

LONDON FIRE BRIGADE - FIRE SAFETY REGULATION PREMISES INSPECTION AND DATA COLLECTION FORM

1. Location Detail Tab

File No:	<input type="text" value="12/085740"/>		
UPRN:	<input type="text" value="217051244"/>		
Building Name:	<input type="text" value="BARANDON WALK"/> <input type="text" value="BARANDON WALK"/> <input type="text" value="LANCASTER WEST ESTATE"/>		
Address:	<input type="text" value="LONDON"/> <input type="text" value="W11 1WH"/>		
Use:	<input type="text" value="Purpose Built Flats >=4 floors"/>		
Borough:	<input type="text" value="Kensington and Chelsea"/>		
Borough Fire Safety Team:	<input type="text" value="FSR Hammersmith & Fulham Kensington & Chelsea"/>		
Station Ground:	<input type="text" value="G27 - North Kensington"/>		
Risk Score:	<input type="text" value="5.25"/>		
SIC Code:	<input type="text" value=""/>		
Number of Floors:	Total: <input type="text" value="6"/>	Basement: <input type="text" value="1"/>	
Floor Area (m2):	Total: <input type="text" value="19050"/>	Average: <input type="text" value="3175"/>	
No. of Protected Staircases:	<input type="text" value="0"/>		
No. of Beds:	<input type="text" value="0"/>		
% Open Plan:	<input type="text" value="75"/>		
Special Features:	<input type="text" value=""/>		
Additional Detail:	<input type="text" value="Brick and concrete purpose built flats divided into 3 sections (128 flats). Most of the accommodation is in the form of maisonettes which form a complex arrangement some going up others going down. The lower ground floor used to be garages but is now occupied by Baseline Studios offices. This area has its own entrances with shutters at each end which can only be opened with a special key (not FB). Also access to the dry risers is located in this area."/>		
Environmental Risks:	<input type="text" value=""/>		
Reinspection Date:	<input type="text" value="2016-10-23"/>		
Heritage Building:	<input type="checkbox"/>		
Petroleum Redevelopment:	<input type="checkbox"/>		
Fire Fighter Risk:	<input type="text" value="Medium"/>		
Unwanted Fire	<input type="text" value="0"/>		

Signals Count:

2. Protection Tab

Fire Alarm

Alarm Type:None

Management Standard:

- ☐ BS Compliance
- ☐ Material Deviations from Brigade preferred standard

Call Point Type:

Sounder Type:

Power Supply Type:

Automatic Fire Detection

Type:Smoke (Point, Aspirating)

Management Standard:Standard

- ☐ Remotely Monitored
- ☒ BS Compliance

Smoke Ventilation

Type:Mechanical

Management Standard:Standard

- ☒ BS Compliance

Sprinklers

Type:None

Management Standard:

% Covered 0

- ☐ Domestic Installation
- ☐ BS Compliance

General

- ☐ Fire Instructions Displayed
- ☐ Fire Drills And Training
- ☒ Brigade Appliance Access

Special Features:

Number of Firefighting Shafts: 0

- ☐ BS Applies
- ☐ Engineering Solution Applies
- ☐ Trade Off Measures

Other Legislation: Housing Act 2004

3. Alias Tab

Alias Address

4. Property Detail Tab

Occupier Contact:

COMMON PARTS

BARANDON WALK

Address:

LANCASTER WEST ESTATE

LONDON

W11 1WH

Responsible Team: FSR Hammersmith & Fulham Kensington & Chelsea

Occupancy Type: Occupier - multi occupancy

Use: Purpose Built Flats >=4 floors

Valuation Office: Flats/Mais 4 Flrs and over PB

Risk Score: 5.25

Re-inspection Date: 2016-10-23

Total Capacity: 0

Floor Capacity: 0

Property Size for Use: Extremely Large
In M²: >12601

Is Non Ambulant: ☐

Occupancy Times: 24 Hours

Exceptional Value: ☐

Environmental Risks:

Flammable Materials

Stored: ☐

Type:

5. People at Risk Tab

Time Period	Weekday Occupants	Weekend Occupants
00:00 - 04:00	100 - 999	100 - 999
04:00 - 08:00	100 - 999	100 - 999
08:00 - 12:00	100 - 999	100 - 999
12:00 - 16:00	100 - 999	100 - 999
16:00 - 20:00	100 - 999	100 - 999
20:00 - 24:00	100 - 999	100 - 999

6. Contacts Tab

Contact Type	Managing Agent
Sole Supplier Risk	
Name	RBKC TMO
Responsible Person	Janice Wray
Position	Health, Safety & Facilities Advisor
Address	292a Kensal Road LONDON W10 5BE
Telephone	
Fax	
Email	
URL	
Contact Type	Occupier
Sole Supplier Risk	
Name	DEFAULT PROPERTY

Responsible Person	
Position	
Address	BARANDON WALK LANCASTER WEST ESTATE LONDON W11 1WH
Telephone	
Fax	
Email	
URL	

Abstracts

Part B - Fire Safety Audit

Article 9 - Risk Assessment

SAFETY CRITICAL

Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?

