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Fire Risk Assessment

ADDRESS:	**1-72 Fairlie House, Pantile Walk, Uxbridge UB8 1LT**
UPRN:	**RBL240618**
SURVEY DATE:	**21-08-2024**
DATE OF ISSUE:	**30-08-2024**

HILLINGDON

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Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	21/08/2024
Strategic review frequency	Annual
Next assessment due	21/08/2025
Name of Assessor	**Adam Hunt, MIFSM**
Address	**1-72 Fairlie House, Pantile Walk, Uxbridge UB8 1LT**

* The periodic review is subject to the risk remaining the same as that encountered at the time of this assessment, if the risk changes then a review may be required earlier than the date given above.

Applicable Fire Safety Legislation:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

The Fire Safety (England) Regulations 2022

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Scope of Report

This Fire Risk Assessment was undertaken by Frankham Risk Management Services to assist Hillingdon Council satisfying their responsibilities under the RR(FS)O 2005.

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 requires every responsible person to make a suitable and sufficient assessment of the fire risks to which relevant persons are exposed, with respect to premises within their control. This is for the purpose of identifying the general fire precautions that are needed to comply with the requirements and prohibitions imposed by the Order.

The responsible person, or any other person who has to any extent control of the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control.

Where the premises are licensed, an alterations notice is in force, or the responsible person has five or more employees, it is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk.

This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005.

This risk assessment only takes into account the life safety arrangements for the relevant part or parts of the building audited, and any risk or shortcoming that could affect the lives of any person or persons employed or relevant persons that may lawfully use or transgress through or by the premises.

Where areas are deemed inaccessible for safety reasons, could not be physically accessed, or were outside the visual range of our assessor, we cannot provide comment on these areas. Under these circumstances the responsibility for these areas remains solely with the duty holder.

Where fire compartments/fire dampers or ceiling voids were inaccessible on safety grounds they have not been examined, and responsibility for these areas remains with the responsible person / duty holder.

Frankham RMS accepts no responsibility to any parties whatsoever, following the issue of the survey report, for any matters arising outside the agreed scope of work.

This report is issued in confidence to the Client and Frankham RMS has no responsibility to any third parties to whom this survey report may be circulated, in part or in full, and any such parties rely on the contents of the survey report solely at their own risk.

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Building Description and Use

Building Use	
What are the premises used for?	72 General purpose residential flats
Type of occupancy (single or multiple)	Multiple
Is this premises a high rise residential premises? (18 metres or at least 7 storeys)	Yes
Days and hours of which building is in use and any out of hours activities that take place?	The block is in use 24/7 by residents.
Approximate maximum number of occupants	144 based on 2 per premises.
Approximate maximum number of employees at any one time	No staff are permanently based at this property.
Approximate maximum number of members of the public at any one time	Visitors to residents only.
Number of fire wardens / fire marshals on site	N/A
Are occupants familiar with the layout?	Yes
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Possibly by persons with mobility, visual, hearing or cognition impairments. PEEPS are provided.
Are the premises used for sleeping accommodation?	Yes
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	Housing management, caretaking staff & contractors may be present outside of normal working hours and work alone in remote areas.
Evacuation Strategy – e.g. phased, simultaneous etc.	'Stay put' policy. In the event of a fire, within an individual flat, the occupants would be expected to alert others in the flat, make their own way out of the building using the common escape route, and summon the fire and rescue service. Consistent with a 'stay put' policy for residential flats of this type, all other occupants of flats not directly affected by a fire, should be able to remain in their flats in relative safety, unless their flat subsequently becomes affected, or they are directed to evacuate the building by the fire and rescue service. Simultaneous evacuation applicable – from plant rooms & common areas.
Responsible person or person having control of the premises.	The Responsible Person is London Borough of Hillingdon. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by LBH to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.

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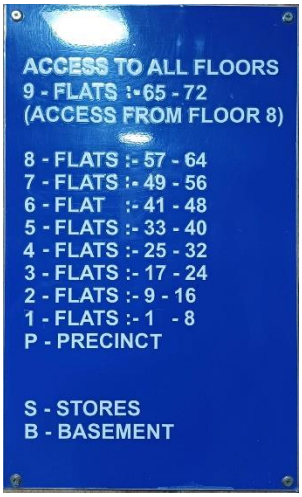
Building Description	
Age of Building	1970's
Brief details of construction	Purpose built block expected with a reinforced concrete frame, brick\block external and internal walls.
Brief details of any external wall system or specified attachments (incl balconies)?	Unknown cladding/external wall system to external elevations. No balconies present.
Approximate area in sqm of building footprint	Unknown.
Description of layout (include number of fire exits & stairs etc.)	1-72 Fairlie House is a brick, steel and concrete constructed 10 storey block of flats built within the Pavilion Shopping Centre. There is a bin store electrical intake accessed via the lower ground floor area, there is also secure access to the block at the lower ground floor level and on the ground/ 1st floors via the shopping precinct. The upper levels comprise 72 flats the entrances to which are located in residential lobbies/corridors off the central stairwell, there are two lifts. Tank rooms are at roof level. There is a communal roof type garden shared with an adjacent block which is accessed from level 3, this is also a fire escape route with access through the car park. There is also a community hall in this area of the roof which was inaccessible. There is a chute room at each level and various riser and boiler cupboards adjacent to the flat entrances. 
Number of floors ground and above	10
Number of floors below ground	2
State parts of building assessed – detail areas not assessed/visited and reason(s)	Communal areas as described above were accessed.

Building Description	
	There was no access to any flats on the day of inspection as this is a Type 1 FRA. There was no access to retail/commercial areas as these areas fall outside the scope of this FRA. There was no access to any fixed, concealed or hidden voids due to this being a non-intrusive inspection. It was not possible to access the lift motor room, water riser cupboards, boiler room or tenants storerooms due to keys not being available. The property SIB was not accessed due to no key being available. The following flat entrance doors were inspected: 33, 46. 47, 49, 64, 69, 70.
Regulation 38 fire safety information made available.	Not available at the time of assessment. It is believed London borough of Hillingdon holds the relevant information for their properties at the Civic HQ.
Date of previous FRA and are all actions complete and signed off?	29/09/2023 – Some actions outstanding.

