



FRANKHAM RMS

Fire Risk Assessment

ADDRESS: 134-228 Sutcliffe House,
Addison Way,
Hayes,
Middlesex UB3 2DJ.

UPRN: RBL351005

SURVEY DATE: 10-07-2024

DATE OF ISSUE: 13-08-2024



HILLINGDON



FRANKHAM RMS

Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	10/07/2024
Strategic review frequency	Annual
Next assessment due	10/07/2025
Name of Assessor	Vincent Fawcett Tier 3 (NAFRAR) 2024, MIFSM CFPA Europe Dip
Address	134-228 Sutcliffe House, Addison Way, Hayes, Middlesex UB3 2DJ

* 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



Contents

Scope of Report	4
Building Description and Use	5
Risk Assessment Ratings	7
Findings of the Fire Risk Assessment	8
Recommendations	8
Identification of People at Risk	14
Fire Hazards and their Elimination or Control	15
Fire Protection Measures	20
Measures to Limit Fire Spread and Development	22
Fire Safety Signs and Notices	26
Means of Giving Warning in Case of Fire	27
Fire-Fighter Access and Fire-Fighting Equipment	28
Management of Fire Safety	29
Testing & Maintenance	32
Resident Engagement	34
Risk Level Estimator	35
Document Control	37



FRANKHAM RMS

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.

Unless specifically assigned or transferred with the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the survey report and its contents.



Building Description and Use

Building Use	
What are the premises used for?	General needs residential accommodation
Type of occupancy (single or multiple)	Single
Is this premises a high rise residential premises? (18 metres or at least 7 storeys)	No
Days and hours of which building is in use and any out of hours activities that take place?	24 hours a day, 7 days a week.
Approximate maximum number of occupants	96 based on an average of 2 persons per flat
Approximate maximum number of employees at any one time	Unknown, cleaners and contractors only.
Approximate maximum number of members of the public at any one time	Unknown
Number of fire wardens / fire marshals on site	Not applicable
Are occupants familiar with the layout?	Yes
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Unknown
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?	No
Evacuation Strategy – e.g. phased, simultaneous etc.	As a purpose built block of flats a stay put unless directly affected by fire or instructed to leave by the emergency services would be appropriate.
Responsible person or person having control of the premises.	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 London Borough of Hillingdon 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.



Building Description	
Age of Building	Circa 1950s/ 1960s
Brief details of construction	13 Storey brick, steel and concrete constructed block with a flat roof.
Brief details of any external wall system or specified attachments (incl balconies)?	No external wall system, brick and concrete construction, there are no balconies. There are some what would appear to be UPVC decorative/ spandrel panels however these are not considered likely to increase the risk of fire spread.
Approximate area in sqm of building footprint	N/A
Description of layout (include number of fire exits & stairs etc.)	<p>134-228 Sutcliffe House is a 13 storey block of 48 flats the entrances to which are located within lobbies off the stairwell on floors 1-12.</p> <p>There is 1 protected stairwell and 2 lifts.</p> <p>The mains electrical intake cupboard is located in the entrance lobby.</p> <p>There are 4 storage areas 3 of which were inaccessible. There are external bin stores accessed via chute located in vented chute rooms off the flat lobbies.</p> <p>Riser cupboard are located within the flat lobbies.</p> <p>AOVs in the flat lobbies, windows and a POV at the top of the stairwell would provide ventilation.</p>
Number of floors ground and above	13
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	All communal areas as described, the roof was not accessed. No flats were accessed. The Gerda box was inaccessible. Some cupboards were inaccessible. The storage areas were inaccessible.
Regulation 38 fire safety information made available.	No information provided.
Date of previous FRA and are all actions complete and signed off?	August 2023 – some action items completed.



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.

