Colechurch House, Avondale Square Estate, SE1 5EU

The City of London Corporation

External Fire Risk Assessment

Prepared by:

Turner & Townsend

One New Change, London EC4M 9AF

Site information

Building Name Colechurch House
Building Ref TBC
Division Department of Community & Children's Services.
Estate Avondale Estate.
Property Name Colechurch House
Property Ref TBC

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

Name of the person: David Weston **Department name** DCCS (Housing)
Telephone 0207 332 6555 **Mobile:** 07801890209
Email address: David.western2@cityoflondon.gov.uk

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.

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

Event planner for the site when applicable: -

Direct contact details: - Not Applicable **Department name**

Office **Mobile:**

Email address: @cityoflondon.gov.uk

Assessor details

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

Telephone **Mobile:** 020 7544 4000

Email address: paul.boughton@turntown.co.uk

Date of the assessment : 3rd May 2024

Date of first draft reviewed : 7th June 2024

Date when finalised **:** 7th June 2024

Date sent to premises controller: *:* 12th July 2024

Date of next assessment : (Use aide-mémoire 2) 3rd May 2025

Report Signed by Assessor Signature: P Boughton

Print Name: Paul Boughton

Date: 17/06/2024

Name of Assessors reviewer: Ian Wilkinson

Signature of Assessor reviewer

Date of Review I Wilkinson Date: 05/07/2024

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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 all the flat entrance doors, having been replaced with certified FD60s GERDA fire door sets. 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**.

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 obtained by email. The response was obtained from David Western the Estate Supervisor for the Avondale Estate.

The fire risk assessment was undertaken by Paul Boughton on 03.05.2024 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 by informal questioning of staff where necessary.

Note – There was no access to the bin room or roof void above the common stairs.

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:

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 manged with acceptable housekeeping.

  On the ground floor, Block 1-22, the riser cupboard next to Flat 2, is full of rubbish/storage. **See Action 16**

  Directional signage was considered to be adequate.

- *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 are 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 including on the annex 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**

- *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.

- *Are there inductions for staff and contractors?*

  It is understood that the induction and control process for contractors is under review as of September 2023.

- *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.

- *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 RRO 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 19**

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

  The direction signage in the building was acceptable. The building has a simple means of escape having with each block having a single internal escape stair.

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

  The bin hoppers open directly into the internal flat/lift lobbies and the base of the bin chute is not fitted with an automatic fire damper or a suppression system. **See Action 4**

  On the 5th floors, Block1-22 & 23-44, the bin chute hopper was hopper not closing fully. **See Action 8**

  The fire extinguishers in the ground floor electrical intake cupboards are located on the floor of the cupboard, there is no designated extinguisher point or signage. **See Action 17**

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

To implement the FSER fire door check requirements, the estates officer will be undertaking 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)*

  The flat entrance doors have recently been replaced with FD60s Gerda fire doors with internally mounted overhead closers. The entrance doors to Flat No. [redacted] were checked and found to be secured on three hinges and fitted with an overhead self-closer which with the exception of Flat [redacted] effective at closing the doors.

  The FD60S Gerda entrance door to Flat [redacted] had a loose external handle which could be detected from the door. The door was also not self-closing fully into the frame of the door. **See Action 7**

  In Block 23-44, 4th floor, the notional lobby fire door is not closing fully into the frame of the door. **See Action 10**

- *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 i-auditor. 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 installs 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 jeopardy 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 CoI 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; the building has a controlled access system on the main entrance doors and the bin rooms are secured with an FB padlock.

- *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 reported.

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

  On the 10th floor, there are gap between the notional 30 minute glazing and dry rising main where it passes from the stair into the lobby. **See Action 6**

  At ground floor level some glazing in the partition between the lobby and escape stair appears to have been replaced with a yellow tinted glass which is not wired glazing and is unlikely to be 30-minute fire resisting. **Action 5**

  In Block 1-22, 1st floor lobby, paint was found to be delimiting from the ceiling**. See Action 9**

  As all the service riser doors which run either side of the lift lobby, have been replaced with certified FD60S Gerda fire door sets, CoL have designated these riser as protected shafts so service only require to be fire stopped where they pass horizontally from the riser and at the base and top of the protected shaft.

