





### **Responsible Person:**

Chief Executive of the Royal Borough of Kensington and Chelsea

### **Building Owners/ Landlord:**

The Council of The Royal Borough of Kensington and Chelsea

### **Person Consulted during the Assessment:**

Mrs Claire Williams of the Tenant Management Organisation (TMO) of the Royal Borough of Kensington and Chelsea and resident's of this building.

### **Assessment completed by:**

Mr C Stokes, ACI Arb, FPA Dip FP (Europe), Fire Eng (FPA), NEBOSH, FIA BS 5839 Part 1 System Designer, BS 5839 Part 6, Competent Engineer BS 5266, IFE Assessor /Auditor (FSO). 19 years Fire Safety experience with local Fire Authority, in enforcement and auditing roles, 7 years as an independent fire risk assessor. Member of the construction industry CPD certification Service for 13 years. Professional indemnity insurance cover provided by Hiscox. Enhanced CRB checked.

Contact details: [carlstokes@firesafety-consultant.co.uk](mailto:carlstokes@firesafety-consultant.co.uk) or [REDACTED]

### **H M Government Guide used:**

Sleeping Accommodation

Local Government Group Fire safety in purpose-built blocks of flats (July 2011)

### **Any other guides that may be relevant:**

Building Regulations 2010 Approved Document B (Volume 2) inc FPA information  
Managing Agents management policy's, procedures and associated documentation  
LACoRS (now Local Government Regulation) Housing Fire Safety Guidance

### **Any other legislation that could make requirements for fire precautions in the building.**

The Equality Act 2010

### **Building Information**

This fire risk assessment was carried out when the building was in normal use and only a visual inspection has been undertaken of the buildings structure and no invasive structural investigation was undertaken to complete the risk assessment. If there was any concern about hidden structural damage or lack of structural integrity of the buildings structure this will be raised with the landlords and commented upon within the following report. As far as I am aware the construction and any refurbishments of this building have gone through the Building Regulations process. Information has been gathered from the buildings occupants and employees of TMO and from an analysis of documents provided by TMO.



additional contribution to the fire risk.

**Use and Layout of the Building:**

On each of the original 20 residential floor levels of this building there are six self contained private residential apartments, there have been 9 additional flats created in this building, now giving a total of 129 dwellings in the whole building. This building is located off a public road, there is a private service road to the left hand side of this building and hard standing areas at the rear. On the right hand side it is presently the contractors site area, this will become a children's play area. Access to this building is from the street level/ground floor entrance hall area. The walkway to Grenfell Walk is still in place, but now not in use, this floor level is called the "Walkway level".

Parts of the ground floor level and the 2 floor levels above along with the parts of the basement boiler room area are still under the control of the contractors, Rydons.

At the roof level, which is accessed from the buildings protective staircase is the lift motor room, plant rooms, water tanks and an Ambulance communications room.

The individual apartments are accessed from the internal flat/lift lobby areas on each residential floor level, there is a self closing fire door which separates the flat/lift lobby areas from the protected staircase enclosure. There is a purpose built domestic refuse chute in this building with the openings on each residential floor level in a refuse chute room. The refuse chute rooms are fire separated from each flat/lift lobby area by a 30 minute self closing fire rated door.

On the ground floor level there is an electrical sub station, the buildings electrical room and the bin room, the two lifts in this building service all the residential floor levels including the new floor levels. Both are evacuation/fire-fighting lifts so can be used for disabled evacuation if needed. The bin room is on the ground floor level and the electrical substation are externally accessed.

The TMO have plans/drawings showing the layout of this building, none are attached to this fire risk assessment, these plans/drawings will need to be updated.

**The evacuation strategy for this building:**

**For the residential areas of this building:**

For the residents of this building there is a "stay put" evacuation strategy, this means the residents can remain within their own dwelling during a fire incident in this building unless the fire is in their dwelling or that their dwelling is otherwise affected by the fire. In which case they should immediately evacuate their dwelling and call the Fire and Rescue Service. The Fire Service or TMO employees will arrange for a general evacuation of the whole building, at anytime if this is appropriate to do so. Alternatively the resident can leave their dwelling at anytime if they so wish to do so.