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Risk Assessment Ratings

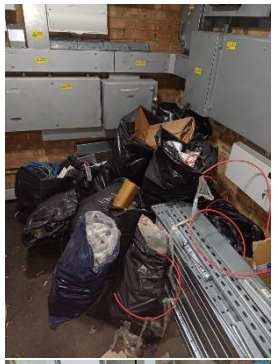
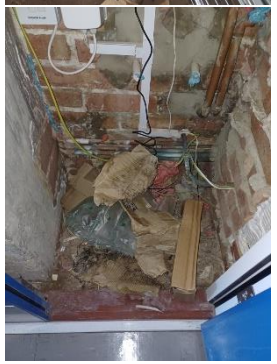
ACTIONS / RECOMMENDATIONS			
Definition of priorities (where applicable):			
Urgent	**Very High (P1)**	Reserved exclusively for issues that present an immediate, clear and present danger to occupants in the premises. Item considered to be very likely to occur and to have a very high impact to a single person or people onsite if not immediately resolved. The client must be made aware of the nature of the issue whilst the assessor remains onsite. All practical means and measures should be implemented to resolve the issue with immediate effect.	Target completion 24 hours
Very Strongly Recommended	**High (P2)**	Immediate actions required or if it is not feasibly practical to immediately resolve the issue, it is strongly recommended that a written program be put in place for resolving the issue and remedial measures put in place to control risk in the meantime. Considerable resources should be provided to resolve this.	Target completion 1 month
Strongly recommended	**Medium (P3)**	It is essential that efforts are made to reduce the risk in the short/medium term. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.	Target completion 6 months
Recommended	**Low (P4)**	Action required in the longer term, some resources allocated and a program put in place	Target completion 12 months
Advisory	**Advisory (N/A)**	Advisory, or no immediate action necessary. However, this will be best practice, so the item should be addressed when time or resources allow.	

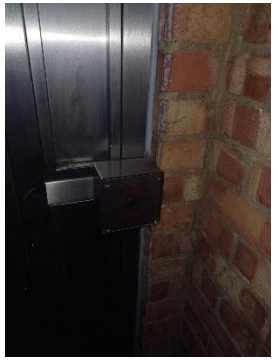
The above table relates to the risk to allow the responsible person a guide to determine which risks should be addressed first and the best allocation of resources. Regardless of the severity of the rating, easy actions to resolve, (i.e. closing propped open fire-resisting doors), should be done as soon as practically possible. More difficult actions to resolve that may result in alteration to building fabric etc, should be programmed in depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

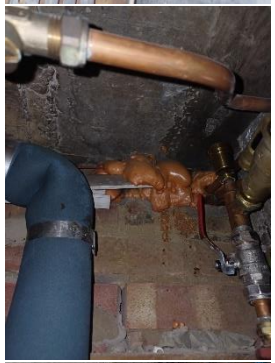
The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk, may be too high compared to their perception of the risk. These observations should be recorded. It is obviously strongly recommended that the higher risk recommendations are resolved and not just 'justified.'

Findings of the Fire Risk Assessment

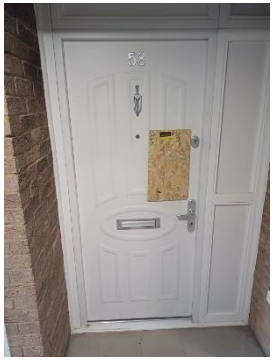
Recommendations

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
5.2 Are records available to confirm that it is routinely checked?	Medium	The maintenance regime for the lightning protection is unknown. ***It should be ensured that there is an appropriate servicing and maintenance contract in place.***	05-Electrical	07-Service	
8.2 Do combustible materials appear to be separated from ignition sources?	Medium	There is combustible material noted within several riser cupboards throughout and within the basement intake room. ***All combustible material should be removed, and it should be ensured that the areas remain as sterile.***	04-Combustible Items	03-Remove	 

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
11.3 Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas? If yes, has appropriate information about risk and control been shared?	Medium	The building consists of various retail/commercial units to the ground floor, with residential flats starting from the 1st floor level. All individual commercial units should be covered within their own separate FRAs as commercial tenants are responsible for, and have control of, fire safety within each rented unit under Article 22 RR(FSO)2005. ***It is recommended that all responsible persons within the premises share individual fire risk assessments. It should be ensured that responsible persons co-operate and co-ordinate to ensure that general fire precautions within the premises are carried out in accordance with relevant regulations of the RRO, and that fire risks and hazards to any relevant persons are reduced as far as reasonably practicable.***	03-Means of escape	11-Provide documentation	
12.4 Exits easily and immediately openable where necessary?	Low	The basement level entrance/exit is provided with push button to open device with no evident override button or manual handle. ***It should be confirmed that these doors will failsafe to open in the event of a power failure.***	03-Means of escape	01-Survey & Report	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1 Is compartmentation of a reasonable standard?	Medium	The electrical intake cupboards and service risers are noted with gaps and expanding foam/unknown materials that may compromise compartmentation. Firestopping was not provided with certification labelling. ***It is recommended all gaps and openings around, cables and services that penetrate compartment walls and ceilings should be sealed and fire stopped with approved fire rated materials in accordance with BS EN 1366-3 to maintain the fire resistance integrity of the structure.***	02-Compartmentation	15-Provide compartmentation	  

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.4 As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and combustion products in the early stages of a fire?	Medium	A fusible link fire damper was found to be fitted at the base of the bin chute. No information was provided to confirm the testing and maintenance of the system. ***Confirmation should be provided that a regular testing regime is in place for the system, whereby each damper can be checked for correct operation. Dampers should be tested on a minimum of a 2-yearly basis; however, frequency of testing may be dependent on the manufacturer specifications therefore certification should be reviewed where available.***	02-Compartmentation	11-Provide documentation	
15.3 Has an EWS1 form or FRAEW been previously completed for the premises?	Medium	It unknown whether a FRAEW survey has been undertaken. ***It is recommended that if not undertaken previously, due to the building height and unknown combustibility of external wall system, that a FRAEW is provided.***	20-Building Fabric	11-Provide documentation	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1 Are existing flat entrance doors adequate?	Medium	The side panel to flat entrance door 55 is non secure and appears non-fire rated. ***It is recommended the panel is replaced with one that provide a minimum 30mins fire resistance.***	07-Dwelling Fire Doors	05-Replace	
16.1 Are existing flat entrance doors adequate?	Medium	The door to flat 58 appears to be damaged, a section is covered with timber panelling. ***The door should be repaired to provide a minimum 30-minute fire resistance or replaced to FD30S standard.***	07-Dwelling Fire Doors	05-Replace	