"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive & protective measures"

Compliance Level: Broadly Compliant

Observations: Fire risk assessment 06/11/2014. Does not cover the units in the Baseline area (Lower Ground Floor).

Article 10 - Principles of prevention to be applied

SAFETY CRITICAL

Have any preventative and protecting measures been implemented?

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles specified in Part 3 of schedule 1"

Compliance Level: Broadly Compliant

Observations: No significant findings identified in FRA.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Is there effective Fire Safety Management?

"The responsible person shall make . appropriate arrangements for the effective planning, organisation control, monitoring & review of preventive and protective measures"

Compliance Level: Broadly Compliant

Observations: The on-site rep stated that the caretaker and maintenance manager on site check the estate buildings regularly and check that fire safety provisions are in good working order. He also stated that the TMO management walk the lower ground floor business accommodation "street" once a week. No records regarding maintenance and testing were available at audit as these are all kept centrally. FRA carried out.

Article 17 - Maintenance

SAFETY CRITICAL
Are fire safety provisions being adequately maintained?

"Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and facilities, equipment & devices provided. are subject to a suitable system of maintenance in an efficient state in efficient working order and in good repair"

Compliance Level: Broadly Compliant

Observations: On-site rep stated that fire safety provisions are checked and maintained regularly. No records available on site as

kept centrally.

Article 38 - Maintenance of Measures Provided for Protection of Fire-Fighters Safety Critical

SAFETY CRITICAL

Are suitable arrangements in place to ensure that facilities, equipment and devices for use by or the protection of fire fighters are maintained in an efficient state, in efficient working order and in good repair?

"Where necessary to safeguard the safety of fire-fighters in the event of fire, the responsible person must ensure facilities, equipment and devices provided use by or protection of fire-fighters suitable system of maintenance maintained working order and in good repair"

Compliance Level: Broadly Compliant

Observations: Dry risers located at basement level.
On-site maintenance manager stated that the AOVs are checked regularly. The controls are in the intake cupboards located on the lower ground floor.

Article 19 - Provision of information to employees

Is adequate provision made to provide information to employees?

"The responsible person must provide his employees with comprehensible and relevant information"

Compliance Level: Broadly Compliant

Observations: Employees on site had been provided with sufficient appropriate information.

Article 20 - Provision of information to employers and the self-employed from outside undertakings

Is adequate information provided to employers and employees from outside undertakings?

"The responsible person must ensure that comprehensible and relevant information is provided to employees from outside undertakings and to ensure such employees from outside undertakings are provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person"

Compliance Level: Broadly Compliant

Observations: External contractors taken to work area by TMO on-site staff.

Article 22 - Co-operation and co-ordination

Is there adequate co-operation and co-ordination between responsible persons where there are two or more sharing responsibilities or have duties in respect of premises?

"Where two or more responsible persons share, or have duties in respect of, premises (Whether on a temporary or a permanent basis) each such person must, co-operate, Take all reasonable steps to co-ordinate necessary measures, and provide information"

Compliance Level: Broadly Compliant

Observations: Not discussed.

Article 21 - Training

SAFETY CRITICAL

Are employees being effectively trained?

"The responsible person must ensure that his employees are provided with adequate safety training"

Compliance Level: Broadly Compliant

Observations: On-site rep stated that he received fire safety training every year.

Article 12 - Elimination or reduction of risks from dangerous substances

SAFETY CRITICAL

Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?

"Where a dangerous substance is present . the responsible person shall ensure that risk related to the . substance is either eliminated or reduced as far as is reasonably practicable"

Compliance Level:Not Applicable

Observations:

Article 16 - Additional emergency measures in respect of dangerous substances

Are there suitable additional emergency measures provided to safeguard all relevant persons from an accident, incident or emergency related to dangerous substances in or on the premises?

"The responsible person subject to the risk assessment, must ensure that information on emergency arrangements is available, suitable warning and other communication systems are established, escape facilities are provided and maintained, provide information to relevant accident and emergency services and display information at the premises. In the event to an incident occurring take immediate steps and permit only essential persons to the affected area and provide PPE, specialised equipment and plant"

Compliance Level:Not Applicable

Observations:

Article 18 - Safety assistance

Are there adequate number of competent persons and arrangements in place to assist the responsible person in undertaking the preventative and protective measures?

"The responsible person must appoint competent persons to assist him in undertaking preventive and protective measures"

Compliance Level:Broadly Compliant

Observations: Fire risk assessor and competent contractors appointed.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Is effective means of escape provided and maintained?

"Where necessary to safeguard the safety of relevant persons in case of fire the responsible person must ensure that routes to emergency exits . and exits are kept clear at all times and where required, to be adequately illuminated by emergency lighting"

Compliance Level:Major deficiency; Non-Compliant

Observations: On-site rep stated that flat doors are not fitted with self closers and there was no evidence to show that the flat front doors were fire doors. FRA states that "flat doors if original are not fire rated or self closing". Noted that some residents had fitted metal security gates over their front doors.