TMO has provided information to all residents in tenant's handbooks, via letters and briefing sheets of 'what to do in the event of an emergency' and articles on fire safety advice and emergency procedures are included in the resident's magazine called "Link".

Also articles are provided reminding tenants that they must not store items in communal areas nor cause obstructions to the means of escape, these articles are produced in the 7 major languages which have been selected as being most likely to meet the needs of the residents. The landlord relies upon the tenants to respond to





**The following rational is adhered to for the completion of this fire risk assessment**

From The Building Regulations, Section 1 of B1, Means of Escape from Flats, of Approved Document B Fire Safety (Volume 2) Incorporating Insurers Requirements for Property Protection.

*2.3 The provisions for means of escape for flats are based on the assumption that:*

- a. the fire is generally in a flat;*
- b. there is no reliance on external rescue (e.g. by a portable ladder);*
- c. measures in Section 8 (B3) provide a high degree of compartmentation and therefore a low probability of fire spread beyond the flat of origin, so that simultaneous evacuation of the building is unlikely to be necessary; and*
- d. although fires may occur in the common parts of the building, the materials and construction used there should prevent the fabric from being involved beyond the immediate vicinity (although in some cases communal facilities exist which require additional measures to be taken).*

From BS 9991: 2011 Fire safety in the design, management and use of residential buildings – Code of practice, section 0.2 Flats and maisonettes, General principles.

The provisions for means of escape for flats or maisonettes are based on the assumptions that: (the same as the Building Regulations apart from the end of a.)

- a. fire will occur within the flat or maisonette (e.g. not in a stairwell);*
- b. there can be no reliance on external rescue (e.g. a portable ladder);*
- c. the flat or maisonette will have a high degree of compartmentation and therefore there will be a low probability of fire spread beyond the flat or maisonette of origin, so simultaneous evacuation of the building is unlikely to be necessary; and*
- d. where fires do occur in the common parts of the building, the materials and construction used in such areas will prevent the fire from spreading beyond the immediate vicinity (although in some cases communal facilities exist which require additional measures to be taken).*

**Information for Londoners living in high rise properties, this information is provided by the London Fire and Civil Defence Service (LFB 's web site)**

**If you live in a flat or maisonette**

Flats and maisonettes are built to give you some protection from fire. Walls, floors and doors will hold back flames and smoke for a time.

If there's a fire outside of your flat, in another part of the building, you're usually safer staying in your flat unless heat or smoke is affecting you.

**Important relevant information**

**This reviewed Fire Risk Assessment (FRA) supersedes any previous FRA's in their entirety because of new guidance documents that have been provided by Government Departments and enforcement agencies since the original FRA's were compiled. In particular the fire safety guidance document produced by the Local Government Group Fire safety in purpose-built blocks of flats dated July 2011 and the amendment of September 2011. This also includes determinations issued by the Secretary of State concerning the Fire Safety**

Order in particular the one about the retrospective fitting of cold smoke seals on fire rated doors. The reports, including the Coroner's ones issued after the Lakanal House fire (Camberwell London) , Shirley Heights fire (Southampton) and the Prestatyn maisonette fire (North Wales) have been studied and where relevant any information contained within these reports has been incorporated into this FRA.

Any other relevant information on this premises

The TMO tenanted flats in this building have been fitted with new flat entrance door sets as part of a larger door replacement programme undertaken by the TMO. These new door sets for the tenanted flats have 30 minute certified fire rated self closing doors which meet the requirements of the Building Regulations. If there is any glazing in the new doors it is fire rated along with the letter box and/or spy hole if fitted to these new doors, cold smoke seals are fitted as standard, there is a level threshold for compliance with Part M of the Building Regulations. A key is not needed to open these new flat entrance doors from the internal face of the door again complying with Building Regulation requirements. Information on these new doors which also have acoustic, safety and security properties (PAS 23 and 24) as well as fire along with the fire certification documentation is held at the Hub in the TMO offices. Please see section 12 of the main document for more information on this topic.

