



**Centre Point, Avondale Square Estate, SE1 5NS**

**The City of London Corporation**

**External Fire Risk Assessment**

**Prepared by:**

**Turner & Townsend**

**One New Change, London EC4M 9AF**

## Site information

**Building Name** Centre Point  
**Building Ref** TBC  
**Division** Department of Community & Children's Services.  
**Estate** Avondale Estate.  
**Property Name** Centre Point  
**Property Ref** TBC

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Name of the person responsible for fire safety - Premises Controller (Responsible Person): -

**Name of the person:** Patrick Brown                      **Department name** DCCS (Housing)  
**Telephone** 0207 332 6555                      **Mobile:** 07759 718 004  
**Email address:** Patrick.Brown@cityoflondon.gov.uk

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Name of the responsible person (Building Manager)

**Name of the person:** Estate Supervisor                      **Department name** DCCS (Housing)  
**Telephone** 0207 332 6555                      **Mobile:**  
**Email address:**

Name of Liaisons managers (FM's) for fire safety matters or (Asset Managers) arranging corrective actions with third party.

**Name of the person:** -Property Services Officer                      **Department name** DCCS (Property Services)  
**Telephone** TBC                      **Mobile:** TBC  
**Email address:**

Name of competent persons \*\* (completing the yearly mandating)

**Name of the person:** -                      TBC                      **Department name**  
**Telephone**                      **Mobile:**  
**Email address:** @cityoflondon.gov.uk

\*\*Not defined in order. Government direction as dame Judith Hackitt; Training, experience and knowledge create competency.

Name of any other Responsible Persons for a building (as well as Accountable Persons under the Building Safety Bill, if applicable)

Record their name, the extent of their responsibility for the building and UK-based contact information. i.e., owner stated on land registry or under repairing obligation.

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Names of all contractors: responsible for the fire safety maintenance passive/ active and equipment installers.

Name of Contractors.

Name of person- TBC Company name  
Telephone Mobile:  
Email address: [@cityoflondon.gov.uk](mailto:@cityoflondon.gov.uk)

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Event planner for the site when applicable: -

Direct contact details: - Not Applicable Department name

Office Mobile:

Email address: [@cityoflondon.gov.uk](mailto:@cityoflondon.gov.uk)

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### Assessor details

Name of the person: - Paul Boughton Department name Turner & Townsend

Telephone Mobile: 020 7544 4000

Email address: [paul.boughton@turntown.co.uk](mailto:paul.boughton@turntown.co.uk)

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Date of the assessment	:	12 <sup>th</sup> July 2024
Date of first draft reviewed	:	10 <sup>th</sup> August 2024
Date when finalised	:	10 <sup>th</sup> August 2024
Date sent to premises controller:	:	10 <sup>th</sup> August 2024
Date of next assessment	:	(Use aide-mémoire 2) 12 <sup>nd</sup> July 2025

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Report Signed by Assessor

Signature: 

Print Name: Paul Boughton

Date: 07/08/2024

Name of Assessors reviewer:

Russell Peacey

Signature of Assessor reviewer

*Russell Peacey*

Date of Review

Date: 16/08/2024

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### Minor amendment history

Details of minor amendment history between detailed full assessment intervals, carried out. (Attached to rear of the main assessment)

Date of assessment	Department Assessor name	Brief details	Department Manager responsible for actioning

### Preamble

*This Fire Risk Assessment has been prepared to comply with the requirements of the Articles of the Regulatory Reform (Fire Safety) Order 2005.*

*The assessment process has been developed to meet the requirements of the City of London (CoL).*

*This Fire Risk Assessment document reflects the significant hazards associated with the operation of this site and identifies suitable controls to minimise risks to health and safety which need to be actioned by the CoL person responsible for undertaking corrective actions.*

## Executive Summary

Since the previous fire risk assessment, the building has benefited from the installation of sprinkler protection covering the individual flats, the common lobby and plant areas. Whilst the main sprinkler system installation is complete, the system was not yet fully commissioned.

Some of the original flat entrance doors, having been replaced with certified FD60s GERDA fire door sets. Where installed the flat entrance doors are fitted with overhead self-closing devices.

## Overall risk assessment

The overall risk assessment of the building is a **Moderate Risk**. This is based on there still being a significant number of the original notional flat entrance doors which are not fitted with any affective self-closing device (these notional fire doors were originally self-closing by way of rising butt hinges, but these are no longer an effective means of ensuring the doors self-close).

Once the flat entrance / lobby fire door replacement program has been completed and the sprinkler system is fully commissioned the building overall risk of the building would be tolerable.

**Overall comment on the Risk Assessment of health and safety.** The health and safety arrangements on site were considered appropriate.

**Significant General Safety Issues** – None noted.

## Survey Methodology

Site information, Specific Site Survey Information and the responses to the Pre-Survey Questionnaire were requested by email.

The fire risk assessment was undertaken by Paul Boughton on 12.07.2024 and involved the physical survey of the building.

All means of escape were walked to check their availability.

Flat entrance doors were inspected externally to assess their performance, although this did not amount to a full and detailed inspection of the doors and no performance guarantee can be given.

Where possible 10% of flat entrance doors were checked doors internally (in the open position). Compartmentation was assessed as far as it was reasonably practicable without carrying out an intrusive survey.

Further information was obtained through informal questioning of staff where necessary.

**Note - no access was possible to some of the externally accessed rooms at the base of the tower.**

Where provided, relevant documentation was reviewed to check compliance with recommended testing and maintenance regimes for fire safety equipment and procedures.

Further information was obtained by informal questioning of staff where necessary.