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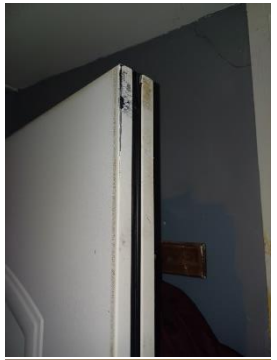
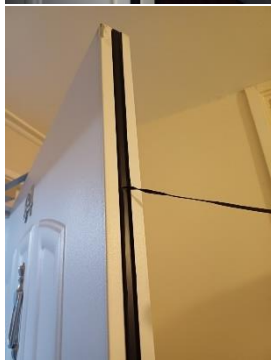
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1 Are existing flat entrance doors adequate?	Low	The doors to flats 49, 67, 69 and 70 were inspected and found to have damaged smoke seals. ***Damaged smoke seals should be repaired/replaced as appropriate.***	07-Dwelling Fire Doors	02-Repair	 

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.5 Are flat entrance doors being checked on an annual basis?	Medium	In accordance with the Fire Safety Regulations 2022. For residential buildings over 11m, (typically, a building of more than four storeys) best endeavours are required to check flat entrance doors annually. ***It is recommended flat entrance doors are checked annually.***	07-Dwelling Fire Doors	01-Survey & Report	
16.6 For any flat entrance doors which have not been inspected within the last 12 months, has a record been kept of reasonable attempts at access? (residential building over 11m only)	Medium	In accordance with the Fire Safety Regulations 2022. For residential buildings over 11m, (typically, a building of more than four storeys) best endeavours are required to check flat entrance doors annually. ***It is recommended a sufficient record is held centrally.***	07-Dwelling Fire Doors	01-Survey & Report	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.1 Are existing fire doors adequate?	Medium	The fire doors to the 6th floor and mezzanine level have damaged cracked vision panels which compromises the structural fire resistance of the door. ***It is recommended the vision panel is replaced with glazing that affords adequate fire resistance.***	08-Communal Fire Doors	05-Replace	 

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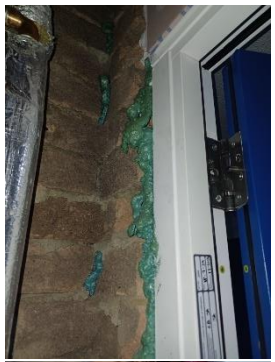
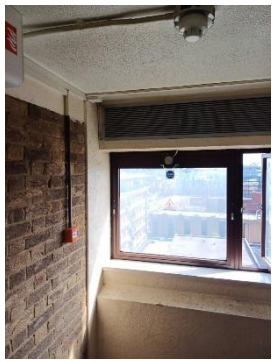
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.1 Are existing fire doors adequate?	Medium	The linear gaps around the internal sides of service riser door frames were found to be sealed with expanding foam/unknown materials. Firestopping was not provided with certification labelling. ***It should be confirmed that firestopping works have been carried out using appropriate fire rated materials by a 3rd party accredited contractor. If this cannot be confirmed it is recommended that remedial works are carried out by a 3rd party accredited fire door contractor to ensure that the linear gaps around the internal side of the frames noted are effectively sealed in accordance with BS 8214; Table 2.***	08-Communal Fire Doors	01-Survey & Report	 

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.5 Are communal fire doors being checked on a quarterly basis?	Medium	In accordance with the Fire Safety Regulations 2022, regulation 10. For residential buildings over 11m, communal fire doors require checks every three months. *It is recommended management confirm communal fire doors are checked as noted.*	08-Communal Fire Doors	01-Survey & Report	
19.2 Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	High	The fire alarm panel within the ground floor entrance lobby was displaying a fault and disablements to the system. ***Any faults to the fire detection panel/system should be rectified as soon as possible.***	15-Fire Detection & Alarm	02-Repair	
24.2 Periodic servicing of fire detection and alarm system?	Medium	It is unknown whether appropriate maintenance and service contracts are in place for the fire detection and alarm system. ***It is recommended management confirm a full and suitable servicing schedule is in place.***	15-Fire Detection & Alarm	07-Service	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.3 Monthly and annual testing routines for emergency lighting?	Medium	It is unknown whether appropriate maintenance and service contracts are in place for the emergency lighting system. ***It is recommended management confirm a full and suitable servicing schedule is in place.***	06-Emergency Lighting	07-Service	
24.4 Annual maintenance of fire extinguishing appliances?	Medium	It was found that the fire extinguishers within the basement intake room had not been serviced within the last 12 months. ***Annual servicing to fire extinguishing equipment to be completed.***	11-Fire Fighting Appliances	07-Service	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.6 Six-monthly inspection and annual testing of rising mains?	Medium	It is unknown whether appropriate maintenance and service contracts are in place for the dry risers. ***It is recommended management confirm a full and suitable servicing schedule is in place.***	13-Dry & Wet Risers	11-Provide documentation	
24.8 Weekly testing and periodic inspection of sprinkler installations?	Medium	It is unknown whether appropriate maintenance and service contracts are in place for sprinkler fire suppression systems. ***It is recommended management confirm a full and suitable servicing schedule is in place.***	11-Fire Fighting Appliances	11-Provide documentation	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.9 Routine checks on Ventilation and Extraction System	Medium	It is unknown whether appropriate maintenance and service contracts are in place for AOV systems. ***It is recommended management confirm a full and suitable servicing schedule is in place.***	18-Smoke Ventilation	11-Provide documentation	
24.12 Have gas safety checks / boiler inspections taken place?	Medium	It is unknown whether appropriate maintenance and service contracts are in place for the mains gas installations. ***It is recommended management confirm a full and suitable servicing schedule is in place.***	04-Combustible Items	11-Provide documentation	

Note: The significant findings are considered to be the whole of this fire risk assessment, including all commentary made in the respective sections of the document. Those items that have been identified as requiring remedial action in order to reduce the risk to life or serious injury to as low as reasonably practicable, within and around the building, will be listed in the action plan above.

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Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?	N/A	☐	Yes	☑	No	☐
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	☐	Yes	☑	No	☐
1.3	Is the building used for sleeping purposes?	N/A	☐	Yes	☑	No	☐
1.4	Are there people whose mobility is impaired?	U/K	☑	Yes	☐	No	☐
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	☑	Yes	☐	No	☐
1.6	Are there people who have visual / hearing or cognitive impairments?	U/K	☐	Yes	☑	No	☐
1.7	Are there elderly or young children?	U/K	☐	Yes	☑	No	☐
1.8	Is the building occupied by people familiar with the layout?	N/A	☐	Yes	☑	No	☐
1.9	Is the building occupied by manageable numbers of staff / visitors?	N/A	☐	Yes	☑	No	☐
1.10	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (i.e PEEPs, SIB info)	U/K	☑	Yes	☐	No	☐
1.11	Has this report identified any issues which require mandatory occurrence reporting? (High-rise residential only)	N/A	☐	Yes	☐	No	☑

Comments:

1.1 It is considered that there are no particular user groups at any great risk.

1.2 There were no contractors or staff working at the property at the time of assessment. London Borough Hillingdon maintains the premises and on occasions contractors visit the building. Contractors should ensure that they have their own 'lone working procedures' and method statements appropriate for the work in hand.