Any other relevant information on this premises

The three lower floor levels of this building and the basement area are currently under the total control of contractors, Rydon's who are finishing off construction work creating new residential dwellings on the floor levels where offices were previously located. The children's nursery and the boxing club areas are also being refurbished along with work in the basement boiler room and on the ground floor level to create meetings rooms.

An audit, under The Regulatory Reform (Fire Safety) Order 2005 (FSO) was undertaken in this building by Fire Safety Inspecting Officer Matthew Ramsey of the London Fire Brigade, with a Notification of Fire Safety Deficiencies being issued. This Notification of Fire Safety Deficiencies was issued by London Fire and Emergency Planning Authority (LFEPA) on the 24<sup>th</sup> March 2014, the LFEPA reference is 12/20696/jf.

A copy of this Deficiency Notice is held by the TMO Health and Safety team based at The Network Hub 300 Kensal Road, there were three requirements on this Notice these are:

1. A system of monitoring should be implemented for the smoke ventilation system installed on the flat/lift areas and a maintenance schedule put in place so the system is kept in good working order.

As part of the construction work a new automatic opening ventilation system has been installed in this building.

2. A maintenance schedule should be put in place for the emergency lighting system installed in this building and the system kept in good working order.



















there did not appear to be any leaks of oil or other types of liquid from any plant or machinery.

At the roof level in one of the plant rooms the new extraction system for the flat/lift lobby areas has been installed, this was last serviced on the 4<sup>th</sup> April 2016.

**6. COOKING and LAUNDRY FACILITIES**

**YES NO N/A**

Are reasonable measures taken to prevent fires as a result of cooking?

Is there a suitable design and layout of the cooking area?

Are reasonable measures taken to prevent fires if any laundry facilities are located in the building?

Are any filters changed or cleaned on a regularly basis if fitted in any cooker hoods or tumble dryers in laundries?

Are any filters changed and ductwork cleaned on a regular basis in any kitchen/laundry extract systems?

Are there suitable extinguishing appliances available?

Comments or observations:  
:

There are no cooking or laundry facilities located in the common parts of the residential areas of this building, this assessment is covering the residential areas only. Parts of the basement, the street level and the 2 floor above the street level are under the control of the contractors. There maybe cooking areas within this area of the building, but this will be covered by the contractors Fire Risk Assessment (FRA). Kitchens are located in each residential dwelling in this building with the occupier being responsible for the maintenance of these domestic cooking areas and also any laundry equipment contained within their dwelling.

**7. LIGHTNING**

**YES NO N/A**

If a lightning protection system is installed on the building does it look in good condition?

Comments or observations:

This building has a lightning protection system installed on it, from the information provided by the TMO engineer this system is on a planned preventive maintenance contract with an external contractor, Redpath Buchanan Limited. With the records kept centrally in the "Hub" in Kensal Road. Where the system was visible and accessible a visually inspected was undertaken and there appeared to be no obvious defects, there was limited access to the open roof area because of the mobile telephone masts located at the roof level of this building.







**10. DANGEROUS SUBSTANCES**

**YES NO N/A**

If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments or observations:

There are no dangerous substances stored or used in the common parts of this building covered by this FRA, this risk assessment has not taken into account any substances that may be within any domestic dwelling, but there are clauses in the tenancy agreements to restrict such substances. There maybe dangerous substances in the contractors controlled areas but again this will be covered by the contractors Fire Risk Assessment.

**11. PEST CONTROL**

**YES NO N/A**

Is there suitable control of any pest infestations?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments or observations:

The building does not have any problems at the present time with rats, pigeons, squirrels or other rodents or insects but this issue is kept under review to mitigate any damage that these types of vermin could cause to the fabric or structure of the building and electrical cabling or wiring. If droppings or guano are noticed then action can be taken to inform the pest control company employed by TMO to monitor the pest situation and measures will be taken to eradicate the problem. Where pigeon netting has been erected to cover the flat balconies, from a visual inspection from the ground there appeared to be no areas where this pigeon netting was damaged and it appeared to be well fitted, at the time of this assessment. There was no access to each flat balcony as these are private areas but the pigeon netting where fitted, is only covering the balcony opening it is therefore not obstructing any doors from the flat onto the external balcony area.