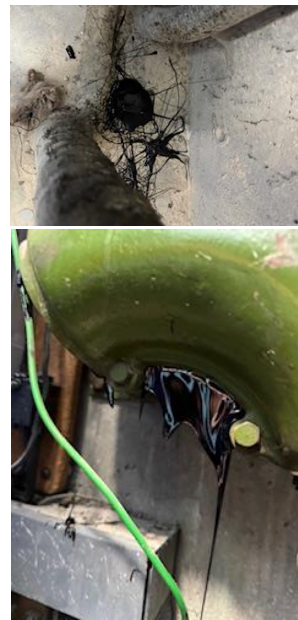
The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk, may be too high compared to their perception of the risk. These observations should be recorded. It is obviously strongly recommended that the higher risk recommendations are resolved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




FRANKHAM RMS

Findings of the Fire Risk Assessment

Recommendations

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
2.1 Reasonable measures taken to prevent fires of electrical origin?	Medium	There was what would appear to be melted plastic from the electrical intake casing in the intake cupboard on the ground floor. There was no evidence of any heat however situation should be checked.	05-Electrical	01-Survey & Report	
2.5 Fixed wiring installation testing up to date?	Medium	On site information indicates that the mains electrical installations were last inspected in February 2019. It should be ensured that there is an appropriate servicing and maintenance contract in place to inspect and test mains electrical installations every 5 years.	05-Electrical	07-Service	




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	
14.1 Is compartmentation of a reasonable standard?	Medium	The dry riser cupboards in the flat lobbies were inaccessible. These should be checked to ensure that there is either adequate fire stopping between levels or the doors fitted with smoke seals to create a fire rated shaft.	02-Compartmentation	01-Survey & Report	
15.5 Has a level of risk for the external wall system been identified? (High-rise residential only)	Medium	It is unknown if a level of risk for external wall systems has been identified. This should be confirmed.	20-Building Fabric	11-Provide documentation	
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)	Medium	It is unknown if any mitigating steps have been put in place in order to manage risks presented by the external wall system. This should be confirmed.	20-Building Fabric	11-Provide documentation	



Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
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)	Medium	It is unknown if any information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system. This should be confirmed.	20-Building Fabric	11-Provide documentation	
16.5 Are flat entrance doors being checked on an annual basis?	Medium	It is unknown if there is a regime in place for carry out checks on flat entrance doors on an annual basis. It should be confirmed that there are adequate procedures in place.	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	It is unknown is there is a regime in place for recording reasonable attempts at accessing flats. It should be confirmed that there are adequate procedures in place.	07-Dwelling Fire Doors	11-Provide documentation	



FRANKHAM RMS

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.1 Are existing fire doors adequate?	Medium	The glass adjacent to the communal fire door to the lobby on the 12 th floor is cracked. Glass should be replaced.	08-Communal Fire Doors	05-Replace	
17.5 Are communal fire doors being checked on a quarterly basis?	Medium	It is unknown if there is a regime in place to check communal doors on a quarterly basis. It should be confirmed that there are adequate procedures in place.	08-Communal Fire Doors	11-Provide documentation	
21.8 Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?	Medium	It is unknown if residents are provided with information regarding reporting any safety measures that have fallen below standard. Confirmation should be obtained ensuring that there is an appropriate procedure in place.	09-Fire Notice	11-Provide documentation	



Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
22.2 Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	Medium	It is unknown if up-to-date electronic floor plans been provided to the local Fire and Rescue Service. This should be confirmed.	09-Fire Notice	11-Provide documentation	
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)	Medium	It is unknown if the secure information box contains the name and contact details of the Responsible Person. This should be confirmed.	09-Fire Notice	11-Provide documentation	
24.6 Six-monthly inspection and annual testing of rising mains?	Medium	The maintenance regime for the dry riser is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.	10-Fire Service Access	07-Service	
24.7 Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	Medium	The maintenance regime for the fireman's lifts is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.	10-Fire Service Access	07-Service	



FRANKHAM RMS

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.9 Routine checks on Ventilation and Extraction System	Medium	The maintenance regime for the AOVs is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.	18-Smoke Ventilation	07-Service	
25.2 Have residents been provided with information relating to the importance of fire doors in fire safety?	Medium	It is not known how information on the importance of fire doors is provided to residents. London Borough of Hillingdon to confirm how information relating to the importance of fire doors in fire safety is provided to residents.	07-Dwelling Fire Doors	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.



Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
1.3	Is the building used for sleeping purposes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.4	Are there people whose mobility is impaired?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.6	Are there people who have visual / hearing or cognitive impairments?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.7	Are there elderly or young children?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.8	Is the building occupied by people familiar with the layout?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.9	Is the building occupied by manageable numbers of staff / visitors?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.10	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (i.e PEEPs, SIB info)	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.11	Has this report identified any issues which require mandatory occurrence reporting? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments: <div> <div>1.1</div> <div>There is no particular user group considered to be at any significant risk.</div> </div> <div> <div>1.2</div> <div>No employees or contractors on site at the time of the assessment.</div> </div> <div> <div>1.3</div> <div>As a residential building this property is used for sleeping purposes.</div> </div> <div> <div>1.4</div> <div>There are no known residents with any mobility issues.</div> </div> <div> <div>1.5</div> <div>See 1.4</div> </div> <div> <div>1.6</div> <div>No known residents with any visual / hearing or cognitive impairments</div> </div> <div> <div>1.7</div> <div>As a general needs property there could be elderly or young persons present.</div> </div> <div> <div>1.8</div> <div>As a residential premises occupants would be familiar with the layout.</div> </div> <div> <div>1.9</div> <div>The building is occupied by manageable numbers of staff / visitors</div> </div> <div> <div>1.10</div> <div>See 1.4</div> </div> <div> <div>1.11</div> <div>Not applicable</div> </div>							

- 2.1 There was what would appear to be melted plastic from the electrical intake casing in the intake cupboard on the ground floor. There was no evidence of any heat however situation should be checked.
- 2.2 No personal electrical appliances present in communal area.
- 2.3 No trailing leads or adapters present.
- 2.4 No electrical vehicle charging points present.
- 2.5 On site information indicates that the mains electrical installations were last inspected in February 2019. It should be ensured that there is an appropriate servicing and maintenance contract in place to inspect and test mains electrical installations every 5 years.

**Smoking**

3.1	Reasonable measures taken to prevent fires as a result of smoking?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.2	Is the no smoking policy enforced?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.3	Has 'No Smoking' signage been provided?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 3.1 No smoking signs provided.
- 3.2 No evidence of smoking within communal areas at the time of the survey.
- 3.3 No smoking signs provided.

Portable Heaters and Heating Installations

4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 4.1 No portable or radiant heaters
- 4.2 Not applicable

Lightning Protection

5.1	Is there a lightning protection system in place?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
5.2	Are records available to confirm that it is routinely checked?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments:

- 5.1 Lightning protection provided.
- 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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
6.2	Are filters changed and ductwork cleaned regularly?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
6.3	Suitable extinguishing appliances available?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 6.1 No cooking in communal areas
- 6.2 Not applicable
- 6.3 Not applicable

Fire History & Arson

7.1	Has there been a history of fire incidents in the building?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 7.1 No knowledge of any fire incidents
- 7.2 Secure fob access. Drop key override facility provided.
- 7.3 No fire load adjacent to the building at the time of the survey.

**Housekeeping**

8.1	Is the standard of housekeeping adequate?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.2	Do combustible materials appear to be separated from ignition sources?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.3	Appropriate storage of hazardous/flammable materials?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
8.4	Avoidance of inappropriate storage of combustible materials?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.5	Are all escape routes clear of combustible materials?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 8.1 No inappropriate combustible storage at the time of the survey.
- 8.2 No combustible storage adjacent to potential ignition sources at the time of the survey.
- 8.3 No hazardous or flammable materials on site.
- 8.4 No inappropriate combustible storage at the time of the survey.
- 8.5 No inappropriate combustible storage at the time of the survey.
- 8.6 No furniture in communal areas.

