



FRANKHAM RMS

## **Fire Risk Assessment**

**ADDRESS:** Flat 1-96,  
Cavenham Court,  
18 Millington Road,  
HAYES,  
UB3 4FZ.

**UPRN:** RBL090824

**SURVEY DATE:** 05-11-2024

**DATE OF ISSUE:** 25-11-2024



**HILLINGDON**

# Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	06/11/2024
Strategic review frequency	Annual
Next assessment due	05/11/2025
Name of Assessor	Clive Whiting, GradIOSH MIFSM MIFireE (NAFRAR Tier3)
Address	<b>1-96, Cavenham Court, 18 Millington Road, Hayes, UB3 4FZ.</b>

\* 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?	113 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	216 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.
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.

**Building Description**

Age of Building	2024 converted from an office building into residential flats.
Brief details of construction	Purpose built block expected with a reinforced concrete frame, brick\block external and internal walls. Converted from an office building into residential flats.
Brief details of any external wall system or specified attachments (incl balconies)?	EWI decorative panels noted to the exterior elevations/façade.
Approximate area in sqm of building footprint	Details not provided
Description of layout (include number of fire exits & stairs etc.)	<p>Seven-storey residential property containing 113 self-contained flats. The building is of mainly steel and concrete construction.</p> <p>The Ground floor consists of 2 person flats (flats 11-17 and 19-28 accessed directly from fresh air) and upper floors are believed to be 1 person flats.</p> <p>The building has 3 x protected staircases. 2 x side stairways and 1 x central stairway. Alternative exits to stairs at the end of each corridor.</p> <p><b>Ground floor</b> – communal areas consist of entrance to a lobby where residents letterboxes, the fire service facility controls, a reception office and a lobby door to the lift lobby are located. The lift lobby has 2 firefighting lifts, an electrical/plant room door, alternative exit via a small corridor where the office is, a bin store, and stairs lobby to the upper floors.</p> <p><b>First floor</b> has a lift lobby with 2 lobby/corridors where the flats are located.</p> <p>Floors 2-5 are of identical layout. First floor 1-16, Second floor 17-32, Third floor 33-48, Fourth floor 49-64, Fifth floor 56-80, Sixth floor 81-96.</p> <p>Plant room with fire service lift access on the roof.</p> <p>Ventilation is provided via smoke vents to each floor corridors and AOVs to the stair heads interlinked to an L5 detection system.</p> <p>Sprinkler fire suppression systems is installed within each floor corridor.</p> <p>The means of escape is via corridors leading to either protected stairway discharging to ground floor and final exit.</p> <p>Through floor passenger/firefighting lifts are provided.</p> <p>Through floor risers provided throughout.</p> <p>The building is 7 floors in height (18m) + and assessed as a high-rise residential building. The building is also provided with an EACIE evacuation alert system used by the fire service.</p>



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Building Description	
Number of floors ground and above	7
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	Internal parts of flats, storage cupboards, caretakers areas and roof voids where access is not viable or available on assessment. Flat 25 and 94 inspected to confirm the fire rating of the doors.
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?	Pre occ report provided from survey undertaken in June 2024.



## Risk Assessment Ratings

### ACTIONS / RECOMMENDATIONS

Definition of priorities (where applicable):

Urgent	<b>Very High (P1)</b>	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	<b>High (P2)</b>	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	<b>Medium (P3)</b>	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	<b>Low (P4)</b>	Action required in the longer term, some resources allocated, and a program put in place.	Target completion 12 months
Advisory	<b>Advisory (N/A)</b>	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.'



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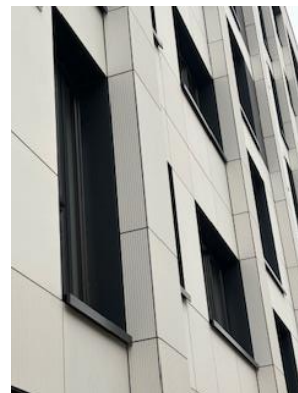
## Findings of the Fire Risk Assessment