**FIRE PROTECTION MEASURES**

**12. MEANS OF ESCAPE FROM FIRE**

**YES NO N/A**

It is considered that the building is provided with reasonable means of escape in case of fire?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Is the design of the escape routes adequate?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Is there suitable protection of escape routes?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Are the escape routes unobstructed?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Are the escape routes suitable for buildings occupancy?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Do the escape routes lead to suitable final exits?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	YES	NO	N/A
Are there reasonable travel distances, both in a single and alternative direction, if applicable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are travel distances in dead ends suitably limited?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are travel distances suitable for disabled people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there adequate provision of final exits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are exits easily and immediately openable where necessary?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where necessary do the fire exits open in direction of escape route?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do the final exit doors have appropriate securing devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do the dwelling entrance doors appear to be fire rated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are any other doors protecting the escape route suitably fire rated and in a good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where appropriate are any fire doors fitted with self closing devices and do these function correctly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are store and cupboard fire doors kept locked shut?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where appropriate are the doors/flaps to rubbish chutes or the fire doors to the rubbish chute rooms suitable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the floor covering suitable to prevent slips, trips and falls?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments or observations:

The original parts of this building appear to have been constructed in accordance with the Building Regulations at the time of construction with the layout of this building, the travel distances, the escape routes, the width of the escape routes and the exit appropriate for the present use. The means of escape routes in this building, the protected staircases leads directly to a final exit at its base. The exit route has been approved by the RBKC Building Control department and is a protected route to open air. The ground floor level entrance hall/lobby area and lift lobby area are two separate areas, again this arrangement has been acceptable by the Building Control Officer.

The buildings exit doors open outwards, in the direction of travel, as do all of the doors from the storey level flat/lift lobby areas on to staircase landings.

There was adequate protection for the means of escape routes from the building with no visual damage observed during the assessment, there are no openings off the staircase apart from the entrance/exit doors to each flat/lift lobby area.

Each flat/lift lobby area has the apartment entrance doors, the double doors of the newly constructed cupboards and the refuse chute room door off it.

To exit the building there is a push button over ride device to release the locking mechanism on the lift lobby area to entrance hall door and on the main entrance/exit door.

The tenanted apartments within this building had a few years ago their flat entrance doors replaced with new door sets. These door sets are self closing 30 minute certified fire rated doors which meet the requirements of the Building Regulations, if there is glazing in the new doors is fire rated. The letter box on these new doors is fire rated and cold smoke seals are fitted as standard, there is a level threshold for compliance with Part M of the Building Regulations. A key is not needed to open these new flat entrance doors from the internal face of the door again complying with Building Regulation requirements. Information on these new doors which also have acoustic, safety and security properties (PAS 23 and 24) as well as fire along with the fire certification documentation is held at the Hub in the TMO offices.

The other flat entrance doors which have not been replaced are 44mm thick, flush timber fire rated doors fitted with perko, concealed self closing devices on the ones looked at, these are the originally fitted doors. These are close fitting doors. Please see the significant findings sheets for more information on the locations of any non compliant doors in this building. If new flat entrance doors are fitted in the future to the original flat doors then these will conform to the requirements of the Building Regulations at the time of installation.

On the flat entrance doors that have not been replaced the standard letter box and flap is in the lower half of the door and in some cases these doors are fitted with multiple locks. It is assumed that the occupants of these flats can exit the flat in an emergency without any undue delay.

The original flat entrance doors in this building are flat numbers 56, 61, 86, 92, 105, 112, 142, 154, 156, 165, 166, 174, 185, 195, and 206. It is TMO's policy that if flats are refurbished or when new tenants move into a flat then the self closing device fitted to the flat entrance door is accessed. If the self closing device does not close the door fully or one is not fitted to the door then a new appropriate self closing device is fitted. Some of the original flat entrance doors have more than one lock fitted to them, it is assumed that the occupants of these flats can exit the flat in an emergency without any undue delay.