The Regulatory Reform (Fire Safety) Order 2005 does not require the detailed fire safety provisions of an existing building to comply with any particular standard in order to achieve a satisfactory fire risk assessment outcome. Rather, the Order places a duty on the responsible person to take such general fire precautions as will ensure, so far as reasonably practicable, the safety of his employees and relevant persons who are not his employees.

However, it is good practice to adopt a recognized standard or code of practice to act as a benchmark against which fire precautions should be assessed\*.

This particular fire risk assessment made use of the following publications when assessing the suitability of general fire precautions:

The Regulatory Reform (Fire Safety) Order 2005 as amended

*The Fire Safety (England) Regulations 2022*

*Local Government Association, Fire Safety in Purpose Built Blocks of Flats guidance.*

*BS 9991:2015, Fire safety in the design, management and use of residential buildings. Code of practice.*

*BS 5839 Part 6:2019, Code of Practice for the Design, Installation, Commissioning and Maintenance of Fire Detection and Fire Alarm Systems in Domestic Premises*

*City of London Housing residential building fire safety policy.*

*\*Particular care should be exercised when using a design guide for new buildings (such as British Standard 9991 or 9999) as a benchmark for the fire safety of an existing building.*

## Specific Site Survey Information

- *Is there evidence on site that fire deficiencies/ faults are addressed in a timely manner.*

No significant issues identified.

- *Escape routes not blocked & clearly marked.*

The escape routes were clear. At the time of the assessment the common areas were found to be well managed with an acceptable standard of housekeeping.

Directional signage was considered to be adequate.

On the external escape stair, between 1st & 2nd floor level, the push to open sign on the exit door has delaminated so is no longer legible. **See Action 25**

On the 3rd Floor, timber was being stored within the communal lobby. **See Action 14**

Leaves and rubbish have blown into the electrical intake cupboard. **See Action 26**

*Fire doors with electrical hold open devices are closed by manual operation at 2200hrs (on final walk round in sleeping accommodation or earlier depending on site specifications).*

Not applicable, no fire doors held open with electrical hold open devices.

- *Are there any restrictions from Building Control, Planning & Heritage that could have an impact of the premises?*

None Known.

- *Are Salvage & business continuity plans up to date and suitable and sufficient.*

None Known.

- *Is there any neighboring fire risk that could significantly impact on the future fire safety of the building?*

None identified.

- *During the inspection did you identified any cladding which was not already provided to you from the client documentation?*

There appear to be coloured panels between the flat windows which are designed to look similar to a composite spandrel panel. This FRA does not include a Fire Risk Appraisal External Walls (FRAEW) as defined by PAS9980. Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. **See Action No 18**

It is understood that a record of the design of the external wall system has been uploaded to the LFB high-rise portal in compliance with regulation 5 of the Fire Safety (England) Regulations 2022.

- *Are the onsite PEEPs and GEEPs templates adequate?*

Under current guidance relating to Purpose Built Blocks of Flats and Sheltered Housing with a Stay Put strategy, there has been no requirement to complete PEEPs in this type of premises. However, information relating to vulnerable persons in sheltered accommodation should be collated and retained in the Secure Information Box for the information of fire fighters.

It is CoL policy that they write to all residents (general needs and sheltered), and where residents identify themselves as persons who may require assistance in an evacuation, they are recorded on a RAG rated "Emergency Assistance List" which is retained in the building's Secure Information Box for the information of fire fighters. More detailed information is retained on the CoL housing management system "CIVICA".

It is understood that CoL are monitoring the current government consultation regarding Emergency Evacuation Information Sharing+ (EEIS+) and CoL will review/amend their policies in response to any forthcoming changes to legislation/guidance.

Changes to the required approach toward the management of evacuation for vulnerable persons are currently under review by the government and forthcoming fire risk assessment guidance such as BS9792 (currently in draft and out for consultation) is likely to require a revised approach.

- *Where there any occupant/visitors identified who could be incapacitated and unable to evacuate safely and were not covered under by a PEEPs and GEEPs?*

Any residents who may not be able to self-evacuate are recorded on an Emergency Assistance List that is retained in the building's secure information box. This is reviewed at six monthly intervals with the last review being undertaken in January 2024. The list identifies 3 residents who may require assistance to evacuate the building.

- *Are there inductions for staff and contractors?*

It is understood that the induction and control process for contractors is under review.

- *Is there arrangement in place for the safe evacuations of visitors?*

N/A for a purpose-built residential block of flats with a Stay Put evacuation strategy. Information on the fire action notices provides visitors with the appropriate actions to take in the event of a fire in the building.

- *Is there a Building Fire Strategy and a Fire Management Plan of the building?*

Whilst it is understood that a Fire Safety Management (FSM) plan for the building has been developed this has not yet been issued to the Building Manager so was not present in the Premises Information Box. **See Action 1**

- *During the inspection did you identified any current working practices that could be improved to reduce the fire risk to the property, e.g. removing sources of ignition or reduce the amount of fuel stored?*

No issues identified.

- *Is there evidence of up-to-date electrical In-Service Inspection and Testing of Electrical Equipment in place?*

No record of when the 5 yearly fixed wiring test was undertaken. **See Action 2**

- *Is the fire detection & warning system type adequate for the building use?*

The building is a purpose-built block of flats designed and constructed to support a stay put evacuation strategy so a fire alarm system in the communal residential areas of the building would not be expected or required.

However, the building is provided with an Evacuation Alert System (per BS 8629:2019) with Evacuation Alert Control and Indicating Equipment (EACIE) installed on the ground floor which can be used by the fire service to reverse the Stay Put strategy and instigate a simultaneous evacuation of the building.

