Fire Safety Audit Report

Audit Information

Audited By	63752C (1.1 [redacted])
Audit Completed	23 November 2026

Location summary

File No	03/277055
UPRN	5300024227
Building Name	
Address	18 CORNWALLIS ROAD LONDON N19 4LT
Borough	Islington
Use	G - House converted to flat
Responsible Team	FSD HACK-ISL-HAV-RED-WF
Station Ground	A31 - Holloway
Site Risk Score	4.25
Total Floors	3 **Basement floors** 0
Estimated number of sleeping	0
Special Features	
Additional detail	The electrical cupboard is high on the wall at the entrance hall.
Premises Description	The building is a three storey converted street property with a pitched roof. There are two flats both accessed via the common area, flat A is occupied by ground floor and flat B occupies the first and second floor. Building height 6m.
Exterior Wall Cladding	N/A
Exterior Wall Insulation	N/A

Cladding/Insulation details confirmed by NOT CONFIRMED

Environmental Risks	NONE
Features assisting fire spread	NONE
Site Reinspection date	
Heritage Building	No
Balconies present?	No
Gas Supply present?	No
Petroleum redevelopment?	No
Known firesetting in area?	No
Site lone worker risk	

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Clarion Housing
Address	18 CORNWALLIS ROAD LONDON N19 4LT
Responsible team	FSD HACK-ISL-HAV-RED-WF
Occupancy Type	Occupier - multi occupancy
Property Use	G - House converted to flat
Valuation Office	R4 - Houses converted to flats<=2 flrs
Original Risk Score	4.25
Reinspection Date	N/A (SAMPLE)
Last Inspection	2 October 2025
Total Capacity	0
Maximum number of people	<20
Property Size for use	Very Small 251m² to 300m²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average
Additional detail	
Specific lone worker risk	
Primary Authority Partnership	N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	No
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier - CHANGED

Name	Clarion Housing
Person	Director
Address	5th Floor, Greater London House, Hampstead Road, London, NW1 7QX
Email	firesafety@clarionhg.com

Enforcement history

Articles

Article 9 - Risk assessment

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The FRA was emailed to myself by [redacted] 3.1 on the 23/11/2026.
The FRA was dated the 22/08/2026 and issued to the client on the 31/08/2026 by [redacted] 3.2 from Savills (UK) Ltd.
The FRA is a type 1 assessment that is suitable for the premises.
The risk from life from fire at the premises is Moderate Mid risk.
The FRA confirms the evacuation strategy of Simultaneous evacuation.
The FRA is suitable and sufficient for the premises, listing all protective and preventive measures in place.

The FRA did highlight combustible items stored along the escape route as a action within the FRA.
Some actions within the FRA are on going actions, others have been complete and some are still outstanding.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

Fire Safety arrangements include:
- Suitable emergency lighting present.
- Suitable detection and warning system present.
- Suitable in house testing of fire safety systems (lighting and detection).

At the time of the audit there was a clothing rail with coats and trainers present within the communal area. These items are stored next to the staircase at a dead end however, items should not be stored along the means of escape. [redacted] 3.3 [redacted] 3.4 from Clarion Housing is aware of this and called me on the 23/11/2026 at 11:00 to confirm a member of clarion will be attending the premises to sort the issue.

FAILURE
Article 11 FS arrangements not maintained

Article 11
(continued)

At the time of the audit your preventative and protective measures had not been controlled or monitored where required. It was found that items were stored along the means of escape.

REMEDY

Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

At the time of the inspection there was a suitable detection and warning system present.
When speaking with the residents it was confirmed that the detection system in the communal area was extended into the flats, supporting the simultaneous evacuation strategy that is in place.
All persons are able to hear the detection and warning system that is present.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

At the time of the audit there was a clothing rail with coats and trainers present within the communal area. These items are stored next to the staircase at a dead end however, items should not be stored along the means of escape.

During the inspection with the items present, persons can still escape quickly and safely in the event of a fire.
There is one way in and out the premises that leads to ultimate safety.
There is a suitable emergency lighting system present.
There is suitable signage present.
Thumb turn on door leading to ultimate safety.

FAILURE

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate. It was found that personal items from residents were stored within the communal area.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by removing the items stored within the

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

It was confirmed by residents and the action notice present that the premises operates a simultaneous evacuation.
This evacuation strategy is suitable for the premises and the detection and warning system also supports this.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations
At the time of the inspection all fire safety systems present were in good visual condition.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Not Applicable

Observations
This article is not required for this inspection due to no staff present on the premises.
The premises is a house, converted into 2 flats.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations
At the time of the inspection there was no visual compartmentation breaches identified.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Broadly Compliant

Observations
There is a no smoking policy within the communal area.

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Broadly Compliant

Observations
There was no dangerous substances present during the inspection.

Article 13 - Fire Fighting Equipment

Safety Evaluation
Broadly Compliant

Observations
There is no portable fire fighting equipment present, which is suitable for this type of premises.

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 18 - Safety assistance

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 19 - Provision of information to employees

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 20 - Provision of information to employers and the self employed from outside undertakings

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 22 - Co-operation and co-ordination

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 23 - General duties of employees at work

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation
Not Applicable

Observations
This article is not required for this audit.

Article 24 - Power to make regulations

Safety Evaluation
Not Applicable

Observations
None

Article 27 - Powers of inspectors

Safety Evaluation
Not Applicable

Observations
None

Article 29 - Current alterations notices

Safety Evaluation
Not Applicable

Observations
None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

Date audit carried out

19/11/2026

Time of audit

14:00

Reason for audit;

This was a demand led FS01 inspection due to a fire safety concern from a resident regarding items stored in the communal area.

Conclusion

Pre audit research included:
- Farynor and FS Portal
- Companies House
- IMS and Power BI
- I-mapping
- Google maps.

This audit was carried out without an RP as the RP was unknown at the time of the inspection. The residents were present during the inspection who have strong disagreements with each other. The inspection was carried out with all residents present throughout, the premises size is small and all areas (communal) can be seen from the entrance to the premises. After the inspection I spoke with my TL to confirm I have been and the premises is broadly complaint. 8.1 [redacted] and Clarion Housing was emailed on the 23/11/2026 with photos sent from the resident who emailed to the brigade on the Friday after the inspection. 8.2 [redacted] verbally confirmed by phone call a member of Clarion will be attended the property today (23/11/2026). All persons involved are aware of the Management compliance level.

Timings include, emails, phone calls and time to complete my audit write up.

Extent of premises audited

All communal areas of the premises was inspected.

Justification of audit outcome

At the time of the audit there was a clothing rail with coats and trainers present within the communal area. These items are stored next to the staircase at a dead end however, items should not be stored along the means of escape. 8.3 [redacted] from Clarion Housing is aware of this and called me on the 23/11/2026 at 11:00 to confirm a member of clarion will be attending the premises to sort the issue.

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-6.9
Actual Risk Score	4.19
Risk Score	4.25

Audit Timings

Audit Duration	Travel Time	Post Audit Processing Duration
60	120	300

[End of document]

Redaction Summary

Page 1

Redaction 1.1

Exemptions/exceptions:

- S.40 - Personal Information

Page 3

Redaction 3.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.3

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 3.4

Exemptions/exceptions:

- S.40 - Personal Information

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Redaction 8.1

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 8.2

Exemptions/exceptions:

- S.40 - Personal Information

Redaction 8.3

Exemptions/exceptions:

- S.40 - Personal Information