The basement area is completely fire separated from the upper floor levels, there is a secondary exit from the basement area

The door to each of the refuse chute rooms is a 30 minute fire rated door fitted with a self closing device and cold smoke seals, the flat/lift lobby area doors on to the staircase has recently been routed out and have had cold smoke seals fitted to them. The boarding covering the panels on each flat/lift lobby area is not fire rated, these risers are sealed at each floor level so the boarding is only there to stop persons interfering with the electrical cabling.

At the time of this risk assessment the escape routes were clear of obstructions. The door/flap to rubbish chute openings of the purpose built refuse chute in the refuse chute rooms were suitable and shut fully.

The flooring of the common parts of this buildings appearing suitable to prevent slips, trips and falls during an evacuation, the flat/lift lobby areas have square linoleum floor tiles on them and the staircase are exposed concrete flooring. There were no signs of any damage to the floor surface or any unevenness. The caretaker carries out checks and reports any deficiencies to the "Hub" so repairs can be undertaken.

When this building was constructed it was not a requirement under the Building Regulations standards at the time to have cold smoke seals fitted to fire doors either the flat entrance doors or other fire doors, changes to the Building Regulation standards are not retrospective. The fire doors that do not have smoke seals are close fitting and shut tight. If these fire doors are to be replaced, repaired or any refurbishment work carried out that involves these fire doors, then they will either be upgraded with smoke seals fitted to the door or in the surrounding frame or replaced with doors that already have smoke seals fitted. This stance on cold smoke seals is backed up by the Secretary of State's determination issue in May 2012.

If any of the apartments in this building are leaseholder apartments rather than tenanted apartments then the entrance door of the flat is demised to the leaseholder. The TMO does not have any control over or legal powers to intervene if the leaseholder changes the flat entrance door. The lease agreement clearly defines that the entrance door is demised to the leaseholder so if there is an issue over the conformity of the flat's entrance door to either the standards required of the Fire Safety Order or the Building Regulations this is a private matter between the leaseholder and the enforcement authority.

There have been meetings on this subject between the TMO and the local LFB fire safety team leaders, minutes of these meeting are held by the TMO Health and Safety team manager along with the relevant policies and procedures. If the apartment is a tenanted one with a TMO tenant not a leaseholder then the TMO has control and will undertake any appropriate actions needed.

**13. DISABLED PEOPLE**

**YES      NO      N/A**

It is considered that the building is provided with reasonable arrangements for means of escape for disabled people?

          

Comments or observations:

**A**t the time of the risk assessment there was no evidence of any resident within the premises who suffers from sensory impairment that would prevent them from hearing a shouted warning of fire.

TMO have introduced a comprehensive programme to gathering information about tenants including any disabilities and their physical ability and mobility to respond to any emergency situations. This information will be imputed on a "TP Tracker system" and held centrally.

The additional information will be used to assess if residents may require additional devices to provide them with early warning of smoke/fire in their home and/or development of a Personal Emergency Evacuation Plan (PEEPs).

Both of the lifts in this building are firefighter/evacuation lifts and could be used as part of the evacuation strategy for disabled persons but if these lifts were used this would be under the control of the fire service, if they were in attendance. Before the fire service arrive at this building these lifts could be used by the residents or perhaps TMO/RBKC staff. This policy is in accordance with guidance given in the H M Government risk assessment document Sleeping Accommodation.

I would recommend that the staff are trained on how to use these firefighter/evacuation lifts and that any keys needed are kept really available.

#### **14. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT**

	<b>YES</b>	<b>NO</b>	<b>N/A</b>
It is considered that there is:			
<b>A</b> reasonable standard of compartmentation provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> reasonable limitation of the fire loading in the means of escape routes/corridors that might promote fire spread?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The wall and ceiling linings are in a good condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If fitted, is any fire rated glazing in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where necessary are fire dampers provided to protect the means of escape against fire, smoke and combustion products in the early stages of a fire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If fitted, is the ductwork of any mechanical ventilation system cleaned and any filters changed regularly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments or observations:

This building appears to have appropriate fire separation and compartmentation and from a visual inspection of the structure of the building there appeared to be no areas that raised concern about structural damage to the building or fire stopping issues. There were no obvious signs that in the areas covered that bad workmanship would mean that the fabric or fire integrity was or could be compromised. **No** invasive structural investigation was undertaken to complete this risk assessment. There were no visible breaches of the compartment or wall and ceilings linings at the time of this risk assessment unless mentioned on the significant findings sheets. **Please** see the significant findings sheets reference the duct covers on the flat/lift lobby areas.