1.3 Sleeping premise in use 24/7.

1.4 The occupancy of the building is unknown however it is likely that a variation of age ranges will be present within the building. Where London Borough Hillingdon becomes aware of residents who may not be able to make their own way out their property if a fire were to occur, LBH may consider taking appropriate action to reduce the risk to these individuals. This is an advisory note as the RR(FS)O does not extend beyond the common areas in residential dwelling blocks.

People at Risk	
1.5	It is expected that residents can self-evacuate in the event of a fire or other emergency in their dwelling. It is assumed that any residents that will be unable to self-evacuate will have identified themselves to London Borough of Hillingdon Council.
1.6	See 1.4
1.7	See 1.4
1.8	As a residential premises occupants would be familiar with the layout.
1.9	The predominant occupant type within a residential dwelling is one that is familiar with the layout of the building they frequent on a daily basis. No permanent staff to this site.
1.10	Adequate procedures should be in place for the management of disabled occupants evacuating the premises which would be held centrally with the responsible person (i.e., PEEPs)
1.11	For High-rise residential only 18m/7storeys or above. Mandatory occurrence reporting require specific people responsible for the safety of these buildings to capture and report certain fire and structural safety issues ('safety occurrences') to the Building Safety Regulator. It is believed the RP has a system in place for mandatory occurrence reporting.

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Fire Hazards and their Elimination or Control

Electrical Sources of Ignition							
2.1	Reasonable measures taken to prevent fires of electrical origin?	N/A	☐	Yes	☑	No	☐
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	☐	Yes	☑	No	☐
2.3	Suitable limitation of trailing leads and adapters?	N/A	☐	Yes	☑	No	☐
2.4	Reasonable measures taken for electrical vehicle charging points?	N/A	☑	Yes	☐	No	☐
2.5	Fixed wiring installation testing up to date?	U/K	☐	Yes	☑	No	☐

Comments:

2.1 No issues noted during the course of the assessment. Please also refer to 2.5.

2.2 Residents are prohibited from using personal portable appliances in the communal areas.

2.3 No trailing leads or adapters noted within the means of escape route.

2.4 No vehicle electrical charging points noted.

2.5 London Borough Hillingdon have stated that there is an appropriate servicing and maintenance contract in place for the mains electrical installation, confirmed by on-site labelling.

Smoking							
3.1	Reasonable measures taken to prevent fires as a result of smoking?	N/A	☐	Yes	☑	No	☐
3.2	Is the no smoking policy enforced?	N/A	☐	Yes	☑	No	☐
3.3	Has 'No Smoking' signage been provided?	N/A	☐	Yes	☑	No	☐

Comments:

3.1 Premises is designated as no smoking – 'No Smoking' signage displayed and no evidence of illicit smoking.

3.2 Please refer to 3.1.

3.3 'No Smoking' signage is displayed.

Portable Heaters and Heating Installations							
4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify	N/A	☐	Yes	☐	No	☑
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	☑	Yes	☐	No	☐

Comments:

4.1 There is no naked flame or portable heaters provided in the communal area.

4.2 London borough of Hillingdon would review this in the event of a heating failure or similar prior to installing such devices.

Lightning Protection							
5.1	Is there a lightning protection system in place?	U/K	☐	Yes	☑	No	☐
5.2	Are records available to confirm that it is routinely checked?	N/A	☐	Yes	☐	No	☑

Comments:

5.1 There was visible evidence of a lightning protection installation.

5.2 The maintenance regime for the lightning protection is unknown. ***It should be ensured that there is an appropriate servicing and maintenance contract in place.***

Cooking							
6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	☑	Yes	☐	No	☐
6.2	Are filters changed and ductwork cleaned regularly?	N/A	☑	Yes	☐	No	☐
6.3	Suitable extinguishing appliances available?	N/A	☑	Yes	☐	No	☐

Comments:

6.1 No cooking facilities are located or permitted within the communal areas of the building.

6.2 Please refer to 6.1.

6.3 Please refer to 6.1.

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Fire History & Arson							
7.1	Has there been a history of fire incidents in the building?	U/K	☑	Yes	☐	No	☐
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	☐	Yes	☑	No	☐
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	☐	Yes	☑	No	☐

Comments:

7.1 No known recorded fire incidents

7.2 The access is secure entrance exit provided with secure intercom and Fob key access.

7.3 No fire load noted externally in close proximity to the building.

Housekeeping							
8.1	Is the standard of housekeeping adequate?	N/A	☐	Yes	☐	No	☑
8.2	Do combustible materials appear to be separated from ignition sources?	N/A	☐	Yes	☐	No	☑
8.3	Appropriate storage of hazardous/flammable materials?	N/A	☑	Yes	☐	No	☐
8.4	Avoidance of inappropriate storage of combustible materials?	N/A	☐	Yes	☐	No	☑
8.5	Are all escape routes clear of combustible materials?	N/A	☐	Yes	☑	No	☐
8.6	Is there any upholstered furniture located in the premises and if so; is there evidence to indicate that it complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?	N/A	☐	Yes	☑	No	☐

Comments:

8.1 See 8.2

8.2 There is combustible material noted within several riser cupboards throughout and within the basement intake room. ***All combustible material should be removed, and it should be ensured that the areas remain as sterile.***

8.3 There was no storage of hazardous/flammable materials on the date/time of assessment.

8.4 See 8.2

8.5 There were no combustible items/storage to escape routes noted on assessment.

8.6 Upholstered furnishings are not provided or allowed in the communal area.

Hazards Introduced by Outside Contractors and Building Works							
9.1	Are fire safety conditions imposed on outside contractors?		☐	Yes	☑	No	☐
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including "hot work" permits)?	U/K	☐	Yes	☑	No	☐
9.3	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of "hot work" permits?	N/A	☐	Yes	☑	No	☐

Comments:

9.1 The responsible person has a system in place for fire safety conditions imposed on outside contractors.

9.2 Please refer to 9.3.

9.3 London Borough of Hillingdon is believed to have a procedure in place for hot works.

Dangerous Substances							
10.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	☑	Yes	☐	No	☐
10.2	If so, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A	☑	Yes	☐	No	☐

Comments:

10.1 No dangerous substances are stored in the communal areas at the time of assessment.

10.2 Please refer to 10.1.

Other Significant Fire Hazards That Warrant Consideration							
11.1	Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	N/A	☑	Yes	☐	No	☐
11.2	Are processes carried out which give rise to a significant fire risk?	N/A	☑	Yes	☐	No	☐
11.3	Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas? If yes, has appropriate information about risk and control been shared?	N/A	☐	Yes	☑	No	☐

Comments:

11.1 There are no other significant fire hazards noted present other than the normal risks associated with activities within the individual domestic premises such as smoking, use of appliances in poor repair and/or unattended cooking in the kitchen from service users.