- *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 20.**

Description of site

Colechurch House is an 11-storey purpose-built general needs residential block of flats, split into two separate blocks (1-22 and 23-44 – a total of 44 flats). The building has two separate stairways, that are

connected via a roof top escape route. The building is above 11m in height so under the FSER is a classified as a High-Risk Residential Building (HRRB).

The building appears to be constructed with concrete frame, floors, and stairs. The façade is largely concrete with glass cladding to the stairways. The building has a flat roof. Flats have recessed concrete balconies. It is understood that the building was constructed in the 1960s.

Externally at ground floor level there is a central secure tenant shed area that provides access to two bin chute rooms and a cleaner's storeroom.

Each internal half of the building is arranged as follows –

- Ground floor with entrance leading to a lift lobby (with a single passenger lift) off which there are two flats, an electrical intake cupboard, a gas cupboard and what is understood to be a store cupboard (no access was possible).

- Floors 1-10 each have a lift lobby providing access to two flats, a telecoms/electrical riser and a bin chute hatch. The lobby is separated from the stairway by a wired glass partition.

- Roof level – Internal lift motor room. A door leads onto the flat roof which provides access to two water tank rooms. There is also access to the roof top door from the other stairway, so providing a secondary means of escape.

- The stairway descends from roof top level with a exit at ground floor level direct to the outside.

The stairways each contain a Dry Rising Main with outlets on every landing. The Dry Riser inlets are located externally.

Smoke ventilation –

- Ground floor lobbies are ventilated by a single louvered Permanently Open Vent (POV).

- On floors 1-10 the lobbies are ventilated by two louvered POVs.

- There are two POVS at the heads of each stairway and also a POV on the roof level stair landings. Each stairway also has openable windows at each floor level.

Use of Site

Purpose-built general needs residential block of flats.

Passive Fire Precautions

Flats entrance doors
Since the previous fire risk assessment, the flat entrance doors have been replaced with certified FD60S self-closing Gerda fire door sets.

Common area fire doors
The electrical intake cupboard on the ground floor and the service riser doors in the flat lobbies have been replaced with a certified FD60s Gerda fire door set.

The lobby doors between the flat/lift lobby and the escape/firefighting stair are at best a notional 30-minute fire rated partition/screen with wired glazing and a notional glazed 30-minute fire door fitted with an

overhead closer. Whilst the existing screen/doors and partition does not meet current standards for a firefighting stair, the FD60S fire doors fitted to the flats will provide some compensatory to offset the lower level of protection to the single/escape firefighting stair.
Providing the existing notional 30-minute fire resisting doors and partitions are maintained in an acceptable condition, 30 minutes protection of the firefighting stair is considered tolerable. However, longer term consideration as part of the building's safety case should be given to renewal of the existing screens to improve the level of fire protection to each staircase.

4th floor, Block 23-44, the lobby/stair door is not closing fully into the frame of the door. Typically catching on the latch. **See Action 10**

On the 9th floor, Block 23-44, one of the wired glazed panels in the lobby partition has been smashed. **See Action 11**

Construction of flats
The walls between flats and the internal lobby are a masonry wall which if imperforate would provide at least a notional 60 minutes fire resistance.

Smoke ventilation.
The stairways each have two Permanently Open Vents (POV) at the head of the stairway. The stairways also have manually openable windows at each landing.

The lobbies have louvered POVs either side of the stairway enclosure.

In Block 23-44, 4th floor, communal lobby. clear plastic sheeting has been installed over the smoke ventilation to the lobby. **See Action 14**

Facilities for fire fighters
On the 8th floor, communal lobby, Block 1-22, a telecom/data cable above the door to the lift has come loose. **See Action 3**

Dry Rising Main
Each stairways is fitted with a Dry Rising Main with its inlet outside the building and outlets on every floor. The outlets are located within the stairway.

Block 1-22, the external dry riser inlet signage has faded so is no longer legible. **See Action 12**

On multiple floors the strap securing the dry riser valve in the closed position was either broken or missing from the dry riser outlet. Block 1-22, 11th (plant room level), 10th to 6th floors, 4th,3rd & 1st floor level, Block 23-44**,** 11th (plant room level),8th to 4th floors, 1st floor level. **See Action 13**

Fire Fighters Switches
Firefighters override switch, is located at the entrance to the building. This was tested with a drop key and was working at the time of the assessment.