The building also has a fire detection system with automatic detection in common areas, plant rooms and also linked to the LD1 detection with the individual flats. This system is connected to a remote monitoring center to facilitate the early attendance of the fire and rescue service. CoL have indicated that the purpose of this system is to provide the attending fire service with the location of the fire (the control and indicator panel for the fire detection system is in the main entrance to the building).

At the time of the assessment the building's fire detection system indicated a fault/activation in the bin store. CoL staff on the estate advised there have been several nuisance activations as a result of smoke vapors from flats of smokers, which are being caused when the residents open their flat entrance door and the smoke vapors from within the flat activate the smoke detector in the communal lobby. **See Action 16**

- *Are the fire action notices compliant provide the reader with relevant instruction and position correctly positioned?*

Fire Action Notices displayed in the communal areas and detail the correct evacuation arrangements for the building.

Since the previous assessment the RRFSO has been amended and requires the RP to provide residents with additional fire safety information (this is in addition to the FSER requirements). **See Action 17**

- *Are there adequate sign to maintain the exit routes e.g. keep clear, floor marking etc.?*

The directional signage in the building is considered acceptable. The building has a simple means of escape via if an internal or external staircase, and both can be accessed directly from the flat entrance lobbies.

No signage prohibiting smoking identified on either the entrance doors, or within the entrance lobbies to building. **See Action 13**

There is no fire service wayfinding floor level & flat number signage in either stair or in the flat/lift lobby opposite the lift doors. **See Action 15**

- *Are the existing active Fire Protection Measures sufficient for the buildings use?*

The bin hoppers open directly into the internal flat/lift lobbies. As part of the recent sprinkler installation the bin rooms at the base of the two bin chutes have been fitted with sprinkler protection. There is also automatic fire detection in the bin rooms which is linked to the building's communal fire detection system.

- *Is there evidence on site of regularly fire door inspections?*

To implement the FSER fire door check requirements, the estates officer will be undertaking a quarterly inspection of the communal fire doors.

- *Having checked 10% of fire Door shutters and curtain were any trends identified that could impact the safety of the building (Please list doors and curtain checked)*

Some of the flat entrance doors have recently been replaced with FD60s Gerda fire doors with internally mounted overhead closers. Entrance doors to flats No.4,11,16 &18 were checked in the open position and found to be the original notional 30-minute fire doors. However, none of the doors were fitted with a self-closing device.

On the 1st floor, one of the flat entrance door appears to have been subject to a forced entry and is damaged beyond repair. **See Action 3**

On the 3rd floor, the lobby door to the internal stair was not self-closing fully as it was catching on the door latch. **See Action 4**

Several of the flat entrance doors are still the original notional 30-minute fire doors which are not fitted with a self-closing device. **See Action 10**

On the 11th floor, the handle of the lobby door is difficult to open and on the 14th floor the handle is loose (it came off in the hand when trying to open the door) **See Action 8**

The security gate at the top of the stair can only be secured with a key. If locked when working on the rooftop/lift motor room a key is necessary to escape. **See Action 9**

One of the flat entrance doors has been replaced with a GRP (composite) door. Some fire doors of this type have failed recent government tests. It was not possible to confirm the standard/compliance of this door. **See Action 22**

- *Is there evidence of regularly local checks and annual testing by competent?*

The Estates Office will be undertaking an annual 'best endeavors' check of flat entrance doors. The COL Estates team have completed fire door inspection training to undertake these basic fire doors checks. As the flat entrance doors are all newly installed FD60s Gerda Fire Doors they are not yet due and annual inspection.

It is understood that estate staff have been trained to complete fire door condition checks.

CoL have confirmed that all communal doors are checked on a 3 monthly basis and recorded on iAuditor. In addition, as all blocks have a daily walk through and cleaning, any identified defect in communal doors are raised immediately with the Estate Supervisor and Repairs.

For the 12 monthly flat entrance door check, CoL have indicated that two contractors will undertake the checks on CoL's behalf. One contractor for the new Gerda doors and the other contractor for existing door types until new flat entrance door installations are complete.

- *Has the site identified emergency responders' routes and fire hydrants and documented these?*

It is understood that this information is recorded in the building Fire Safety Management Plan which has not yet been issued to the Estates Officer to put into the SIB. **See Action 1.**

- *Are there any known neighboring activities that could jeopardize a prompt arrival of the emergency responders?*

None identified.

- *Is there evidence of anti-social behaviour at the site?*

No obvious signs of anti-social behaviour on the day of the assessment.

- *Are there any seasonal activities undertaken by the site or naturally occurring events which could affect the fire risk profile of the site e.g. bush fires etc?*

None identified.

- *Are there any renewable energy source at the site that cannot be readily isolated at source in the event of a fire?*

None identified.

- *Are back up generation tested to ensure they provided adequate supplies to fire safety devices?*

Not applicable, there is no back up generation on site.

- *Is the premises controller aware of the CoL guidance on Hot Works?*

Understood that the CoL permit process is under review. A robust permit system must be implemented for works within the building.

- *Are they evacuation procedures for all time the building is in used e.g. out of hours procedures for weekend?*

Not applicable as the building is a purpose-built block of flats designed to support a stay put evacuation procedure.

- *Upon review of on-site documentations, how long did it take the building to evacuate?*

Not applicable as the building is a purpose-built block of flats designed to support a stay put evacuation procedure.

- *Are security and arrangements adequate to deter deliberate fire attempt (e.g. terrorist and arson) in an event?*

No issues identified.

- *Is large lithium-ion battery charged on site?*

None Identified.

- *When was thermographic inspection last undertaken at site?*

Not known. **See Action 2**

- *Has the property had any unintentional fires over the last two years if so, please provide details?*

None known, there was a recent fire in the East Point which was contained within the flat of fire origin.