### 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	<b><i>There are electrical sockets noted to the communal corridor areas, increasing the temptation to use electrical equipment within the means of escape route. It is recommended these are placed out of service.</i></b>	05-Electrical	03-Remove	
8.2 Do combustible materials appear to be separated from ignition sources?	Medium	<b><i>Combustible storage is noted to the service risers and electrical cupboards. Remove all combustible storage as noted.</i></b>	04-Combustible Items	03-Remove	



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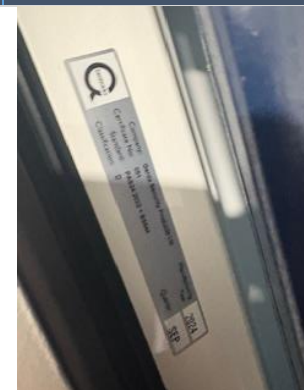

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1 Is compartmentation of a reasonable standard?	Medium	<b><i>The roof void was not inspected to each corridor without the appropriate key. It is recommended management confirm compartmentation is provided to these areas.</i></b>	02-Compartmentation	01-Survey & Report	
15.2 Does the building require a FRAEW?	Medium	<b><i>It is believed a FRAEW survey has not been undertaken. It is recommended if not undertaken previously due to the building height, that a FRAEW is provided to confirm the external wall system.</i></b>	20-Building Fabric	01-Survey & Report	





Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
15.4 Is it considered that there are any elements of the external wall system that might promote fire spread?	Medium	<p><i>There is visible evidence of cladding to the exterior elevations that appears as decorative panelised installed vertically. It is believed that the surface spread of fire and smoke should be severely limited and may be due to its construction date, but an action has been raised here as a precaution as the assessor was unable to view the finish underneath.</i></p> <p><i>Check records centrally to ensure the EWI panelling is installed within current standards to afford adequate surface protection from the spread of and the effects of heat, fire, flame spread and smoke</i></p>	02-Compartmentation	01-Survey & Report	
16.5 Are flat entrance doors being checked on an annual basis?	Medium	<p><i>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.</i></p>	07-Dwelling Fire Doors	01-Survey & Report	





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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
					
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	<b><i>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.</i></b>	07-Dwelling 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	<b><i>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.</i></b>	08-Communal Fire Doors	01-Survey & Report	
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)	Low	<b><i>In accordance with Fire Safety Regulations 2022, regulation 8. if the top storey of the building is above (18m/7 or more storeys), wayfinding signage should be provided. There are floor signs noted to each floor stairway landing indicating floor level and flat locations, but the signage does not appear visible in low light or smoky conditions which is essential to assist the Fire and emergency service response crews in the event of an incident. It is recommended wayfinding signage is provided as noted.</i></b>	17-Signage	14-Provide signs	



Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.6 Six-monthly inspection and annual testing of rising mains?	Low	<b><i>It is understood that where provided 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.</i></b>	13-Dry & Wet Risers	11-Provide documentation	
24.8 Weekly testing and periodic inspection of sprinkler installations?	Low	<b><i>It is understood that where provided 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.</i></b>	11-Fire Fighting Appliances	11-Provide documentation	



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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.9 Routine checks on Ventilation and Extraction System	Low	<b><i>It is understood that where provided 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.</i></b>	18-Smoke Ventilation	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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	Yes	<input 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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments: Please see below.							



### People at Risk

- 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 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.
  - 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 No individuals were identified with visual or hearing impairments during the course of the assessment.
  - 1.7 No individuals were identified as elderly or young children during the course of the assessment.
  - 1.8 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.
  - 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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.3	Suitable limitation of trailing leads and adapters?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.4	Reasonable measures taken for electrical vehicle charging points?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.5	Fixed wiring installation testing up to date?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

#### Comments:

- 2.1 ***There are electrical sockets noted to the communal corridor areas, increasing the temptation to use electrical equipment within the means of escape route. It is recommended these are placed out of service***
- 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.

### 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. 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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" 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 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	<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 checked="" type="checkbox"/>	No	<input type="checkbox"/>

## Comments:

- 5.1 There was visible evidence of a lightning protection installation.
- 5.2 It is believed a service schedule for servicing is 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 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.