Lifts
Both lifts are fitted with a fire-fighters control switch.

Wayfinder Signage

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

Secure Information Box (SIB)

A SIB is located to near to the entrance to Block 1 to 22.

Active Fire System

Fire Alarms

In accordance with fire safety guidance, as the building is a purpose-built block of flats designed to support a stay put evacuation strategy, the common areas of the building are not fitted with a fire alarm system.

Emergency Lighting (EML)

EML is fitted throughout the common areas (stairway) and appeared to be satisfactory.

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. 2nd 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.*

Ref No. Location:	*Observations*	*Recommended further action*	*Risk Rating Low Medium High*	*Priority Level (please refer to table 1)*	*Action by Whom & When (Person task with action by premise controller*	*Date Completed*
1, Secure Information Box (SIB)	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 and FSER requirements, a 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.	**Medium**	**C**		
2, PPM records.	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: • The 5-year fixed electrical wiring inspection. • Thermographic inspection of fixed electrical system. • Inspection records of communal and flat entrance fire doors • Annual Inspection of Lightning Protection.	**Medium**	**C**		

		• Dry Riser 6 monthly and Annual Inspection • Emergency Lighting • Lift (with firefighting features). • Routine checks of fire service override switched to the controlled access door to the building.				
3, 8th floor, communal lobby.	A telecom/data cable above the door to the lift has come loose.	The cable should be secured to the wall/ceiling with a fixing which maintain the cable even in a fire condition.	**Low**	**D**		
4, Bin Chute.	The bin chute hatch opens directly into the stairway. The base of the bin chute is not fitted with automatic fire damper or a suppression system.	In accordance with the relevant guidance (Fire Safety in Purpose Built Blocks of Flats), an automatic fire-resisting shutter should be fitted at the base of the refuse chutes to restrict the spread of fire and smoke from a fire in the bin room. The shutters should, as a minimum, be operated on a fixed temperature fusible link.	**Low**	**E**		
5, Grd floor, Escape Stairs	At ground floor level, some glazing in the partition between the lobby and escape stair appears to have been replaced with a yellow tinted glass which is not wired glazing and is unlikely to be 30-minute fire resisting.	If the yellow tinted glass cannot be confirmed as providing a notional 30-minute fire resisting, it should be replaced with a material providing at least 30 minutes fire resistance.	**Low**	**D**		

6, 10th floor, lobby.	On the 10th floor, there are gap between the notional 30-minute glazing and dry rising main where it passes from the stair into the lobby.	The gap between the rising main and the wired glass should be appropriately fire stopped to maintain 30 minutes fire separation between the lobby and the staircase.	**Medium**	**D**		
7, Flat 38, Entrance Door	The FD60S Gerda entrance door to Flat [redacted] had a loose external handle which could be detected from the door. The door was also not self-closing fully into the frame of the door.	The handle to the flat entrance door should be either repaired or replaced to ensure that it is securely fixed to the door. The door should be adjusted/repaired to ensure that from any angle the door closes fully into the frame. This action was escalated to CoL on the day of the assessment.	**High**	**D**		
8, Block 23-52, 9th floor.	The bin chute hopper was not closing fully and the seal around the edge of the bin was damaged.	The bin chute hopper should be repaired or replaced so that it adequately closes/seals to prevent smoke/fire spread into the protected lobby.	**Medium**	**C**		
9, Block 1-22, 1st floor lobby	The paint on the ceiling was found to be delimiting from the ceiling.	The delimiting paint should be removed. If the areas. If the ceiling is to be redecorated the surface finish should achieve a B-s3, d2 fire rating for the surface spread of flame.	**Low**	**D**		