- *Were there any significant gaps identified in the compartments (please list details)?*

Some of the glazing between the residents' balconies and the internal escape staircase had signs of damage/cracks so may not achieve 30-minutes fire integrity. This was identified on the landing between the 11th & 10th floors. **See Action 5**

There appear to be breaks in compartmentation where sprinkler pipework passes through the compartment wall of the electrical intake cupboard. **See Action 6**

In one of the 1<sup>st</sup> floor lobbies, above the fire door to the telecom's riser, the boxing-in and fire stopping above the riser door has been removed. **See Action 7**

On the 14<sup>th</sup> floor, the bin hopper was not closing. Considered low risk due the addition of sprinkler protection in the bin room however, the bin hopper should still seal to prevent the passage of smoke/fire. **See Action 21**

On the 1<sup>st</sup> floor, there are air transfer grills (ATGs) between then flats and internal stair. There was no access in the flats to check these installations and confirm if they are suitably fire protected. The vents are possibly connected to the gas supply to these flats. **Action 24**

- *How are contractors fire risk controlled locally?*

No information provided.

- *Is there up to date maintenance records for all fire systems on site?*

No records of EML testing seen. **See Action 2**

- *Is the fire logbook in accordance with CoL guidance policy (see appendix)?*

No on-site logbook seen, understood that all maintenance and testing records are held electronically. **See Action 2**

No records were provided to demonstrate compliance with Regulation 7 of the Fire Safety (England) Regulations 2022 (FSER) which requires monthly checks to be made of lifts and essential firefighting equipment. **See Action 19**

## Description of site

Centre Point is 20-storey purpose-built general needs residential block of flats. The building has a total of 74 flats. It is a HRRB as defined by the Fire Safety (England) Regulations 2022.

The building appears to be constructed with concrete frame, floors, and stairs. The façade is largely concrete with infills below windows. The building has a flat roof. Studio flats have recessed concrete balconies, which were designed to provide a secondary escape into the enclosed stairway. It is understood that the building was constructed in the 1960s.

The ground floor has an externally accessed electrical intake room, pump room, two bin stores and a sub-station (no access). There are entrances to the front and rear of the tower which provide access to the lift lobby. There are two passenger lifts, one of which is provided with a fire fighters switch.

The 2nd-19th floors are arranged with two lobbies either side of the lift shaft. Each lobby contains doors to two flats and a bin chute hatch. The lobbies provide egress to an internal stairway that descends to the ground floor. The lobbies also provide egress to a second stair that is open to air. The open stair descends to an exit on the first floor. The exit opens onto a podium with stepped access to the ground floor level.

The first floor has a similar arrangement but with only one flat per lobby. There is an exit from the left-hand lobby directly onto the podium, or via the internal stair.

The roof top level is accessed from the internal stairway. A landing area provides access to a lift motor room. A door opens onto the roof and provides access to two water tank rooms.

The internal stairway contains a Dry Rising Main with outlets on every other floor. The Dry Riser inlet is located internally on the ground floor of the internal stair.

A telecoms riser is accessed next to the lift on each floor. Electric boards are located at some levels within a riser accessed from the internal stairway landings.

Smoke ventilation –

- Whilst one stairway is permanently ventilated by virtue of being open to the air, the internal stair is not ventilated other than by several small permanently open vents (POV) at the roof top level. If required, the door onto the rooftop could be opened by the fire service to provide additional smoke ventilation to the stair.
- The lobbies may originally have been ventilated by POVs above the doors to the open stair, but this could not be confirmed (such POVs are only now in-situ on the first floor). Now the only ventilation is by narrow gaps above the doors to the open stair.

## Use of Site

Purpose-built general needs residential block of flats.

### **Flats entrance doors**

The original flat entrance doors generally appear to be of the same type. Based on checks of accessible flats, the flat entrance doors are notional fire doors. They are 44mm thick timber doors with two rising butt hinges and have no effective self-closing device fitted. They are not fitted with fire resistant letter boxes.

Since the previous assessment, some of the flat entrance doors have been replaced with certified GERDA FD60s fire doors fitted with overhead self-closers.

### **Construction of flats**

The walls between the internally accessed flats and protected means of escape are concrete/masonry which if imperforate would provide at least a notional 60 minutes fire resistance.

### **Protection of stairways.**

The lobbies and stairwells are protected by a concrete/masonry wall which if imperforate would provide at least a notional 60 minutes fire resistance.

The doors to both stairways are notional FD30 with wired glass vision panels and wired glass side panels (where fitted). Many of the lobby fire doors opening into the internal staircase have deficiencies. Defects include doors not fully self-closing, being warped, and damaged beading around the glazing. It is understood that these door will be replaced as part of the ongoing fire safety improvement works on the Avondale Estate.

### **Smoke ventilation.**

Whilst one stairway is permanently ventilated by virtue of being open to the air, the internal stair is not ventilated other than by several small permanently open vents (POV) at the roof top level.

The lobbies may have originally been ventilated by POVs above the doors to the open stair, but this could not be confirmed (such POVs are only now in-situ on the first floor). Now the only ventilation is by narrow gaps above the doors to the open stair. This is considered a satisfactory arrangement as there is a short travel distance from the flat entrance doors to both stairways (less than 4.5m) and the open stairway is well ventilated.

### **Facilities for fire fighters**

#### **Dry Rising Main**

The tower is fitted with a Dry Rising Main with its inlet inside the building and outlets on every other floor. The outlets are located on the internal stairway landings.

The external signage indicating the location of the dry riser within the building is faded/damaged. See **Action 11**

The new installed external inlet to the side of the building, is not signed to indicate its purpose. It is suspected that this is an inlet for the fire service to boost the building's sprinkler system. However, it could easily be mistaken the for the dry riser inlet which is located within the entrance to the building. **See Action 12**

#### **Fire Fighters Switch**

A drop key switch is located at one of the main entrances to the building. This was tested and was working.