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 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	<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 type="checkbox"/>	No	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
8.1	Good levels of housekeeping were evident throughout at the date and time of assessment.						
8.2	<b>Combustible storage is noted to the service risers and electrical cupboards. Remove all combustible storage as noted.</b>						
8.3	There was no storage of hazardous/flammable materials on the date/time of assessment.						
8.4	There were no combustible materials noted on escape route.						
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?		<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"/>

## 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	<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"/>

## 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	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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11.2	Are processes carried out which give rise to a significant fire risk?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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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"/>
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**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 No commercial tenants noted on assessment.



## 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 type="checkbox"/>	No	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" 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:							

**Means of Escape from Fire**

- 12.1 The Escape route design is considered satisfactory with the upper floor flats opening to protected corridors to protected lift lobbies leading direct to the escape stairs discharging to ground and final exit.
- 12.2 Adequate escape routes noted. Please refer to 12.1.
- 12.3 Exits provided are considered adequate provision for the number of possible occupants.
- 12.4 The main entrance/exit door is fitted with a 'Push to Exit' button and an emergency override function.
- 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- and two-way direction of travel noted. Please refer to 12.8.
- 12.10 Please refer to 2.1, 8.2, 14.1
- 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 smoke vents to each floor corridors and AOVs to the stair heads interlinked to an L5 detection system.
- 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	<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 Emergency lighting is provided with bulkheads secure on assessment. Commulite lighting provided.
- 13.2 No issues noted on the date and time of assessment.



## Measures to Limit Fire Spread and Development

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:

Compartmentation appears reasonable from the visual inspection carried out on this Type 1 assessment of the communal parts of the building. The compartmentation between the flats and the means of escape appears solid construction. A visual inspection of the accessible areas was undertaken as part of the assessment but areas with restricted access, i.e., false ceilings and void areas were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

14.1 Fire stopping noted to risers and electrical intake cupboards from samples inspected. Installation labels also noted provided.

***The roof void was not inspected to each corridor without the appropriate key. It is recommended management confirm compartmentation is provided to these areas.***

14.2 No commercial tenants/shared businesses noted on assessment.

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

14.4 No refuse chutes/ and or dampers noted.

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	<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 checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>

**Comments:**

The Fire Safety Regulations 2022 which was introduced under article 24 of the Fire Safety Order was implemented 23 January 2023 for high rise buildings 18m/7storeys or over. Regulation 5 covers the design and materials of external walls.

15.1 Please refer to 15.4.

15.2 ***It is believed a FRAEW survey has not been undertaken. It is recommended if not undertaken previously due to the building height, that a FRAEW is provided to confirm the external wall system.***

15.3 See 15.2

15.4 ***There is visible evidence of cladding to the exterior elevations that appears as decorative panelised installed vertically. It is believed that the surface spread of fire and smoke should be severely limited and may be due to its construction date, but an action has been raised here as a precaution as the assessor was unable to view the finish underneath.***



## External Wall System

***Check records centrally to ensure the EWI panelling is installed within current standards to afford adequate surface protection from the spread of and the effects of heat, fire, flame spread and smoke***

- 15.5 See 15.1
- 15.6 It is unknown if a FRAEW survey has been undertaken.
- 15.7 The building appears as a purpose-built building with brick/block construction with the external elevations/façade provided with what appears as EWI panel finish. It is unknown if a FRAEW survey has been undertaken. The full extent of the external façade construction could not be determined via a type 1 FRA.
- 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	<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 type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" 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 cannot be opened from the inside without the use of a key / cannot be breached by the fire and rescue service in under three minutes.	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" 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 In accordance with the Fire Safety Regulations 2022, regulation 10. (typically, a building of more than four storeys) The RP should provide information on fire doors to residents including to keep doors shut, not to tamper with the self-closing device on the provided door and to report faults/damage. This should be updated every 12 months.

In accordance with the Fire Safety Regulations 2022, regulation 10. For residential buildings over 11m, (typically, a building of more than four storeys) best endeavours are required to check flat entrance doors annually.

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.

Flat 25 was inspected and presented as a BMTRADA/GERDA fire rated door.

Flat 94 was inspected and presented as a BMTRADA/GERDA fire rated door.

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	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input 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 type="checkbox"/>	Yes	<input checked="" 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:**

In accordance with the Fire Safety Regulations 2022, regulation 10 requires that, if the top storey of the building is above 11m in height (typically, a building of more than four storeys) the Responsible Person must:

Undertake checks of any fire doors in communal areas at least every 3 months

Provide information on fire doors to residents including to keep doors shut, not to tamper with self-closing device and to report faults/damage - updated every 12 months.