10, Block 23-44,4th floor r	The notional lobby fire door is not closing fully into the frame of the door. Typically catching on the door latch.	The notional lobby fire door should be adjusted/repaired to ensure that it closes fully into its frame.	**Medium**	**C**		
11, Block 23-44, 9th floor.	One of the wired glazed panels in the lobby partition has been smashed.	The damage glazed panel should be replaced appropriately repaired to maintain 30 minutes fire separation between the lobby and the staircase.	**Medium**	**C**		
12, Block 1-22, dry riser inlet	The external dry riser inlet signage has faded so is no longer legible.	The faded inlet sign should be replaced with a new dry riser sign so that the location of the inlet is immediately clear to the attending fire service.	**Low**	**D**		
13, Dry Riser Outlets, multiple locations.	On multiple floors the strap securing the dry riser valve in the closed position was either broken or missing from the dry riser outlet. Block 1-22, 11th (plant room level), 10th to 6th floors, 4th,3rd & 1st floor level, Block 23-44, 11th (plant room level),8th to 4th floors, 1st floor level.	In the location identified the strap securing the outlet valve in the closed position should be replaced.	**Low**	**D**		
14, Block 23-44, 4th floor communal lobby.	Clear plastic sheeting has been installed over the smoke ventilation to the lobby.	The plastic covering the smoke ventilation must be removed. Residents should be provided with information that the ventilation grills in the lobby form part of the buildings fire/smoke dispersal	**High**	**C**		

		strategy and must not be blocked off.				
15, Wayfinder Signage	There is no wayfinding floor level & flat number signage in either stair or in the flat/lift lobby opposite the lift doors	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. Wayfinding signage should designed and located in accordance with the guidance in Volume 1 of Approved Document B.	**Medium**	**D**		
16, Ground floor, Block 1-22, the riser cupboard next to Flat 2	The riser cupboard is full of rubbish/storage. The cupboard is secured with a Gerda Key so is not considered to be a residents storage cupboard.	Advised that all rubbish/storage is removed from this riser cupboard.	**Low**	**D**		
17, Ground floor, electrical intake cupboards.	The fire extinguishers are located on the floor of the cupboard, there is no designated extinguisher point or signage.	If it is CoL policy that CO2 fire extinguishers are to be provided in electrical intake cupboards, it is advised that a dedicated	**Low**	**D**		

		extinguisher point is created, and that the extinguisher is appropriately signed and either hung on a wall mounted bracket or located on an extinguisher stand.				
18, External Façade	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. 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.	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 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 (https://www.fia.uk.com/news/guida	**Medium**	**D**		

		nce-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html). This assessment by specialists should be carried out in accordance with PAS 9980."				
19, Resident Engagement	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)	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 (www.gov.uk).	**Medium**	**D**		
20, FSER maintenance /test records.	No records were provided to demonstrate compliance with Regulation 7 of the Fire Safety (England) Regulations 2022 (FSER) which requires monthly checks to be	Ensure monthly checks are completed of lifts and "essential firefighting equipment" i.e. • Dry Riser (inlets an outlets) • Firefighting lifts	**Medium**	**C**		

	made of lifts and essential firefighting equipment.	• Smoke control systems • Fire alarm system Any faults should be reported to LFB in accordance with FSER requirements.				

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 whist 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 consider 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: • Means of Warning and Escape • Emergency lighting and Signature • Internal Fire Spread (lining) • External Fire Spread (structure) • Fire Service Access	
Fire Management Plan covering: • How you manage fire safety day-to-day • PEEPS, particularly in housing the procedures for residents to follow in the event of Fire (stay put policy) • Number of Safety/Fire Marshall to cover site. • Method of calling the Fire Service • Full site evacuation plans, gas escape, planned and unplanned power failures. • Route for emergency service personnel and vehicles to the premise's day & night with the expected pre-determined attendance time from local authority fire station and works fire service i.e. Heathrow Animal Reception Centre. (HARC).	
Security onsite covering: • anti-social behaviour • Protection from the threat of arson • CCTV-log	
Secondary/Life Safety power generation on site.	
Permit to work system:	

• Hot work permits to (CoL guidance note) • Roof Access • Fire Stopping Register for (internal & external contractor works/repairs) • Hazards introduced by contractors *(Acetylene cutting is not permitted on sites)*.	
Occupants in satellite buildings under the control of the site.	
Commercial Shop Units to detail areas of: • Location • Floor area • Activities undertaken.	
Listed building (grade 1 or 2 or code ABC)?	
Entertainment licences in force • Seasonal activity undertaken by the site which affects the fire risk assessment	
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	