### **Lifts**

One lift is fitted with a fire-fighters switch.

### **Secure Information Box (SIB)**

A SIB is located externally to the front of the building.

## **Active Fire System**

### **Fire Alarms**

The building is provided with an Evacuation Alert System (per BS 8629:2019) with Evacuation Alert Control and Indicating Equipment (EACIE) installed on the ground floor which can be used by the fire service to reverse the Stay Put strategy and instigate a simultaneous evacuation of the building.

The building also has a fire detection system with automatic detection in common areas, plant rooms and also linked the LD1 detection with the individual flats. This system is connected to a remote monitoring centre to facilitate the early attendance of the fire and rescue service. CoL have indicated that the purpose of this system is to provide the attending fire service with the location of the fire (the control panel for the fire detection system is in the main entrance to the building).

### **Emergency Lighting (EML)**

EML is fitted throughout the common areas (stairways and lobbies) and appeared to be satisfactory. EML is also provided in the plant rooms.

### **Sprinkler System**

A comprehensive sprinkler system has been installed throughout the building with sprinkler protection in the flats, common lobbies, and plant rooms. Whilst the sprinkler system installation has been completed, at the time of the assessment, the system had not been fully certified/commissioned.

### **Fire Extinguishers**

Fire Extinguishers are provided in the plant room.

The Co2 fire extinguisher in the electrical intake room did not appear to have been maintained since June 2023 so is now a month overdue. Also, the extinguisher does not have a dedicated extinguisher point and is located on the floor. **See Action 23**

## **Fire Ignition Sources**

Within the common parts the most significant ignition source in the building is the electrics/cabling located within the risers. Providing the fixed wiring is appropriately maintained and the risers are kept sterile this is a tolerable risk.

## **Fire Training**

It is understood that the Estates Manager and staff in the estates team are required to complete CoL's mandatory fire safety training which includes the use of fire extinguishers. Staff who are responsible for the FSER quarterly fire door inspections have completed training to complete fire door inspections.

Make an assessment of the fire risk.

Likelihood of fire occurring at the property

Medium

Likelihood of fire spreading through the building

Medium

Likelihood of loss of life due to fire

Medium

Formulate and document an action plan.

*If it is considered that the fire risk and existing fire precautions are such that no improvements are necessary, this should be recorded within the fire risk assessment. The action plan should address both physical fire precautions, managerial issues and should normally prioritise measures so that the appropriate effort and urgency is clear. The measures within the action plan should both practically implement and maintain, taking into account the nature of the building and its occupants. With the best solution to bring about improvement with a possible pragmatic solution.*

### CoL Specific Hazard identification and Action plan template

*Each hazard risk is to be identified in the assessment and is to include the following sections: as the following example: -*

- Location: Specific to the building area i.e. 2<sup>nd</sup> floor north wing room A23 (use of the standard door marking for monthly testing is good practice as a location point)*
- Observations: Controls in Place - a list of what controls are in place to control the fire hazard, subjective appraisal*

- *Missing Controls / Problem - an explanation of any missing controls or safety problems identified during the risk survey to include thumbnail photographs where they help to clarify the problem & further action required - the individual actions that should be taken to control the hazards and put corrective actions in place.*
- *Risk Priority - The assessor's opinion of how urgent the action is, that needs be taken to reduce risk to a tolerable level. This is subjective and is based on the CoL Matrix below.*
- *CoL Service level: Time frame for contractors to attend in hours / days as our service level agreement with service providers.*
- *Actioned by: The CoL member on the site who reports the defects.*
- *PSD: Property service desk number given when reporting (undertaken by CoL staff when assessor informs them whilst on site)*
- *Completed date or date followed up (Maximum 28 days for items to be followed up and recorded in the table)*
- *When possible, the assessor is to place a photo below the concerns A9 size 37mm x 52mm.*

<b>Ref No. Location:</b>	<b>Observations</b>	<b>Recommended further action</b>	<b>Risk Rating Low Medium High</b>	<b>Priority Level  (please refer to table 1)</b>	<b>Action by Whom &amp; When  (Person task with action by premise controller</b>	<b>Date Completed</b>
<b>1, Secure Information Box (SIB)</b>	Whilst it is understood that a Fire Safety Management (FSM) plan for the building have been developed, they have not yet been issued to the Building Manager so were not present in the SIB. Only a single floor plan showing the 1st floor currently contained within the SIB.	In line with CoL policy, a current FSM plan should be contained in the building's SIB.  As a minimum building layout plans and a single page building plan are required to comply with FSER requirements.  Also, if not already undertaken, CoL should ensure layout plans and a single page building plan have been uploaded to the LFB high rise portal in compliance with FSER regulation 6.	<b>Medium</b>	<b>C</b>		
<b>2, PPM records.</b>	No statutory testing and maintenance records provided within 21 days of completing the fire risk assessment.	CoL should review their maintenance and testing records to ensure that appropriate arrangements are in place for the following: <ul style="list-style-type: none"> <li>• The 5-year fixed electrical wiring inspection.</li> <li>• Thermographic inspection of fixed electrical system.</li> </ul>	<b>Medium</b>	<b>C</b>		