- 17.1 Fire rated common area doors noted throughout with cross corridor/lobby fire doors all working and in good condition on the date and time of assessment.
- 17.2 Self-closing devices functioning correctly 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.***

- |      |   |
|------|---|
| 18.1 | Appropriate exit signage evident and in place.  |
| 18.2 | <b><i>In accordance with Fire Safety Regulations 2022, regulation 8. if the top storey of the building is above (18m/7 or more storeys), wayfinding signage should be provided. There are floor signs noted to each floor stairway landing indicating floor level and flat locations, but the signage does not appear visible in low light or smoky conditions which is essential to assist the Fire and emergency service response crews in the event of an incident. It is recommended wayfinding signage is provided as noted.</i></b> |
| 18.3 | Appropriate fire door signage noted during the course of the assessment.  |
| 18.4 | N/A.  |
| 18.5 | Appropriate internal exit signage evident and in place.   |
| 18.6 | Exit signage provided.  |
| 18.7 | The electrical intake cupboard is provided with electrical hazard warning signage.  |

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 type="checkbox"/>	Yes	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<i>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.</i>						
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.						



## 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	<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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
20.3	Is the building's drop key access functional?	N/A	<input checked="" type="checkbox"/>	Yes	<input 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input 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"/>
Comments:							
20.1	Straight forward access for emergency services.						
20.2	No Fire brigade drop key provided.						
20.3	See 20.2.						
20.4	No Fire extinguisher Co2 noted.						
20.5	No hose reels provided or required.						
20.6	There is a sprinkler fire suppression system installed.						
20.7	There are no dry risers installed.						



## 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	<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 type="checkbox"/>	Yes	<input checked="" 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
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.						
21.2	'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.						
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	<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 checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input 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 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"/>
22.7	Appropriate liaison with fire and rescue service (e.g., by fire and rescue service crews visiting for familiarization visits)?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

## 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	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
23.2	Are all staff given adequate periodic “refresher training” at suitable intervals?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
23.3	Are staff with special responsibilities (e.g., fire wardens) given additional training?	N/A	<input type="checkbox"/>	Yes	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" 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 type="checkbox"/>	Yes	<input checked="" 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 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.



## Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.2	Periodic servicing of fire detection and alarm system?	N/A	<input type="checkbox"/>	Yes	<input checked="" 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 firefighting or evacuation lifts?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" 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 checked="" type="checkbox"/>	No	<input 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:



## Testing & Maintenance

- 24.1 Records on site confirm weekly fire alarm testing kept up to date. Confirmed via on site staff.
  - 24.2 It is understood that where provided appropriate maintenance and service contracts are in place for the Fire alarm systems. (Schedule is provided and held centrally at Civic HQ)
  - 24.3 It is understood that where provided appropriate maintenance and service contracts are in place for the Emergency lighting. (Schedule is provided and held centrally at Civic HQ)
  - 24.4 It is understood that where provided appropriate maintenance and service contracts are in place for the fire extinguisher.
  - 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 understood that where provided 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 It is understood appropriate maintenance and service contracts are in place for buildings with firefighting or evacuation lifts.
  - 24.8 ***It is understood that where provided 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 understood that where provided 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.
  - 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 understood that appropriate maintenance and service contracts are in place for the mains gas installations.
  - 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.
-



## 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 checked="" type="checkbox"/>	No	<input 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 type="checkbox"/>	Yes	<input checked="" 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
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.						



## 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 'Medium' 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:

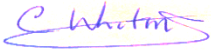

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made 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	Clive Whiting	Qualifications	GradIOSH, MIFSM MIFireE NAFRAR Tier3
Signed		Date	05 November 2024
Verifier	Jacob Spencer	Qualifications	FPA Dip, BA
Signed		Date	25 November 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: 1-96, Cavenham Court, 18 Millington Road, Hayes, UB3 4FZ.

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: 05 November 2024.  
Review Date: 05 November 2025.  
Certificate Reference Number: 804323429

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: 25-11-2024

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

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