Article 14 Issues with emergency routes or exits

At the time of the audit the emergency routes or exits were inadequate. It was found that the protected corridor had inadequate FIRE RESISTANCE.

Remedy:

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and

effectively used at all relevant times. This can be achieved by ensuring that all doors leading onto the protected corridor have 30 minute FIRE RESISTANCE.

Article 8 - General Fire Precautions

SAFETY CRITICAL
Are employers carrying out their general fire precaution responsibilities?

"The responsible person must - Take such general precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees or relevant persons"
(see Article 4, meaning of general fire precautions)

Observations: See other articles with deficiencies.

Compliance Level: Minor deficiency;
Non-Compliant

Article 8 Overall GFP arrangements recorded
Deficiencies dealt with under the following articles: 14

Article 13 - Fire Warning Arrangements

SAFETY CRITICAL
Are effective fire warning arrangements provided?

"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"

Observations: The on-site rep stated that the flats are all fitted with SD. Suitable for a stay put block of flats. There is a system of AOV's within the common parts for smoke ventilation.
Detection in place for AOV system only.

Compliance
Level: Broadly Compliant

Article 13 - Fire Fighting Equipment

Are effective fire fighting equipment arrangements provided?

"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire-fighting equipment"

Compliance Level: Broadly Compliant

Observations: Not provided in the common areas.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Are there adequate procedures for serious and imminent danger and for danger areas?

"The responsible person must establish & where necessary give effect to procedures to be followed in the event of serious & imminent danger to relevant persons, nominate competent persons to implement procedures, inform & instruct relevant persons concerned"

Compliance Level: Broadly Compliant

Observations: EP is stay put which is appropriate for the building.

Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches? "Prescribed voltage" means:

1000v AC or 1500v DC between two conductors. 600 v AC or 900 v DC

"This article applies to apparatus" "designed to work at a voltage exceeding the prescribed voltage" "The cut off switch must be" "placed, coloured or marked as to satisfy" "the fire authority" The responsible person must give suitable notice to the fire authority showing where the cut off switch is to be sited, coloured or marked"

Note This article does not apply to licensed premises authorised to for the exhibition of a film

between conductor and earth

Compliance Level: Not Applicable

Observations:

Article 23 - General duties of employees at work

Are employees carrying out their general duties while at work?

"Every employee must, while at work take reasonable care for the safety of himself and others, co-operate with their employer, inform their employer or any other employee with specific responsibility for the safety of his fellow employees of any hazard"

Compliance Level: Broadly Compliant

Observations: Employees appeared to be carrying out their general duties while at work.

The following articles do not attract a score and are for information only (primarily to inform Government IRMP returns); however these issues should be considered when applying the EMM.

Article 27 - Powers of inspectors

Has the Responsible Person prevented an inspector from exercising their powers under this Article where a prosecution has **not** been taken
No (Compliant)

Article 29 - Current alterations notices

Has the Responsible Person failed to comply with any alterations notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 30 - Current enforcement notices

Has the Responsible Person failed to comply with any enforcement notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 31 - Current prohibition notices

Has the Responsible Person failed to comply with any prohibition notice served on the premises where a prosecution has **not** been taken
Not Applicable

Article 32 - Offences

Has the Responsible Person failed to comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken
Not Applicable

Article 24 - Power to make Regulations

Article 24 Secretary of State's Power to make additional regulations about fire precautions
Not Applicable

Management Compliance Level

Management Compliance Level: 2 - Above average

Initial Expectation: Notification of Minor Deficiencies

☒ Considered EMM

Confirmed Action: Notification of Minor Deficiencies

Audit Conclusion: Programmed re-inspection. Taken round by Maintenance Manager Seamus Dunlea. 100% of common areas audited. Unusual building layout - originally open to the elements but clear roof with AOVs installed some years ago. Main concerns are the lack of fire doors on the flats and fire brigade access to the dry risers which are located in the lower ground floor area which is shuttered at night. This information has been passed to the station. EMM = 2 amber + 4 green.

Other authorities to notify (if required)

Amount of weeks to be allowed for completion of any necessary works 26

Peak Activity Inspections required:

General Notes (eg Instructions to Admin)

Hello Admin, please send Minor NOD to: Ms J Wray TMO Health, Safety and Facilities Manager Kensington & Chelsea TMO 292a Kensal Road London W10 5BE process FS01 and close job. Thank You

Non-Farynor required detail:

<input checked="" type="checkbox"/> History Of Fires	<input type="checkbox"/> Fire Setting In Area
Appliance Access: Average	Water Supplies: Average
Occupants Predominant Type: Average Mobility	Fire Warning System: Adequate
Fire Loading: Average	Features Assisting Fire Spread: <input type="checkbox"/> Atrium <input type="checkbox"/> Unprotected Voids <input type="checkbox"/> Unprotected Ducts <input type="checkbox"/> Other

Audit Calculation & Signature

Management Compliance Level:	2 - Above average
Property Risk Group:	B - Sleeping familiar or Licensed Premises
Life Risk:	2.3
Relative Risk:	5.39
Signature of Occupier:	
Date Completed	04 November 2016