		<ul style="list-style-type: none"> <li>• The Lightning Protection System (annual).</li> <li>• Inspection records of communal and flat entrance fire doors</li> <li>• Annual Inspection of Lightning Protection.</li> <li>• Dry Riser 6 monthly and Annual Inspection</li> <li>• Emergency Lighting</li> <li>• Lift which has some firefighting features.</li> <li>• Routine checks of fire service override switched to the controlled access door to the building.</li> <li>• Sprinkler System (newly installed).</li> <li>• Evacuation Alert System/EACIE (newly installed).</li> </ul>				
<b>3, 1<sup>st</sup> floor, Flat entrance door</b>	The flat entrance door appears to have been subject to a forced entry and is damaged beyond repair	Although the door is suspected to be a notional 30-minute fire door the door is badly damaged and would no longer provide the required level of fire resistance. The door s	<b>xx</b>	<b>xx</b>		
<b>4, 3rd floor, internal staircase, lobby door to Flats 38 &amp; 37.</b>	On the 3rd floor, the lobby door was not self-closing fully as it was catching on the door latch.	The lobby door should be adjusted/repared to ensure that the door self-closes fully into its frame when released from any angle.	<b>Medium</b>	<b>C</b>		

<p><b>5, Internal balcony escape stair.</b></p>	<p>Some of the glazing between the residents' balconies and the internal escape staircase has signs of damage/cracks so may not achieve 30-minutes fire integrity.</p> <p>This was identified on the landing between the 11<sup>th</sup> &amp; 10<sup>th</sup> floors.</p>	<p>In the areas identified, it is advised that damaged glazing is replaced with a glass providing at least 30 minutes fire resistance.</p>	<p><b>Low</b></p>	<p><b>D</b></p>		
<p><b>6, Externally accessed, Electrical Intake room.</b></p>	<p>There appear to be breaks in compartmentation where sprinkler pipework and cabling passes through the compartment wall of the electrical intake room.</p>	<p>Any breaks in compartmentation in the electrical intake room should be appropriately fire stopped to provide a minimum of 60 minutes fire resistance.</p>	<p><b>Medium</b></p>	<p><b>D</b></p>		
<p><b>7, 1st floor, lobby to Flat [Redacted].</b></p>	<p>Above the fire door to the telecom's riser, the boxing-in and fire stopping above the riser door has been removed.</p>	<p>The firestopping above and riser fire door and riser covering/boxing-in should be reinstated to maintain the fire resistance of the telecoms/service riser and the flat access lobby.</p>	<p><b>Low</b></p>	<p><b>D</b></p>		
<p><b>8, 11th floor, internal stair, lobby door opposite flat 12 &amp; 14th floor, lobby door to Flats [Redacted].</b></p>	<p>On the 11<sup>th</sup> floor, the handle of the lobby door is difficult to open and on the 14<sup>th</sup> floor the handle is loose (it came off in the hand when trying to open the door)</p>	<p>In the areas identified, the door handles and latches and self-closer should be adjusted, repaired or replaced to ensure that these doors are readily &amp; immediately openable.</p>	<p><b>Low</b></p>	<p><b>C</b></p>		

<p><b>9, Internal staircase, gate to the rooftop.</b></p>	<p>The security gate at the top of the stair can only be secured with a key. If locked when working on the rooftop/lift motor room, a key would be necessary to unlock the gate and escape.</p>	<p>Advised that a thumb turn lock is fitted to the escape side of the door which will enable those working on the rooftop or lift motor room to open the gate without the use of a key.</p>	<p><b>Medium</b></p>	<p><b>D</b></p>		
<p><b>10, Flat Entrance Doors</b></p>	<p>A large majority of the flat entrance doors are still the original notional 30-minute fire doors which are not fitted with a self-closing device.</p> <p><i>It is understood that all these flat entrance doors are to be replaced as part of the current fire door replacement program on the Avondale Estate.</i></p>	<p>Short term - if not already undertaken the original doors to these flats should be inspected to check that as a minimum they would provide a notional 30 minutes fire resistance and are fitted with a functioning self-closing door.</p> <p>Medium Term,- it is advised that all of the flat entrance doors are replaced with a certified FD60S Gerda fire door set to provide the same level of fire protection on all other floors.</p>	<p><b>Medium</b></p>	<p><b>C</b></p>		
<p><b>11, Entrance to the building</b></p>	<p>The dry riser inlet sign is damaged/faded.</p> <p>Also, within the entrance lobby there is no additional signage indicating the exact location of the dry riser inlet.</p>	<p>Advised that, the dry riser sign is replaced. It is also recommended that the text on the sign is amended to state the inlet is in the staircase enclosure or a dry riser sign placed on one of the fire doors between the entrance lobby and the internal staircase</p>	<p><b>Low</b></p>	<p><b>D</b></p>		

		(which is where the inlet is located).				
<b>12, External, Fire Service Inlet.</b>	The newly installed external inlet to the side of the building is not signed to indicate its purpose. It is suspected that this is an inlet for the fire service to boost the building's sprinkler system. However, it could easily be mistaken for the dry riser inlet which is located within the entrance to the building.	To prevent confusion as to whether this inlet is for the dry riser or the sprinkler system, the inlet should be clearly signed to indicate which system it is connected to.  If not already undertaken, The FSM plans for the building should also be updated to include this inlet position.	<b>Medium</b>	<b>C</b>		
<b>13, Building Entrances or Entrance Lobbies.</b>	No signage prohibiting smoking identified on either the entrance doors, or within the entrance lobbies to building.	Signage prohibiting smoking should be clearly displayed on the entrance points to the building or within the ground floor entrance lobbies.	<b>Low</b>	<b>D</b>		
<b>14, 3rd Floor, lobby to flats [redacted]</b>	Timber was being stored within the communal lobby.	The timber should be removed from the lobby and appropriately disposed of. CoL should inform residents that combustible items/bulk waste must not be stored in the communal areas of the building.	<b>Low</b>	<b>C</b>		

