



Finsbury Park Housing Co-operative

Fire Risk Assessments – Important Guidance for Residents

Dear Tenant,

The safety and wellbeing of all residents is a top priority for our housing co-operative. As part of our ongoing commitment to maintaining a safe living environment, we are providing guidance on fire risk assessments and the important role that tenants play in helping to reduce fire hazards within their homes. You recently had a Fire Risk Assessment at your property. These assessments take place annually.

A fire risk assessment is a process used to identify potential fire hazards, evaluate the risks they present, and determine appropriate measures to prevent fires and ensure safe evacuation if an emergency occurs. While the co-operative is responsible for maintaining the safety of communal areas and complying with relevant fire safety legislation, tenants also have an important responsibility for fire safety within their individual properties.

We ask all residents to review the enclosed guidance carefully and take steps to:

- Ensure smoke alarms are tested regularly, and kept in working order.
- Keep escape routes clear and free from obstructions.
- Avoid overloading electrical sockets and extension leads.
- Flammable materials should not be stored in the communal area, including cupboards under the stairs.
- Use cooking appliances safely and never leave cooking unattended.
- Extinguish cigarettes safely and dispose of smoking materials responsibly.
- Report any fire safety concerns, damaged fire safety equipment, or hazards to the co-op promptly.

By working together, we can minimise fire risks and help protect our homes, neighbours, and community. Your cooperation is essential in ensuring that everyone can live in a safe and secure environment.

If you have any questions regarding fire safety or require assistance in understanding the guidance, please do not hesitate to contact the FPHC Management Committee and/or Coop Homes South James Flood

email: james.flood@coophomes.coop

Email: fphc.mc12@gmail.com

Thank you for your attention to this important matter and for your continued support in keeping our community safe.

Yours sincerely

For and on behalf of the Management Committee.


12 Pine Grove

London N4 3LL

Tel.: 0207 263 5417

Co-operative and Community benefit Society: 22007R

Homes & Communities Agency, Social Housing Regulator: C2949



Finsbury Park Housing Cooperative

Date: 16 June 2026

FIRE RISK ASSEMENTS 2026

LOW	Requires attention in a considered timely fashion to bring the risk down to an acceptable level.
MEDIUM	Requires attention as soon as practicable to bring the risk down to an acceptable level.
HIGH	Requires immediate attention to bring the risk down to an acceptable level.
CRITICAL	Stop immediately – the risk is too high. Take immediate action to reduce the risk to the lowest level possible.

ACTION	Recommendations for tenants	PRIORITY	
1	Accelerants and appliances using accelerant liquids stored in communal areas and within flats or houses should be removed immediately. [See Appendix 1]	CRITICAL	
2	Remove items stored within the common escape route, including bicycles, mail, storage containers and loose materials.	HIGH	
3	Maintain the escape route in a clear and unobstructed condition at all times to ensure it remains unimpeded and readily usable in the event of an emergency.	HIGH	
4	Periodic cleaning of detectors to prevent dust build-up. [See Appendix 2a]	HIGH	

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ACTION	Recommendations for tenants	PRIORITY	
5	Smoke and CO alarms: Testing to be undertaken by residents: This should include: Monthly testing of the system, [See Appendix 2b]	MEDIUM	
6	Implement a simple system to record routine testing, to encourage confirmation of completion, with records retained for the common areas and, where reasonably practicable, for individual dwellings. [See Appendix 3a]	MEDIUM	
7	Lighting: Residents to carry out routine testing of the emergency lighting system. Appropriate records should be maintained. Monthly functional ("flick") testing [See Appendix 3b]	LOW	
8	Occupants should review fire safety information covering key precautions, including the function and importance of fire doors, keeping fire doors closed, maintaining clear escape routes, and appropriate action in the event of a fire.	LOW	

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[Appendix 1]

An accelerant is any substance that can increase the rate of fire growth and spread. They are most commonly hydrocarbon-based ignitable liquids.

Common Types: Petrol, Kerosene, Paraffin, Lighter fluid, Turpentine, White spirit, Diesel fuel, Liquid Petroleum Gas (LPG) , Calor Gas etc.
To name but a few.

Storing accelerants inside a house or flat is generally not recommended due to fire hazards and toxic fumes.

These highly flammable, volatile liquids should ideally be kept in a well-ventilated, detached outdoor space like a shed or garage.

Containers: Ensure the original containers are tightly sealed and upright. Never transfer them into unmarked or food/drink bottles.

Safety Cabinet: Use a dedicated, fire-proof metal storage cabinet for optimal safety. For detailed regulations and safety standards, you can refer to the UK Health and Safety Executive (HSE) guidance on chemical storage.

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Alarm Cleaning

Cleaning The Alarm

If you think your smoke alarm may be contaminated by dust:

1. Turn the mains power **off**
2. hair dryer on the cool setting to blow the dust out
4. Use a **vaccum cleaner** around the alarm vents
5. Use a damp cloth to clean the cover of the alarm, then dry with a lint-free cloth
6. Switch the mains power back on and ensure the **green** LED light is on



Dust Compensation

Our smoke alarms are fitted with **automatic dust compensation** technology, allowing them to tolerate up to twice as much dust than before. If the dust accumulates to a certain level, the alarm will recalibrate the trigger point.

Dust contamination is **not** covered under warranty, and so any unit affected by dust beyond repair should be replaced.

Alarm Testing

Using the Alarm's Test Button

1. Check that the **solid green light** on the alarm is on (this shows that it is receiving mains power).
2. **Press and hold** the test button for **10 seconds**.
3. The alarm will sound loudly. If you have any other alarms in the property that are interlinked to this alarm, those will also sound.
4. A multi-sensor CO alarm will alternate between the **two different alarm sounds** each time you test the alarm.



Using a Control Switch

1. **Press** the test button on the control switch.
2. All of the interlinked alarms will sound.
3. If you are using the **Ei450**, the alarms will sound for as long as you hold down the button.



Ei450 RadioLINK Alarm Controller

Ei1529RC Hard Wired Alarm Control Switch

4. If using an **Ei1529RC** or **Ei412**, you need to turn the **Test Alarm** switch off to complete the test.

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[Appendix 3]

[a] Record routine testing of alarms

MONTH	ALARM []	ALARM []	ALARM []	CO DETECTOR

MONTH	ALARM []	ALARM []	ALARM []	ALARM []	ALARM []