9.1	Are fire safety conditions imposed on outside contractors?		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including “hot work” permits)?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
9.3	If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of “hot work” permits?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

9.1 Contractors are controlled centrally by London Borough of Hillingdon and it is assumed that suitable management procedures are in place.

9.3 See 9.1

10.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

10.1 Not applicable

10.2 Not applicable

11.1	Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
11.2	Are processes carried out which give rise to a significant fire risk?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

11.1 No additional fire hazards noted.

11.2 No processes carried out giving rise to a significant fire risk.

11.3 No commercial tenants.



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	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.2	Adequate design of escape routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.3	Adequate provision of exits?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.4	Exits easily and immediately openable where necessary?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.5	Fire exits open in direction of escape where necessary?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.7	Satisfactory means for securing exits?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.10	Suitable protection of escape routes?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.11	Suitable fire precautions for all inner rooms?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.12.1	Internal escape routes unobstructed?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.12.2	External escape routes unobstructed?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.15	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.16	Are responsibilities clearly defined for shared areas (e.g. shared escape routes)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
12.1	The building is provided with reasonable means of escape in case of fire.						
12.2	See 12.1						
12.3	A single entrance/exit for is deemed to be appropriate for a property of this size and type.						
12.4	Main entrance door is easily openable from within.						

**Means of Escape from Fire**

- 12.5 Exit opens in the direction of escape.
- 12.6 No sliding or revolving doors present.
- 12.7 Main entrance door is secure.
- 12.8 Travel distances considered suitable for this building with a single direction of travel.
- 12.9 There are no alternative escape routes present in this building.
- 12.10 See sections 14 and 17
- 12.11 No inner rooms present.
- 12.12.1 Escape routes clear at the time of the survey.
- 12.12.2 Escape routes clear at the time of the survey.
- 12.13 AOVs would provide ventilation.
- 12.14 No long corridors.
- 12.15 No known disabled residents.
- 12.16 No shared escape routes

Emergency Escape Lighting

- | | | | | | | | |
|------|---|-----|-------------------------------------|-----|-------------------------------------|----|--------------------------|
| 13.1 | Reasonable standard of emergency escape lighting system provided? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 13.2 | Is reasonable external emergency lighting supplied? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

Comments:

- 13.1 Adequate emergency lighting provided.
- 13.2 Not required.

Measures to Limit Fire Spread and Development							
14.1	Is compartmentation of a reasonable standard?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14.2	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.3	Reasonable limitation of surface linings that might promote fire spread?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments: <div> <div>14.1</div> <div>The dry riser cupboards in the flat lobbies were inaccessible. These should be checked to ensure that there is either adequate fire stopping between levels or the doors fitted with smoke seals to create a fire rated shaft.</div> </div> <div> <div>14.2</div> <div>No commercial tenants.</div> </div> <div> <div>14.3</div> <div>Surface linings considered appropriate.</div> </div> <div> <div>14.4</div> <div>No fire dampers noted.</div> </div> <div> <div>14.5</div> <div>Structural elements appeared to be adequately protected to maintain fire resistance from a visual inspection only. Please note this was a non-intrusive inspection.</div> </div>							

**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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.2	Does the building require a FRAEW?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.3	Has an EWS1 form or FRAEW been previously completed for the premises?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.4	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.5	Has a level of risk for the external wall system been identified? (High-rise residential only)	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	See Below	<input checked="" type="checkbox"/>	Not Included	<input type="checkbox"/>
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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments:

- 15.1 No cladding or timber balconies present. There are some what would appear to be UPVC decorative/ spandrel panels however these are no considered like to increase the risk of fire spread.
- 15.2 This building does not require a FRAEW.
- 15.3 See 15.2
- 15.4 There are no elements that would be considered to promote fire spread.
- 15.5 It is unknown if a level of risk for external wall systems has been identified. This should be confirmed.
- 15.6 It is unknown if any mitigating steps have been put in place in order to manage risks presented by the external wall system. This should be confirmed.
- 15.7 The building would appear to be of concrete, steel and brick construction.
- 15.8 It is unknown if any information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system. This should be confirmed.