**At** the time of this assessment the fire loading of the common parts of the building was considered to be good, please see the sections on “housekeeping” and “arson” for more information.

**New** false ceilings have been fitted on each flat/lift lobby area, there is pipe work above these ceilings with the concrete floor slabs separating the floors, the false ceilings are for aesthetic appearances only.

The open basement area of this building has been classed as one compartment . The staircase is fire separated from the flat/lift lobby area at each floor level by a self closing fire rated door. On each of the flat/lift lobby areas there is an opening for the electrical riser, this riser is fire stopped at each floor level, the boarding covering this riser is not fire rated.

There is fire rated glazing in some of the fire doors in this building no piece of fire rated glazing were seen to be damaged or had cracks in them at the time of this assessment . The newly fitted doors have the glazing in them marked as fire rated glass. The glass in the refuse chute room doors vision panels is either Georgian wired fire rated glass or clear glass marked as “pyran”.

**From** information provided there are no fire dampeners in this building and natural ventilation is used to vent the staircase enclosure with a permanent open vent at high level at the head of the staircase.









The fire extinguisher engineer may comment further on dry powder fire extinguisher being in the basement boiler room, when he next undertakes the annual servicing of the fire extinguishers.

**19. FIXED FIRE SYSTEMS AND FIRE EQUIPMENT**      **YES**      **NO**      **N/A**

Type of fixed system: Dry Riser                    
    Evacuation/Fire fighting Lift  
    Automatic Opening Ventilation System  
    Hose Reels

Comments or observations:

There is a dry riser installed in this building with the inlet now on the building front face, a commissioning certificate has been issued for the work undertaken on this building dry riser. Additional outlets have been provided on the new residential floor levels as well. The dry riser inlet is visible from the fire appliance parking place, which will be on the road outside this building's entrance door. This inlet is housed in a standard metal recessed painted box, the outlets for the dry riser are also housed in standard secure metal boxes with a glass panel on the front face of the boxes. The outlets are located on each floor level of the residential part of this building and also at the roof level, as there is an outlet on each floor level there is no sign on the staircase landing indicating that an outlet is located on that flat/lift lobby area. The TMO use a third party contractor to maintain and service the dry rising main and all the fitting attached to it and they are responsible for its servicing, maintenance and effective working order. If any defects are noticed during a service or maintenance visit the contractor in under a contractual obligation to inform the TMO of these defects if there is a substantial cost implication or repair them if possible if the costs are within the agreed amount. If this dry riser is used by the fire service during an operational incident then this riser is under the total and full control of the fire service. Both the lifts in this building are evacuation/fire fighting lifts, the lifts have the standard fire fighter over ride controls fitted so that the Fire and Rescue Service can take control of these lifts and use them as they see fit to do so in the event of an emergency. The TMO use a third party contractor to maintain and service these fire fighting lifts and any associated equipment and they are responsible for its servicing, maintenance and effective working order. If any defects are noticed during a service or maintenance visit the contractor in under a contractual obligation to inform the TMO of these defects if there is a substantial cost implication or repair them if possible if the costs are within the agreed amount. The power supply's to each lift are as required for a fire fighter/evacuation lift along with all the other requirements for weight and size etc but there is no roof hatch in the lifts. These two evacuation/fire fighting lifts could be used as part of a person's PEEP's if needed. If these fire fighting/evacuation lifts are used by the fire service during an operational incident then these lifts are under the total and full control of the fire service. There has been a new automatic opening smoke ventilation system installed in this building, please see the significant findings sheets for more information on this system. Located on each flat/lift lobby area, there are two sets of vents, each of two vents on opposite walls on the flat/lift lobby areas.