11.2 Please refer to 11.1

11.3 The building consists of various retail/commercial units to the ground floor, with residential flats starting from the 1st floor level. All individual commercial units should be covered within their own separate FRAs as commercial tenants are responsible for, and have control of, fire safety within each rented unit under Article 22 RR(FSO)2005. ***It is recommended that all responsible persons within the premises share individual fire risk assessments. It should be ensured that responsible persons co-operate and co-ordinate to ensure that general fire precautions within the premises are carried out in accordance with relevant regulations of the RRO, and that fire risks and hazards to any relevant persons are reduced as far as reasonably practicable.***

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Fire Protection Measures

Means of Escape from Fire							
12.1	It is considered that the building is provided with reasonable means of escape in case of fire.	N/A	☐	Yes	☑	No	☐
12.2	Adequate design of escape routes?	N/A	☐	Yes	☑	No	☐
12.3	Adequate provision of exits?	N/A	☐	Yes	☑	No	☐
12.4	Exits easily and immediately openable where necessary?	N/A	☐	Yes	☐	No	☑
12.5	Fire exits open in direction of escape where necessary?	N/A	☐	Yes	☑	No	☐
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	☐	Yes	☑	No	☐
12.7	Satisfactory means for securing exits?	N/A	☐	Yes	☑	No	☐
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	☐	Yes	☑	No	☐
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	☐	Yes	☑	No	☐
12.10	Suitable protection of escape routes?	N/A	☐	Yes	☑	No	☐
12.11	Suitable fire precautions for all inner rooms?	N/A	☑	Yes	☐	No	☐
12.12.1	Internal escape routes unobstructed?	N/A	☐	Yes	☑	No	☐
12.12.2	External escape routes unobstructed?	N/A	☐	Yes	☑	No	☐
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	☐	Yes	☑	No	☐
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	☐	Yes	☑	No	☐
12.15	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	☐	Yes	☑	No	☐
12.16	Are responsibilities clearly defined for shared areas (e.g. shared escape routes)	N/A	☑	Yes	☐	No	☐

Comments:

12.1 The Escape route design is considered satisfactory with the upper floor flats opening to protected corridors & lift lobbies leading direct to the escape stair discharging to ground floor and final exit. Additional exits also present at basement level, and to the 1st floor level via residential lobbies.

12.2 Adequate escape routes noted. Please refer to 12.1.

Means of Escape from Fire

12.3	Exits provided are considered adequate provision for the number of possible occupants.
12.4	The basement level entrance/exit is provided with push button to open device with no evident override button or manual handle. ***It should be confirmed that these doors will failsafe to open in the event of a power failure.***
12.5	Exits open in the direction of travel.
12.6	There were no sliding or revolving doors as fire exits noted on assessment.
12.7	Exit provided were adequately secured on the date and time of assessment.
12.8	Travel distances are considered to be suitable with reasonable distances where there is a single direction of travel.
12.9	Single direction of travel noted. Please refer to 12.8.
12.10	Solid stairwell and means of escape route that appears adequately separated.
12.11	No inner rooms noted.
12.12.1	Internal escape routes unobstructed on the date and time of assessment.
12.12.2	External escape routes unobstructed on the date and time of assessment.
12.13	Ventilation is provided via MOV (Teleflex window to the stairhead) and AOV's provided to the corridor dead ends.
12.14	Subdivision of corridors is provided via cross corridor fire doors.
12.15	No disabled occupants were identified during the assessment. It is believed any disabled occupant would be known to the RP with a suitable PEEP in place.
12.16	No shared escape routes noted on assessment.

Emergency Escape Lighting

13.1	Reasonable standard of emergency escape lighting system provided?	N/A	☐	Yes	☑	No	☐
13.2	Is reasonable external emergency lighting supplied?	N/A	☑	Yes	☐	No	☐

Comments:

13.1	Emergency lighting is provided with bulkheads secure on assessment. Commulite lighting provided.
13.2	No issues noted on the date and time of assessment.

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Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development							
14.1	Is compartmentation of a reasonable standard?	N/A	☐	Yes	☐	No	☑
14.2	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	☑	Yes	☐	No	☐
14.3	Reasonable limitation of surface linings that might promote fire spread?	N/A	☐	Yes	☑	No	☐
14.4	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and combustion products in the early stages of a fire?	N/A	☐	Yes	☑	No	☐
14.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	☐	Yes	☑	No	☐

Comments:

14.1 Inspection of the accessible areas was undertaken as part of the assessment but areas with restricted access i.e. concealed voids and domestic areas were only inspected where readily accessible. The survey undertaken as part of this fire risk assessment should not be considered as a full compartmentation survey of the building as this is a Type 1 FRA.

The electrical intake cupboards and service risers are noted with gaps and expanding foam/unknown materials that may compromise compartmentation. Firestopping was not provided with certification labelling. ***It is recommended all gaps and openings around, cables and services that penetrate compartment walls and ceilings should be sealed and fire stopped with approved fire rated materials in accordance with BS EN 1366-3 to maintain the fire resistance integrity of the structure.***

14.2 See 11.3

14.3 Surface linings appeared satisfactory on the date and time of assessment.

14.4 A fusible link fire damper was found to be fitted at the base of the bin chute. No information was provided to confirm the testing and maintenance of the system. ***Confirmation should be provided that a regular testing regime is in place for the system, whereby each damper can be checked for correct operation. Dampers should be tested on a minimum of a 2-yearly basis; however, frequency of testing may be dependent on the manufacturer specifications therefore certification should be reviewed where available.***

14.5 The compartmentation between the flats and the means of escape appears solid brick/block/concrete construction.

External Wall System							
15.1	From a visual inspection, are there any external linings such as cladding or timber balconies which may promote fire spread?	N/A	☐	Yes	☑	No	☐
15.2	Does the building require a FRAEW?	U/K	☐	Yes	☑	No	☐
15.3	Has an EWS1 form or FRAEW been previously completed for the premises?	U/K	☑	Yes	☐	No	☐
15.4	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	☑	Yes	☐	No	☐
15.5	Has a level of risk for the external wall system been identified? (High-rise residential only)	N/A	☐	Yes	☐	No	☑
15.6	Have any mitigating steps been put in place in order to manage risks presented by the external wall system? (High-rise residential only)	N/A	☐	Yes	☐	No	☑
15.7	Based on a visual only inspection, provide a description of the external wall system / building exterior visible in your notes below?	N/A	☐	See Below	☑	Not Included	☐
15.8	Has information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system? (High-rise residential only)	N/A	☐	Yes	☑	No	☐

Comments:

15.1 An external panelling/cladding system was present to the external elevations. The combustibility of which could not be confirmed.