**Flat entrance Doors**

16.1	Are existing flat entrance doors adequate?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
16.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
16.3	Are flat entrance doors adequately self-closing?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
16.5	Are flat entrance doors being checked on an annual basis?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments:

16.1 The flat doors are replacement wooden doors to FD30S standard.

16.2 See 16.1

16.3 See 16.1

16.4 No security gates

16.5 It is unknown if there is a regime in place for carry out checks on flat entrance doors on an annual basis. It should be confirmed that there are adequate procedures in place.

16.6 It is unknown is there is a regime in place for recording reasonable attempts at accessing flats. It should be confirmed that there are adequate procedures in place.

**Communal Fire Doors (Cross Corridor and Riser)**

17.1	Are existing fire doors adequate?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
17.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.3	Are fire doors held open by devices linked to alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17.4	Are non-self-closing fire doors kept locked when not in use?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.5	Are communal fire doors being checked on a quarterly basis?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments:

- 17.1 Cupboard and communal fire doors are replacement wooden Gerda doors to a minimum of FD30S standard.
- 17.1 The glass adjacent to the communal fire door to the lobby on the 12th floor is cracked. Glass should be replaced.
- 17.2 Self closing fire doors were in working order at the time of the survey.
- 17.3 No alarm system
- 17.4 Cupboards locked at the time of the survey.
- 17.5 It is unknown if there is a regime in place to check communal doors on a quarterly basis. It should be confirmed that there are adequate procedures in place.



Fire Safety Signs and Notices

Fire Safety Signs and Notices							
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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 (<i>High-rise residential only</i>)	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.5	Is there suitable signage on internal exit routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.6	Is there suitable signage on external exit routes?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Comments:							
18.1	Adequate signage in place						
18.2	Adequate signage in place						
18.3	Adequate signage in place						
18.4	Not applicable						
18.5	Adequate signage in place						
18.6	Not required						
18.7	Adequate signage in place						



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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.2	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.3	Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.4	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.5	Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.6	Are alarm signals remote call monitored?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.7	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
19.1	No fire alarm						
19.2	Smoke detectors provided for AOVs						
19.3	No commercial units						
19.4	Adequate AOV detectors provided.						
19.5	Not applicable						
19.6	Not applicable						
19.7	Not applicable						

Fire Fighter Access & Fire-Fighting Equipment

20.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.2	Is the building provided with fire brigade drop key access?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.3	Is the building's drop key access functional?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.5	Are hose reels provided?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
20.6	Are there sprinklers or other fixed suppression systems?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

20.1 Adequate vehicular access to all areas of the blocks.

20.2 Drop key override facilities provided.

20.3 The drop key override facility on the main entrance door was working at the time of the survey.

20.3 The drop key facility on the lift was not tested.

20.4 CO2 extinguisher provided in electrical intake cupboard.

20.5 No hose reels

20.6 Sprinklers provided in flats.

20.7 Dry riser and AOVs provided.

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	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.2	Are the Fire Action notices appropriate for the procedure that is adopted within this building?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.3	Appropriate fire procedures in place for both core and non-working hours? `	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.4	Are procedures in the event of fire appropriate and properly documented?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.5	Are there suitable arrangements for summoning the fire and rescue service?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.6	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.7	Is there a suitable fire assembly point(s)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.8	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Comments:							
21.1	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 London Borough of Hillingdon 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.						
21.2	Fire action notice provided						
21.3	See 21.2.						
21.4	See 21.2						
21.5	It is assumed that residents will contact the emergency services in the event of a fire.						
21.6	There are no staff present to assist with any evacuation, it is assumed that residents will take responsibility for their own evacuation.						
21.7	It is assumed that any residents evacuating will assemble on the main street, there is no requirement for a designated assembly point.						
21.8	It is unknown if residents are provided with information regarding reporting any safety measures that have fallen below standard. Confirmation should be obtained ensuring that there is an appropriate procedure in place.						