<p><b>15, Wayfinder Signage</b></p>	<p>There is no wayfinding floor level &amp; flat number signage in either stair or in the flat/lift lobby opposite the lift doors</p>	<p>To comply with FSER requirements for wayfinding signage for firefighters, floor level signage and signage identifying the flat numbers must be displayed on each landing of the stairwell. In addition, lobbies containing lifts with firefighting features should also be fitted with floor level and flat number signage, fitted opposite the lift so firefighters are immediately able to identify the flats and floor level without leaving the lift.</p>	<p><b>Medium</b></p>	<p><b>D</b></p>		
<p><b>16, Fire detection system, alarm control panel.</b></p>	<p>At the time of the assessment the building's fire detection system indicated a fault/activation in the bin store.</p> <p>CoL staff on the estate indicated there have been several nuisance activations as a result of smoke vapors from flats of smokers, which are being caused when the residents open their flat entrance door and the smoke vapors from within the flat activate the smoke detector in the communal lobby.</p>	<p>The fault on the fire detection panel should be rectified.</p> <p>If there have been multiple nuisance alarms with this system, it is advised that these are investigated to determine the root cause and establish whether an alternative detector type such as, a multi-sensor could help in minimizing the nuisance/false activations.</p>	<p><b>Medium</b></p>	<p><b>C</b></p>		

<p><b>17 Resident Engagement</b></p>	<p>Since the previous assessment the RRO has been amended and requires the RP to provide residents with additional fire safety information (this is in addition to the FSER requirements)</p>	<p>If not already in place, CoL so review the information provided to residents to check that it is in compliance with Article 21A of the Regulatory Reform (Fire Safety) Order 2005 (as amended by Section 156 of the Building Safety Act 2022)) - The responsible person must give residents of the domestic premises comprehensible and relevant information about the relevant fire safety matters. Guidance can be obtained from Check your fire safety responsibilities under Section 156 of the Building Safety Act 2022 - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>).</p>	<p><b>Medium</b></p>	<p><b>D</b></p>		
<p><b>18, External Façade</b></p>	<p>There appear to be coloured panels between the flat windows including on the annex which are designed to look similar to a composite spandrel panel.</p> <p>This FRA does not include a Fire Risk Appraisal External Walls (FRAEW) as defined by PAS9980. Assessment of the</p>	<p>From what can be ascertained from a visual non-intrusive observation from ground level, the building appears to have an external wall system (e.g., cladding, insulation) or “specified attachments” which could potentially increase the risk of external fire spread. The fire risk appraisal of the external walls and any cladding is excluded from the scope of this current fire</p>	<p><b>Low</b></p>	<p><b>D</b></p>		

	<p>fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise.</p>	<p>risk assessment, as this is outside our expertise and/or there is insufficient information available. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building. This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<a href="https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html">https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html</a>). This assessment by specialists should be carried out in accordance with PAS 9980.”</p>				
<p><b>19, FSER maintenance/ test records.</b></p>	<p>No records were provided to demonstrate compliance with Regulation 7 of the Fire Safety (England) Regulations 2022 (FSER) which requires</p>	<p>Ensure monthly checks are completed of lifts and “essential firefighting equipment” i.e.</p>	<p><b>Medium</b></p>	<p><b>C</b></p>		

	monthly checks to be made of lifts and essential firefighting equipment.	<ul style="list-style-type: none"> <li>• Dry Riser (inlets and outlets)</li> <li>• Firefighting lifts</li> <li>• Fire Detection System</li> <li>• Sprinkler Systems</li> <li>• Evacuation Alert System</li> </ul> <p>Any faults should be reported to LFB in accordance with FSER requirements.</p>				
<b>20, Ground floor, externally accessed plant room.</b>	CoL do not have access to the Electrical Substation so access to this area of the building was not possible.	As there is no access to the electrical substation it is advised that CoL request confirmation from the energy provider that the compartmentation between the plant room and the residential accommodation is impermeable and that any plant and equipment is appropriately maintained and tested.	<b>Low</b>	<b>D</b>		
<b>21,14th floor, the bin hopper in lobby to Flats 25-25</b>	The bin hopper is not closing. Considered low risk due to the addition of sprinkler protection in the bin room however, the bin hopper should still seal to prevent the passage of smoke/fire.	The bin hopper should be repaired/adjusted to ensure that it closes fully minimising the risk of smoke from a bin room fire spreading into the protected lobby.	<b>Low</b>	<b>C</b>		

<b>22, Entrance door to Flat [Redacted]</b>	The flat entrance door has been replaced with a GRP (composite) door. Some fire doors of this type have failed recent government tests. It was not possible to confirm the compliance of this door.	Either ensure the door is replaced under the forthcoming flat entrance door programme or confirm, that the door meets current fire safety standards for an FD30S self-closing fire door.	<b>Low</b>	<b>D</b>		
<b>23, Externally Accessed, Electrical Intake Room</b>	The Co2 fire extinguisher in the electrical intake room did not appear to have been maintained since June 2023 so is now a month overdue. Also, the extinguisher does not have a dedicated extinguisher point and is located on the floor.	Ensure that the fire extinguisher in the lift motor room is maintained annually by a competent person.  Advised that the Co2 fire extinguisher is wall mounted and signed.	<b>Low</b>	<b>C</b>		
<b>24, 1st floor, internal stair landing</b>	There are air transfer grills (ATGs) between then flats and internal stair. There was no access in the flats to check these installations and confirm if they are suitably fire protected. The vents are possible connected to the gas supply to these flats.	The purpose of the air transfer grills requires further investigation. It should be insured the ATGs don't provide a route for fire to enter from the flats into the common areas. For example, if ATGs are necessary for ventilation such as a gas main, the pipe should be within an internal riser which provides 60 minutes fire resistance or as a minimum the ATGs should have a fire damper.	<b>Low</b>	<b>D</b>		