15.2 Latest RICS guidance published March 2021:

For buildings over six storeys an EWS1 form should be required where:

There is cladding or curtain wall glazing on the building or

there are balconies which stack vertically above each other and either both the balustrades and decking are constructed with combustible materials (e.g. timber) or the decking is constructed with combustible materials and the balconies are directly linked by combustible material.

For buildings of five or six storeys an EWS1 form should be required where:

There is a significant amount of cladding on the building (for the purpose of this guidance, approximately one quarter of the whole elevation estimated from what is visible standing at ground level is a significant amount) or

*there are ACM, MCM or HPL panels on the building** or*

External Wall System

there are balconies which stack vertically above each other and either both the balustrades and decking are constructed with combustible materials (e.g. timber), or the decking is constructed with combustible materials and the balconies are directly linked by combustible materials.

For buildings of four storeys or fewer an EWS1 form should be required where:

*There are ACM, MCM or HPL panels on the building**.*

15.3 It unknown whether a FRAEW survey has been undertaken. ***It is recommended that if not undertaken previously, due to the building height and unknown combustibility of external wall system, that a FRAEW is provided.***

15.4 See 15.1

15.5 See 15.3

15.6 It is unknown if a FRAEW survey has been undertaken. Please refer to 15.2.

15.7 See 15.1

15.8 In accordance with the Fire Safety Regulation 2022, regulation 5. For existing high-rise buildings, the RP is responsible to provide the Fire Rescue Services information on the following:

-Provide FRS information on materials on EWS.

-Inform FRS of any changes to EWS.

-Provide FRS with level of risk spread of fire of EWS and steps taken to mitigate it.

It is believed that information has been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system.

Flat entrance Doors							
16.1	Are existing flat entrance doors adequate?	U/K	☐	Yes	☐	No	☑
16.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	☐	Yes	☐	No	☑
16.3	Are flat entrance doors adequately self-closing?	U/K	☑	Yes	☐	No	☐
16.4	Are there any security gates/grilles fitted which present a risk? i.e they can not be opened from the inside without the use of a key / can not be breached by the fire and rescue service in under three minutes.	N/A	☐	Yes	☐	No	☑
16.5	Are flat entrance doors being checked on an annual basis?	N/A	☐	Yes	☐	No	☑
16.6	For any flat entrance doors which have not been inspected within the last 12 months, has a record been kept of reasonable attempts at access? (residential building over 11m only)	N/A	☐	Yes	☐	No	☑

Comments:

16.1 All Flat entrance doors appeared in good condition with no obvious defects and replacement doors that had been newly fitted by London Borough Hillingdon and as such are assumed to provide adequate fire resistance. BMTRADA/GERDA fire doors, fitted within the last 2 years (information provided by resident).

The side panel to flat entrance door 55 is non secure and appears non-fire rated. ***It is recommended the panel is replaced with one that provide a minimum 30mins fire resistance.***

The door to flat 58 appears to be damaged, a section is covered with timber panelling. ***The door should be repaired to provide a minimum 30-minute fire resistance or replaced to FD30S standard.***

The doors to flats 49, 67, 69 and 70 were inspected and found to have damaged smoke seals. ***Damaged smoke seals should be repaired/replaced as appropriate.***

16.2 Please refer to 16.1.

16.3 Please refer to 16.1.

16.4 No security grills fitted to flats entrance doors on assessment.

16.5 In accordance with the Fire Safety Regulations 2022. For residential buildings over 11m, (typically, a building of more than four storeys) best endeavours are required to check flat entrance doors annually. ***It is recommended flat entrance doors are checked annually.***

16.6 In accordance with the Fire Safety Regulations 2022. For residential buildings over 11m, (typically, a building of more than four storeys) best endeavours are required to check flat entrance doors annually. ***It is recommended a sufficient record is held centrally.***

Communal Fire Doors (Cross Corridor and Riser)							
17.1	Are existing fire doors adequate?	N/A	☐	Yes	☐	No	☑
17.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	☐	Yes	☐	No	☑
17.3	Are fire doors held open by devices linked to alarm system?	N/A	☐	Yes	☐	No	☑
17.4	Are non-self-closing fire doors kept locked when not in use?	N/A	☐	Yes	☑	No	☐
17.5	Are communal fire doors being checked on a quarterly basis?	N/A	☐	Yes	☐	No	☑

Comments:

17.1 The fire doors to the 6th floor and mezzanine level have damaged cracked vision panels which compromises the structural fire resistance of the door. ***It is recommended the vision panel is replaced with glazing that affords adequate fire resistance.***

The linear gaps around the internal sides of service riser door frames were found to be sealed with expanding foam/unknown materials. Firestopping was not provided with certification labelling. ***It should be confirmed that firestopping works have been carried out using appropriate fire rated materials by a 3rd party accredited contractor. If this cannot be confirmed it is recommended that remedial works are carried out by a 3rd party accredited fire door contractor to ensure that the linear gaps around the internal side of the frames noted are effectively sealed in accordance with BS 8214; Table 2.***

17.2 *Self*-closing fire doors noted as Gerda/BMTRADA and functioning on assessment.