The comments on the contractors label say "sat" this is I am assuming short for satisfactory. Testing, servicing and maintenance is undertaken on this dry rising main by the professional third party contractor on a planned preventive maintenance programme with records kept centrally by TMO at the "Hub" and by the contractors. The certificate for this dry rising main with all the test pressure information is at the Hub.

It is not known if the inspections and checks of the buildings structure as per the caretakers check list are being undertaken.

A new buildings inspection check list has been implemented by the TMO for the caretakers, this is a smart telephone based system. The check list is filled in while walking the premises and electronically sent to The "Hub" where the information is processed and recorded. In between caretaker visits to these buildings any resident can report any structural damage, damage to a door/fitting etc or lights not working to the TMO help desk.

### **Definitions:**

**Responsible person:** The person ultimately responsible for fire safety as defined in the Regulatory Reform (Fire Safety) Order 2005. which is:-

"responsible person" means—

- a) in relation to a workplace, the employer, if the workplace is to any extent under his control;
- b) in relation to any premises not falling within paragraph (a)—
  - i. the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or
  - ii. the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

"relevant persons" means—

- a) any person (including the responsible person) who is or may be lawfully on the premises; ( members of the public in a shop or licensed premises, contractors or visitors in a factory ) and
- b) any person in the immediate vicinity of the premises who is at risk from a fire on the premises, but does not include a fire-fighter who is carrying out his duties in relation to a function of a fire and rescue authority under section 7, 8 or 9 of the Fire and Rescue Services Act 2004 (fire-fighting, road traffic accidents and other emergencies). This could include people in flats above a ground floor shop or the staff living over a licensed premises.

**Child;** Anyone who is not over compulsory school age, i.e. before or just after their 16th birthday.

You must, before you employ a child, provide a parent with clear and relevant information on the risks to that child identified by the risk assessment, the measures you have put in place to prevent/protect them from fire and inform any other responsible person of any risks to that child arising from their undertaking.

**Combustible materials:** A substance that can be burned.

**Compartment wall and/or floor:** A fire-resisting wall or floor that separates one fire compartment from another.

**Competent person:** A person with enough training and experience or knowledge and other qualities to enable them properly to assist in undertaking the preventive and protective measures.

**Dangerous substances:** A substance which because of its physico-chemical or chemical properties and the way it is used or is present at the workplace creates a risk or a substance subject to the Dangerous Substances and Explosive Atmosphere Regulations 2002 (DSEAR). Small quantities of substances are not considered a major hazard for instance DSEAR talks of quantities of 25 litres and more so a few plastic bottles of cleaning materials and other such substances are not relevant and would be normal. For example the local corner shop or supermarket would not record as dangerous substances all the items they sell in their shop, including bleach, white spirit, paint and glue etc.

**Material change:** An alteration to the premises, process or service which significantly affects the level of risk to people from fire in those premises.

**Means of escape:** Route(s) provided to ensure safe egress from the premises or other locations to a place of total safety.

**Premises:** Any place, such as a building and the immediate land bounded by it, any tent, moveable or temporary structure or any installation or workplace.

**Significant findings:** A feature of the premises or items from which the fire hazards and persons at risk are identified this information comes from completing the fire risk assessment. It can also contain the necessary information, instruction and training needed and how it will be given. From the significant findings can come an:-

**An Action plan:** The actions you have taken or will take to remove or reduce the chance of a fire occurring or the spread of fire and smoke, including time frames and who will supervise or carry out the work needed.

**Travel distance:** The actual distance to be travelled by a person from any point with-in the floor area to the nearest storey exit or final exit, taking into account the layout of walls, partitions and fixings in the building. If the building has been constructed in accordance with The Building Regulations and no unauthorised alterations have then place then the travel distances will be satisfactory.

**Where necessary:** The Order requires that fire precautions (such as fire fighting equipment, fire detection and warning, and emergency routes and exits) should be provided (and maintained) 'where necessary'.

What this means is that the fire precautions you must provide (and maintain) are those which are needed to reasonably protect relevant persons from risks to them in case of fire. This will be determined by the findings of your risk assessment including the preventative measures you have or will have taken.