<p><b>25, External Escape Stair, between 1st &amp; 2nd floor level.</b></p>	<p>The push to open sign on the exit door has delaminated so is no longer eligible.</p>	<p>The push to open sign should be replaced so that it is clearly legible.</p>	<p><b>Low</b></p>	<p><b>C</b></p>		
<p><b>26, External, electrical intake cupboard</b></p>	<p>Leaves and rubbish have blown into the electrical intake cupboard.</p>	<p>The electrical intake cupboard should be cleared of all leaves and rubbish.</p> <p>Measures should be implemented to ensure that the electrical intake room is regularly cleaned to prevent a building up of combustible material.</p>	<p><b>Low</b></p>	<p><b>C</b></p>		

## Action time frame in accordance with CoL service level agreements

Table One Priorities for remedial action listed below; -  
& time frame.

Recommend priority code

Priority Action AA	Immediate action taken whilst on site attendance.	(P1) 2-hour
Priority Action A	Immediate action required	(P2) 24 Hours
Priority Action B	Action required in the short term	(P3) 4 Days
Priority Action C	Action required in the short term	(P4) 28 Days
Priority Action D	Remedial action required in the long term	3 Months.
Priority Action E	Action to be considered when refurbishing	Project Planning Stage
Priority Action H/S	Health & Safety Information	(P2) Action 24 hrs.
P3A over weekend when attendance will wait until Monday for attendance not warranting a 24hr P2.		

### Additional Comments to the assessment:

### Fire Risk Assessment reviews (CoL use only)

*This Fire Risk Assessment should be reviewed annually and whenever there is a material change in the use of the premises or part of the premises (including numbers of occupants) or when significant structural or layout changes to the premises are proposed or carried out. The table below is provided for the 'Responsible Person' at the premises to maintain a record of reviews and provides space for simple comments. If the review indicates significant change, then a new complete Fire Risk Assessment by our professional assessment providers should be carried out and fully documented.*

Date	Reason for review	Results / Comments	Name, Position & Signature

## Appendix One

### Pre-Survey Questionnaire

#### Information Required Pre-Site Visit (21 days)

List of restriction applied by Building Control, Planning & Heritage interest impinging on the risk assessment.	
Salvage and Business Continuity of the building	
Structural alteration of the property, any project works being undertaken at the time of the assessment which could impinge on the assessment decision.	
Change of use of the property/process undertaken.	
Planning permission for new structures nearby.	
Structural use of decorative timber cladding/aluminum.	
Change in use of activities of the premises.	
Alcohol use on site by staff off duty or visitors.	
Unfamiliar surrounding for staff or visitors.	
Number of disabilities of staff/visitors.	
Surrounding risks which have the likelihood to affect business continuity of the premises.	
Building Fire Strategy for the site: <ul style="list-style-type: none"> <li>• Means of Warning and Escape</li> <li>• Emergency lighting and Signature</li> <li>• Internal Fire Spread (lining)</li> <li>• External Fire Spread (structure)</li> <li>• Fire Service Access</li> </ul>	
Fire Management Plan covering: <ul style="list-style-type: none"> <li>• How you manage fire safety day-to-day</li> <li>• PEEPS, particularly in housing the procedures for residents to follow in the event of Fire (stay put policy)</li> <li>• Number of Safety/Fire Marshall to cover site.</li> <li>• Method of calling the Fire Service</li> <li>• Full site evacuation plans, gas escape, planned and unplanned power failures.</li> <li>• Route for emergency service personnel and vehicles to the premise's day &amp; night with the expected pre-determined attendance time from local authority fire station and works fire service i.e. Heathrow Animal Reception Centre. (HARC).</li> </ul>	
Security onsite covering: <ul style="list-style-type: none"> <li>• anti-social behaviour</li> <li>• Protection from the threat of arson</li> </ul>	

<ul style="list-style-type: none"> <li>• CCTV-log</li> </ul>	
Secondary/Life Safety power generation on site.	
Permit to work system: <ul style="list-style-type: none"> <li>• Hot work permits to (CoL guidance note)</li> <li>• Roof Access</li> <li>• Fire Stopping Register for (internal &amp; external contractor works/repairs)</li> <li>• Hazards introduced by contractors (<i>Acetylene cutting is not permitted on sites</i>).</li> </ul>	
Occupants in satellite buildings under the control of the site.	
Commercial Shop Units to detail areas of: <ul style="list-style-type: none"> <li>• Location</li> <li>• Floor area</li> <li>• Activities undertaken.</li> </ul>	
Listed building (grade 1 or 2 or code ABC)?	
Entertainment licences in force <ul style="list-style-type: none"> <li>• Seasonal activity undertaken by the site which affects the fire risk assessment</li> </ul>	
Fire Detection & Alarm Systems installed. Type and description including operation, fire detection and alarm interfaces with zone plan.	
List of enforcement/deficiency actions out-standing matters.	
AFA automatic fire alarms, AFA History of calls in rolling 12-month period of unwanted fire signals.	
Salvage /disaster recovery plans.	
Floor marking of wheelchairs in seating areas.	
Previous history of fires on the site over 20-year period	
Fire Safety arrangements which are in place including compromised fire safety due to external safety related event occurring (Terrorist Marauding) improvised devices.	
Fire Assembly Points suitable with alternative secondary available.	
Firefighting systems incorporated within the premises e.g. Pressurised staircases, Fixed installation water or gas systems, firefighting mains, Protection for Fire-Fighters	
COMAH sites within 800m	
COSHH cabinet on site Cleaning products	
Acetylene cylinders used within 250M	