities studies this fire risk assessment and understands its contents.

The fire risk assessment includes an Action Plan (if applicable), which sets out the measures it is considered necessary to protect relevant persons from fire. Relevant persons are primarily everyone who is, or may be, lawfully in the building, but include certain persons in the vicinity of the building. It is particularly important that the person in charge of the premises studies the Action Plan. If any recommendation in the Action Plan is unclear, please contact us for further advice.

The Risk Score was assessed at the time of the assessment but the level of risk may change over time, as recommended tasks are completed, or new risks arise. The fire risk assessment should be reviewed regularly to keep it up to date.

This fire risk assessment forms only a foundation for management of fire safety in the premises. It is essential that routine inspections are carried out periodically.

Executive Summary

Key Fire Safety Personnel

Please see the **Glossary of Personnel (p. 36)** for information on each persons duties

Responsible Person	C
Competent Person(s)	The Health and Safety Manager
Fire Safety Manager	

Emergency Plan Policy

In the event of a fire or emergency, all occupants and the on-duty staff member must immediately follow the established evacuation procedure.

Fire Risk Assessment Dates

Previous Assessment (if known)	This Assessment	Next Review Date
--	27 Jul 2026	27 Jul 2027

Summary of Actions

Please see **Recommended Actions (p. 8)** or **Inspection Details (p. 10)** for recommended actions and comments.

Category	Actions				Page
	Low	Medium	High	Critical	
Cooking	1	0	0	0	12
Electrical Sources of Ignition	2	0	0	0	14
Portable heaters and Heating and Ventilation Installations	1	0	0	0	28
Records	1	0	0	0	31
Testing and Maintenance	1	0	0	0	33

General Information

The Premises

Number of floors at ground level and above	N/A
Number of floors entirely below ground level	N/A
Floors on which car parking is provided	N/A
Details of construction	A comprehensive Fire Risk Assessment (FRA) was conducted on a single-storey, single-tenancy residential flat located on the ground floor. The inspection evaluated potential fire hazards and assessed the effectiveness of existing safety measures in accordance with statutory requirements. Specific focus was directed toward fire-resisting compartmentation between floors, the adequacy of fire detection and alarm systems, and the protection of internal escape routes. The findings indicate that the Responsible Person is taking appropriate measures to ensure a safe and legally compliant environment for all occupants.
Occupancy	Single tenancy
Approx. floor area (m ² per floor)	N/A
Approx. floor area (m ² gross)	N/A
Approx. floor area (m ² on ground floor)	N/A

Fire Safety Legislation

Fire safety legislation applying to these premises	Fire Safety (Scotland) Regulations 2006
The above legislation is enforced by	Local Fire & Rescue Authority

Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010)	“Regulatory Reform (Fire Safety) Order 2005 (RRFSO). Fire Safety (England) Regulations 2022. Building Regulations, including relevant Approved Documents (in particular Approved Document B – Fire Safety) 2000, 2010, 2019 and subsequent updates. BS 9999: Code of practice for fire safety in the design, management and use of buildings. BS 5839-1: Fire detection and fire alarm systems for buildings – Code of practice for non-domestic premises. BS 5266: Emergency lighting systems – Code of practice for the emergency lighting of premises. BS 5306: Fire extinguishing installations and equipment on premises. ASFP (Association for Specialist Fire Protection) guidance on passive fire protection and compartmentation. NFCC (National Fire Chiefs Council) guidance documents and recommendations. Local Fire Authority guidance issued under the Regulatory Reform (Fire Safety) Order 2005. Building Control requirements and relevant local authority bylaws. BM TRADA Q-Mark certification scheme for fire door sets and passive fire protection installations.
The other legislation referred to above is enforced by	
Is there an alterations notice in force?	

Recommendations

See **Inspection and Compliance Details (p. 10)** for more information on each risk item.

Category	Hazard	Comments / Recommendations	Compliant?	Priority	Page
Cooking	Are reasonable measures taken to prevent fires as a result of cooking?	It is recommended that a fire blanket should be installed in the kitchen in accordance with the relevant British Standards.	No	Low	12
Electrical Sources of Ignition	Are fixed installations periodically inspected and tested?	No. No evidence was available to confirm that the fixed electrical installation has been periodically inspected and tested. It is recommended that an Electrical Installation Condition Report (EICR) is obtained from a competent electrician in accordance with BS 7671 to verify the safety and condition of the electrical installation.	No	Low	14
Electrical Sources of Ignition	Is portable appliance testing carried out?	It is good practice to carry out regular Portable Appliance Testing (PAT) to help ensure electrical appliances remain safe and in good working order. This will support ongoing safety and provide reassurance for future use	No	Low	14
Portable heaters and Heating and Ventilation Installations	Are fixed heating and ventilation installations subject to regular maintenance?	No. No evidence was available to confirm that fixed heating and ventilation installations are subject to regular maintenance. Where gas-fired appliances are installed, a valid Gas Safety Certificate (GSC) should be obtained and all gas installations should be inspected and maintained by a Gas Safe registered engineer. Any installed heating and ventilation systems should also be serviced in accordance with the manufacturer's recommendations to ensure they remain safe and operate effectively.	No	Low	28
Records	Are there appropriate records of Fire Alarm Tests?	No. No records of fire alarm testing were available for inspection. The fire detection and fire alarm system should be periodically serviced and all tests recorded in accordance with BS 5839-1. Where a Fire Safety Certificate (FSC) or other relevant fire safety documentation is applicable, it should also be retained and made available for inspection.	No	Low	31