17.3 Cross corridor and Lobby/stairway fire doors are not interlinked. Smoke detection for AOV only.

17.4 All service cupboards were locked and secure at the date and time of assessment.

17.5 In accordance with the Fire Safety Regulations 2022, regulation 10. For residential buildings over 11m, communal fire doors require checks every three months. *It is recommended management confirm communal fire doors are checked as noted.*

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Fire Safety Signs and Notices

Fire Safety Signs and Notices							
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	☐	Yes	☑	No	☐
18.2	Has appropriate way-finding signage been installed? The signage must be visible in low light or smoky conditions and identify flat and floor numbers in the stairwells (*High-rise residential only*)	N/A	☐	Yes	☑	No	☐
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	☐	Yes	☑	No	☐
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	☐	Yes	☑	No	☐
18.5	Is there suitable signage on internal exit routes?	N/A	☐	Yes	☑	No	☐
18.6	Is there suitable signage on external exit routes?	N/A	☑	Yes	☐	No	☐
18.7	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, PV signage, fire precaution signage?)	N/A	☐	Yes	☐	No	☑

Comments:

18.1 Appropriate exit signage evident and in place.

18.2 Appropriate wayfinding signage was found to be in place.

18.3 Appropriate fire door signage noted during the course of the assessment.

18.4 Dry riser was appropriately signed.

18.5 Appropriate internal exit signage evident and in place.

18.6 N/A.

18.7 The electrical intake cupboards are provided with electrical hazard warning signage.

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Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
19.1	Reasonable manually operated electrical fire alarm system provided?	N/A	☑	Yes	☐	No	☐
19.2	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	N/A	☐	Yes	☑	No	☐
19.3	Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?	N/A	☑	Yes	☐	No	☐
19.4	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	☐	Yes	☑	No	☐
19.5	Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?	N/A	☑	Yes	☐	No	☐
19.6	Are alarm signals remote call monitored?	N/A	☐	Yes	☑	No	☐
19.7	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	☐	Yes	☑	No	☐

Comments:

19.1 There are no communal smoke alarms in line with current guidance for purpose-built flats. Individual units were not inspected as part of this assessment. Therefore, the provision of smoke/heat detection within the units could not be confirmed.

19.2 Smoke detection is provided with what appears as a L5 system of coverage for smoke detection for the escape routes interlinked to the AOV provided in the common areas of escape. This is considered acceptable for smoke control.

The fire alarm panel within the ground floor entrance lobby was displaying a fault and disablements to the system. ***Any faults to the fire detection panel/system should be rectified as soon as possible.***

19.3 No commercial tenants noted

19.4 Common Automatic fire detection is not recommended in common/communal areas of general needs properties/purpose-built blocks of flats. In 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on Fire and rescue services and lead to residents ignoring warnings of genuine fires.

19.5 Passenger lifts provided.

19.6 Please refer to 19.4.

19.7 There is a zone panel located adjacent to the fire alarm panel which is in the main lobby.

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Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
20.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	☐	Yes	☑	No	☐
20.2	Is the building provided with fire brigade drop key access?	N/A	☐	Yes	☑	No	☐
20.3	Is the building's drop key access functional?	N/A	☐	Yes	☑	No	☐
20.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	☐	Yes	☑	No	☐
20.5	Are hose reels provided?	N/A	☑	Yes	☐	No	☐
20.6	Are there sprinklers or other fixed suppression systems?	N/A	☐	Yes	☑	No	☐
20.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	☐	Yes	☑	No	☐

Comments:

20.1 Access for emergency services via basement area.

20.2 Fire brigade drop key provided and functioning correctly at the time of assessment.

20.3 See 20.2

20.4 Extinguishers noted within the basement intake room.

20.5 No hose reels provided or required.

20.6 There is a sprinkler fire suppression system installed.

20.7 There are dry risers installed.

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Management of Fire Safety

Procedures and Arrangements							
21.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	N/A	☐	Yes	☑	No	☐
21.2	Are the Fire Action notices appropriate for the procedure that is adopted within this building?	N/A	☐	Yes	☑	No	☐
21.3	Appropriate fire procedures in place for both core and non-working hours? `	N/A	☐	Yes	☑	No	☐
21.4	Are procedures in the event of fire appropriate and properly documented?	N/A	☐	Yes	☑	No	☐
21.5	Are there suitable arrangements for summoning the fire and rescue service?	N/A	☐	Yes	☑	No	☐
21.6	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	☑	Yes	☐	No	☐
21.7	Is there a suitable fire assembly point(s)?	N/A	☑	Yes	☐	No	☐
21.8	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	☑	No	☐

Comments:

21.1 The Responsible Person is the London Borough of Hillingdon. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by the London Borough of Hillingdon to assist them to undertake the preventative and protective measures was not confirmed. **No building safety manager present on assessment.**

21.2 A fire action notice displayed in accordance with the recommended evacuation strategy of ‘stay put’ unless directly affected by fire or requested to evacuate by the fire service.

21.3 The residents are responsible for their own self-evacuation.

21.4 Records would be held centrally for procedures in the event of fire which would be appropriate and properly documented by the RP.

21.5 It would be for the residents to call 999 if an emergency situation occurred and such information has been provided.

21.6 Stay put fire action plan in place unless affected by fire or advised to evacuate by the fire service.

21.7 Fire assembly points would be for simultaneous evacuation buildings.

21.8 It has been advised that the procedure to report faults and failings are known by the residents.

Fire Service Information							
22.1	Is building information such as the fire emergency plan and floor plans available on site?	N/A	☐	Yes	☑	No	☐
22.2	Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
22.3	Has a Secure Information Box been provided?	N/A	☐	Yes	☑	No	☐
22.4	Does the Secure Information Box contain the name and contact details of the Responsible Person and hard copies of the building floor plans? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
22.5	Have up-to-date plans (hard copy), including details of key firefighting equipment been placed in a secure information box? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
22.6	Have up to date details of key fire fighting equipment been placed in a secure information box? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
22.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	☐	Yes	☑	No	☐

Comments:

22.1 Secure information boxes (SIB's) are required for all residential buildings of 18m/7 or more storeys in accordance with the new Fire Safety (England) regulation 2022, regulation 4, that came into force on the 23 January 2023. It is believed that the fire emergency plan and floor plans are being updated.

22.2 In accordance with the Fire Safety Regulations 2022, regulation 6 covers floor plans and building plans. For high rise residential buildings, the following needs to be shared with the fire rescue service:

-Plans of the building should be shared electronically.

-Plans for each floor (unless identical)

-Details of firefighting equipment.

It is believed that up-to-date electronic floor plans been provided to the local Fire and Rescue Service by the RP.

22.3 Secure information box (SIB) is provided.

22.4 The RP confirms that all buildings where SIB's are provided (18m/7 or more storeys) are being updated with the relevant information to meet the new Fire Safety (England) regulation 2022 that came into force on the 23 January 2023 and will be revised inspected annually.

22.5 Please refer to 22.4.

22.6 Please refer to 22.4.

22.7 It has been understood that London Borough of Hillingdon have a process in place to discuss any other fire related matters.