Fire Service Information							
22.1	Is building information such as the fire emergency plan and floor plans available on site?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.2	Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
22.3	Has a Secure Information Box been provided?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
22.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
22.1	Gerda box inaccessible. Internal information box provided, this contains emergency plan and floor plans.						
22.2	It is unknown if up-to-date electronic floor plans been provided to the local Fire and Rescue Service. This should be confirmed.						
22.3	Gerda box inaccessible. Internal information box provided, this contains emergency plan and floor plans						
22.4	It is unknown if the secure information box contains the name and contact details of the Responsible Person. This should be confirmed.						
22.5	Gerda box inaccessible. Internal information box provided, this contains emergency plan, floor plans and details of fire fighting equipment.						
22.6	See 22.5						
22.7	Not applicable.						

**Training and Drills**

23.1	Are all staff given adequate fire safety instruction and training on induction?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.2	Are all staff given adequate periodic “refresher training” at suitable intervals?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.4	Are fire drills carried out at appropriate intervals?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

23.1 No staff on site.

23.2 No staff present.

23.3 No staff present.

23.4 Fire drills not considered necessary in general needs properties.

23.5 See 9.1.

23.6 See 9.1

23.7 No extinguishers present.



Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.2	Periodic servicing of fire detection and alarm system?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.3	Monthly and annual testing routines for emergency lighting?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.4	Annual maintenance of fire extinguishing appliances?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.6	Six-monthly inspection and annual testing of rising mains?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.9	Routine checks on Ventilation and Extraction System	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
24.10	Has a 5 year electrical installation check taken place?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.12	Have gas safety checks / boiler inspections taken place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

24.1 No manual call points present.

24.2 No fire alarm system

24.3 "Commulite" emergency lighting systems are self testing.

24.4 The extinguisher in the electrical intake cupboard was last serviced 11/2023.

24.5 No external escape staircases or gangways.

24.6 The maintenance regime for the dry riser is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.



Testing & Maintenance

- | | |
|-------|---|
| 24.7 | The maintenance regime for the fireman's lifts is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place. |
| 24.8 | On site information indicates that the sprinklers were last serviced 04/2024 |
| 24.9 | The maintenance regime for the AOVs is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place. |
| 24.10 | See 2.5. |
| 24.11 | No portable appliances present in communal areas. |
| 24.12 | No communal gas. LBH has a LGSR programme in place for mains gas installations |
| 24.13 | Not applicable |
-



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	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
25.2	Have residents been provided with information relating to the importance of fire doors in fire safety?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
25.3	Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
25.4	Is information provided to residents with regards to the reporting of any issues / failings within the premises?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Comments:							
25.1	See 21.2						
25.2	It is not known how information on the importance of fire doors is provided to residents. London Borough of Hillingdon to confirm how information relating to the importance of fire doors in fire safety is provided to residents.						
25.3	Not applicable						
25.4	See 21.8						



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.)



FRANKHAM RMS

Document Control

Author	Vincent Fawcett	Qualifications	Tier 3 (NAFRAR) 2024, MIFSM CFPA Europe Dip
Signed		Date	10 th July 2024
Verifier	Jacob Spencer	Qualifications	FPA Dip
Signed		Date	13 th 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: 134-228 Sutcliffe House, Addison Way, Hayes, Middlesex UB3 2DJ

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: 10th July 2024

Review Date: 10th July 2025

Certificate Reference Number: 804323298

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: 13-08-2024

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