...table continued from previous page

Category	Hazard	Comments / Recommendations	Compliant?	Priority	Page
Testing and Maintenance	Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?	No. There was no evidence that weekly testing and periodic servicing of the fire detection and fire alarm system were being undertaken. It should be ensured that the fire alarm system is tested weekly and serviced periodically in accordance with the relevant British Standards, with appropriate records maintained.	No	Low	33

Inspection and Compliance Details

See following pages...

Arson

Does basic security against arson by outsiders appear reasonable?

Yes

Compliant?	Yes
Comments	Reasonable security measures are in place to help prevent deliberate fire-setting
Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, this should be obtained from a security specialist.	

Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

Yes

Compliant?	Yes
Comments	The surrounding area appears generally free from unnecessary fire load or ignition sources.

Cooking

Are filters cleaned or changed and ductwork cleaned regularly?

N/A

Compliant?	N/A
------------	-----

Are reasonable measures taken to prevent fires as a result of cooking?

No

Compliant?	No	
Recommendation	It is recommended that a fire blanket should be installed in the kitchen in accordance with the relevant British Standards.	
Priority	Low - Due: When appropriate	

Dangerous Substances

Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?

Yes

Compliant?	Yes
Comments	Yes - Adequate controls are in place for the use and storage of dangerous substances
<i>For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents. Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.</i>	

Electrical Sources of Ignition

Are fixed installations periodically inspected and tested?

No

Compliant?	No
Recommendation	No. No evidence was available to confirm that the fixed electrical installation has been periodically inspected and tested. It is recommended that an Electrical Installation Condition Report (EICR) is obtained from a competent electrician in accordance with BS 7671 to verify the safety and condition of the electrical installation.
Priority	Low - Due: When appropriate

Are reasonable measures taken to prevent fires of electrical origin?

Yes

Compliant?	Yes	
Comments	Yes. The consumer unit is located outside the flat, mounted on the wall within a cupboard and housed in a metal enclosure. This provides a reasonable level of protection against fires of electrical origin.	

Is portable appliance testing carried out?

No

Compliant?	No
Recommendation	It is good practice to carry out regular Portable Appliance Testing (PAT) to help ensure electrical appliances remain safe and in good working order. This will support ongoing safety and provide reassurance for future use
Priority	Low - Due: When appropriate

Is there suitable control over the use of personal electrical appliances?

Yes

Compliant?	Yes
Comments	Yes – Control over the use of personal electrical appliances is appropriate and monitored

Is there suitable limitation of trailing leads and adapters?

Yes

Compliant?	Yes
Comments	Yes – The use of trailing leads and adapters is limited and managed to reduce trip and fire hazards

Emergency Escape Lighting

Has a reasonable standard of emergency escape lighting system been provided?

N/A

Compliant?	N/A
Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.	

Fire Safety Signs and Notices

Is there a reasonable standard of fire safety signs and notices?

N/A

Compliant?	N/A
------------	-----

Hazards Introduced by Outside Contractors and Building Works

Are suitable precautions taken by in-house maintenance personnel who carry out works?

N/A

Compliant?	N/A
------------	-----

Is there satisfactory control over works carried out in the building?

N/A

Compliant?	N/A
------------	-----

Where appropriate, is a permit to work system used (e.g. for "hot work")?

N/A

Compliant?	N/A
------------	-----

Housekeeping

Do combustible materials appear to be separated from ignition sources?

Yes

Compliant?	Yes
Comments	Yes – Combustible materials are suitably separated from ignition sources

Is the overall standard of housekeeping adequate?

Yes

Compliant?	Yes
Comments	Yes – The general standard of housekeeping is satisfactory with no significant fire load noted.

Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?

Yes

Compliant?	Yes
Comments	Yes – Waste and combustible materials are appropriately managed to avoid accumulation

Lightning Protection

Does the building have a lightning protection system?		N/A
Compliant?	N/A	

Manual Fire Extinguishing Appliances

Are all fire extinguishing appliances readily accessible?