Training and Drills							
23.1	Are all staff given adequate fire safety instruction and training on induction?	N/A	☑	Yes	☐	No	☐
23.2	Are all staff given adequate periodic “refresher training” at suitable intervals?	N/A	☑	Yes	☐	No	☐
23.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	☑	Yes	☐	No	☐
23.4	Are fire drills carried out at appropriate intervals?	N/A	☑	Yes	☐	No	☐
23.5	When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A	☐	Yes	☑	No	☐
23.6	When the employees of another employer work in the premises: Is it ensured that the employees are provided with adequate instructions and information?	N/A	☐	Yes	☑	No	☐
23.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A	☑	Yes	☐	No	☐

Comments:

23.1 Fire wardens are not provided at general needs residential properties.

23.2 This is a non-staffed site.

23.3 Fire wardens are not provided at general needs residential properties.

23.4 Fire drills are not required at general needs residential properties.

23.5 It is believed the responsible person (RP) has a system in place for outside agencies attending the building.

23.6 Please refer to 23.5.

23.7 Fire extinguishing appliances are not generally considered necessary or provided in the communal areas other than in secure access plant/intake rooms of purpose-built blocks of flats as person(s) are not trained in their use.

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Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	☐	Yes	☐	No	☑
24.2	Periodic servicing of fire detection and alarm system?	N/A	☐	Yes	☐	No	☑
24.3	Monthly and annual testing routines for emergency lighting?	N/A	☐	Yes	☐	No	☑
24.4	Annual maintenance of fire extinguishing appliances?	N/A	☐	Yes	☐	No	☑
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	☑	Yes	☐	No	☐
24.6	Six-monthly inspection and annual testing of rising mains?	N/A	☐	Yes	☐	No	☑
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	N/A	☑	Yes	☐	No	☐
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	☐	Yes	☐	No	☑
24.9	Routine checks on Ventilation and Extraction System	N/A	☐	Yes	☐	No	☑
24.10	Has a 5 year electrical installation check taken place?	N/A	☐	Yes	☑	No	☐
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	☑	Yes	☐	No	☐
24.12	Have gas safety checks / boiler inspections taken place?	N/A	☐	Yes	☐	No	☑
24.13	If any of the life safety systems are defective, has this been reported to the local Fire and Rescue Service? (High-rise residential only)	N/A	☐	Yes	☑	No	☐

Comments:

24.1 See 24.2

24.2 It is unknown whether appropriate maintenance and service contracts are in place for the fire detection and alarm system. ***It is recommended management confirm a full and suitable servicing schedule is in place.***

24.3 It is unknown whether appropriate maintenance and service contracts are in place for the emergency lighting system. ***It is recommended management confirm a full and suitable servicing schedule is in place.***

Testing & Maintenance

24.4 It was found that the fire extinguishers within the basement intake room had not been serviced within the last 12 months. ***Annual servicing to fire extinguishing equipment to be completed.***

24.5 It is understood that where provided appropriate maintenance and service contracts are in place for any external stairway. (No external stairway noted).

24.6 It is unknown whether appropriate maintenance and service contracts are in place for the dry risers. ***It is recommended management confirm a full and suitable servicing schedule is in place.***

24.7 No firefighting lifts present.

24.8 It is unknown whether appropriate maintenance and service contracts are in place for sprinkler fire suppression systems. ***It is recommended management confirm a full and suitable servicing schedule is in place.***

24.9 It is unknown whether appropriate maintenance and service contracts are in place for AOV systems. ***It is recommended management confirm a full and suitable servicing schedule is in place.***

24.10 It is understood that appropriate maintenance and service contracts are in place for the mains electrical installations. On site labelling confirms last test date of 07/07/2021.

24.11 It is understood that where provided appropriate maintenance and service contracts are in place for portable appliance testing. (No appliances common areas).

24.12 It is unknown whether appropriate maintenance and service contracts are in place for the mains gas installations. ***It is recommended management confirm a full and suitable servicing schedule is in place.***

24.13 It is understood that an appropriate system is in place if any of the life safety systems become defective, where the RP would report defective life systems to the local Fire and Rescue Service.

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Resident Engagement

Resident Engagement							
25.1	Have relevant fire safety instructions been provided to residents? i.e how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.	N/A	☐	Yes	☑	No	☐
25.2	Have residents been provided with information relating to the importance of fire doors in fire safety?	N/A	☐	Yes	☑	No	☐
25.3	Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
25.4	Is information provided to residents with regards to the reporting of any issues / failings within the premises?	N/A	☐	Yes	☑	No	☐

Comments:

25.1 It is believed that the RP provides leaflets and information to residents.

25.2 It is believed that the RP provides leaflets and information to residents.

25.3 It is believed that LBH advises residents of high-rise buildings 18m/7 or more storeys in height of regular checks to fire safety equipment.

25.4 It is believed that LBH advises residents of high-rise buildings 18m/7 or more storeys in height of any issues / failings within the premises.

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Risk Level Estimator

Potential consequences of fire ⇒ Likelihood of Fire ⇓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☐ **Medium** ☑ **High** ☐

In this context, a definition of the above terms is as follows:

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: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm ☐ **Moderate harm** ☑ **Extreme harm** ☐

In this context, a definition of the above terms is as follows:

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: Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial	☐	Tolerable	☐	Moderate	☑	Substantial	☐	Intolerable	☐

Comments:

This building is considered to present a 'moderate' risk.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, 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.
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.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire 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 reviewed regularly.)

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Document Control

Author	Adam Hunt	**Qualifications**	MIFSM, ABBE Dip FRA, DipFD
Signed		**Date**	27th August 2024
Verifier	Jacob Spencer	**Qualifications**	FPA Dip, BA
Signed		**Date**	30th August 2024
Document Version	Frankham RMS January 2023		Ver: V3

Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Frankham Risk Management Services

BAFE Registration Number: KENT204

Client:	Hillingdon Council, Civic Centre, High Street, Uxbridge UB8 1UW
Address:	1-72 Fairlie House, Pantile Walk, Uxbridge UB8 1LY

Applies to all common areas and sampled flats (accessible to the assessor, at the time of the assessment).

The fire risk assessment is for life safety; it is suitable & sufficient and is compliant with the BAFE SP205 scheme.

Assessment Date:	21/08/2024
Review Date:	21/08/2025
Certificate Reference Number:	804323301

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization

Helen Dillon MIFSM CFPA (Europe) Dip – Head of Fire Risk Management

Date of issue: 30-08-2024

SSAIB 7 - 11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear, NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH www.bafe.org.uk