N/A

Compliant?	N/A
------------	-----

Is there reasonable provision of manual fire extinguishing appliances?

N/A

Compliant?	N/A
------------	-----

Means of Escape

Are all escape routes clear of obstructions?

Yes

Compliant?	Yes
Comments	Yes, all escape routes were found to be clear of obstructions at the time of inspection and provide safe and unobstructed means of escape.

Are all fire exits easily and immediately openable?

Yes

Compliant?	Yes
Comments	Yes – Fire exits can be easily and immediately opened in the event of an emergency

Are fire-resisting doors maintained in sound condition and self-closing, where necessary?

Yes

Compliant?	Yes	
Comments	Yes. The front entrance door is fire-resisting and fitted with three fire-rated hinges and a self-closing device. The internal door is also fire-resisting and fitted with three fire-rated hinges; however, it is not fitted with a self-closing device. Both doors are maintained in sound condition and provide an appropriate level of fire resistance.	

Are the arrangements provided for securing exits satisfactory?

Yes

Compliant?	Yes
Comments	Yes – Exit door security arrangements are satisfactory and allow immediate escape when required.

Are the escape routes available for use and suitably maintained?

Yes

Compliant?	Yes
Comments	Yes – Escape routes are suitable, clearly identified, and adequately maintained.

Are there reasonable arrangements for means of escape for disabled people?

Yes

Compliant?	Yes
Comments	Yes, the property has sufficiently wide escape routes that are kept clear. In the event that any vulnerable persons are present, they would be able to move safely, including those with mobility issues.

Are there reasonable distances of travel, where there is escape in a single direction?

Yes

Compliant?	Yes
Comments	Yes – Travel distances in single direction routes are within recommended limits

Are there satisfactory arrangements for escape where revolving doors or sliding doors are used as exits?

N/A

Compliant?	N/A
------------	-----

Do fire exits open in the direction of escape, where necessary?

Yes

Compliant?	Yes
Comments	Yes – Exit doors open in the direction of travel where required

Is a suitable standard of protection designed for escape routes?

Yes

Compliant?	Yes
Comments	Yes – Escape routes have appropriate fire-resistant protection

Is the design and maintenance of the means of escape considered adequate?

Yes

Compliant?	Yes	
Comments	Yes – The means of escape are designed and maintained to current standards	

Is the fire-resisting construction protecting escape routes in sound condition?

Yes

Compliant?	Yes
Comments	Yes – Fire-resisting construction appears in sound condition with no visible defects
<i>This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you might consider arranging for an invasive survey by a competent specialist.</i>	

Is there adequate provision of exits?

Yes

Compliant?	Yes
Comments	Yes, the provision of exits is adequate, with clear, unobstructed routes that ensure safe and efficient evacuation in the event of an emergency

Means of Giving Warning in Case of Fire

Is a reasonable fire detection and fire alarm system provided?

Yes

Compliant?	Yes	
Comments	Yes. A reasonable fire detection and fire alarm system is provided. The flat is fitted with a Grade D, mains-powered, wireless interlinked smoke alarm system. In addition, a Grade A detector is installed in the lobby and is connected to the building's communal fire alarm panel, providing fire detection within the common areas.	
Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.		

Is there remote transmission of alarm signals?

N/A

Compliant?	N/A
------------	-----

Measures to Limit Fire Spread and Development

Is compartmentation of a reasonable standard?

Yes

Compliant?	Yes
Comments	Yes, the compartmentation is of a reasonable standard, effectively limiting the spread of fire and smoke within the premises.

Is there a reasonable limitation of linings that might promote fire spread?

Yes

Compliant?	Yes
Comments	Yes – Internal linings are suitable and do not promote excessive flame spread

Other Relevant Fixed Systems and Equipment

Is there suitable provision of firefighters' switch(es) for high voltage luminous tube signs, etc.?

N/A

Compliant?	N/A
------------	-----

Portable heaters and Heating and Ventilation Installations

Are fixed heating and ventilation installations subject to regular maintenance?

No

Compliant?	No
Recommendation	No. No evidence was available to confirm that fixed heating and ventilation installations are subject to regular maintenance. Where gas-fired appliances are installed, a valid Gas Safety Certificate (GSC) should be obtained and all gas installations should be inspected and maintained by a Gas Safe registered engineer. Any installed heating and ventilation systems should also be serviced in accordance with the manufacturer's recommendations to ensure they remain safe and operate effectively.
Priority	Low - Due: When appropriate

Is there satisfactory control over the use of portable heaters?

N/A

Compliant?	N/A
------------	-----

Procedures and Arrangements

Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?

Yes

Compliant?	Yes
Comments	Yes. Routine in house inspections of fire precautions are undertaken and appear to be satisfactory.

Are there adequate procedures for evacuation of any disabled people who are likely to be present?

N/A

Compliant?	N/A
------------	-----

Are there adequate procedures for investigating fire alarm signals?

N/A

Compliant?	N/A
------------	-----

Are there competent person(s) available to assist the responsible person in undertaking the preventative and protective measures (e.g. general fire precautions)?

Yes

Compliant?	Yes
Comments	Yes – Competent persons are available to assist in managing fire safety arrangements.

Are there suitable arrangements for ensuring that the premises have been evacuated?

Yes

Compliant?	Yes
Comments	Yes, suitable arrangements are in place for summoning the Fire and Rescue Service.

Are there suitable arrangements for summoning the fire and rescue service?

Yes

Compliant?	Yes
Comments	Yes –The responsible person undertake this role, ensuring that arrangements are in place to meet the fire and rescue service on arrival and to provide all relevant information, including details of any hazards to firefighters within the premises

Is there a suitable record of the fire safety arrangements?

N/A

Compliant?	N/A
------------	-----

Is there someone to manage fire safety at the premises?

Yes

Compliant?	Yes
Comments	Yes – The responsible person actively manages fire safety responsibilities

Records

Are there appropriate records of Fire Alarm Tests?

No

Compliant?	No
Recommendation	No. No records of fire alarm testing were available for inspection. The fire detection and fire alarm system should be periodically serviced and all tests recorded in accordance with BS 5839-1. Where a Fire Safety Certificate (FSC) or other relevant fire safety documentation is applicable, it should also be retained and made available for inspection.
Priority	Low - Due: When appropriate

Smoking

Is smoking prohibited in appropriate areas?

Yes

Compliant?	Yes
Comments	Yes, smoking is prohibited in appropriate areas.

Testing and Maintenance

Are monthly and annual testing routines in place for the emergency escape lighting?

N/A

Compliant?	N/A
------------	-----

Are routine checks of final exit doors and/or security fastenings undertaken?

Yes

Compliant?	Yes
Comments	Yes, routine checks of final exit doors and/or security fastenings are undertaken.

Is there adequate maintenance of the premises?

Yes

Compliant?	Yes
Comments	Yes, the maintenance of the premises is adequate, with regular inspections and necessary measures in place to ensure safety and functionality.

Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?

No

Compliant?	No
Recommendation	No. There was no evidence that weekly testing and periodic servicing of the fire detection and fire alarm system were being undertaken. It should be ensured that the fire alarm system is tested weekly and serviced periodically in accordance with the relevant British Standards, with appropriate records maintained.
Priority	Low - Due: When appropriate

Training and Drills

Are staff given periodic refresher training?

N/A

Compliant?	N/A
------------	-----

Are staff trained on induction?

N/A

Compliant?	N/A
------------	-----

Appendices

See following pages...

Personnel - Glossary

Person	Duties / Definition
Responsible Person	The responsible person (e.g. employer) or person having control of the premises, whose duty it is to carry out the FRA.
Competent Person(s)	Person suitably trained and qualified by knowledge and practical experience, and provided with the necessary instructions, to enable the required task(s) to be carried out correctly.
Fire Risk Assessor	Person who carries out, and documents the significant findings of, a fire risk assessment
Fire Safety Manager	Person nominated to monitor and control the management of fire safety. <i>*This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.</i>

Risk Assessment Matrix

		Potential Consequences of Fire		
		Slight Harm	Moderate Harm	Extreme Harm
Likelihood of Fire	Low	Trivial risk	Tolerable risk	Moderate risk
	Medium	Tolerable risk	Moderate risk	Substantial risk
	High	Moderate risk	Substantial risk	Intolerable risk

Risk Rating Definitions

The overall fire risk rating is derived from the likelihood and likely consequences of fire. The definition for each category is shown below:

Likelihood of Fire

Taking into account the observations at the time of this Fire Risk Assessment, the hazard from likelihood of fire is considered to be:

		Definition
Likelihood	Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
	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).
	High	High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence of Fire

Taking into account the type of building, occupants, and fire protection measures at the time of this Fire Risk Assessment, the consequences in the event of a fire are considered to be:

		Definition
Consequence	Slight Harm	Outbreak 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).
	Moderate Harm	Moderate harm Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
	Extreme Harm	Extreme harm Significant potential for serious injury or death of one or more occupants.

Overall Risk

Risk Rating	Definition
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
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 might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Trivial	No action is required, and no detailed records need be kept.

Note that, although the purpose of this section is to place the fire risk in context, the above approach to risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be repeated regularly.

Action Timeframes

We recommend you complete recommended actions within the timeframes below. These timeframes are given by the assessor to help you prioritise actions, but ultimately it is your responsibility to decide when and how recommendations are implemented.

Priority	Action Required:
Low	When appropriate
Medium	Medium term
High	Short term
Critical	Immediately