

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

## 1. Location Detail Tab

File No:	12/020696	
UPRN:	217051099	
Building Name:	GRENFELL TOWER	
Address:	GRENFELL TOWER LANCASTER WEST ESTATE LONDON W11 1TG	
Use:	Purpose Built Flats >= 4 floors	
Borough:	Kensington and Chelsea	
Borough Fire Safety Team:	FSR Hammersmith & Fulham Kensington & Chelsea	
Station Ground:	G27 - North Kensington	
Risk Score:	5	
SIC Code:		
Number of Floors:	Total: 25	Basement: 2
Floor Area (m2):	Total: 12250	Average: 490
No. of Protected Staircases:	1	
No. of Beds:	0	
% Open Plan:	15	
Special Features:		
Additional Detail:	Mixed use building constructed of brick and concrete providing the following: nursery school on the ground floor with separate entrance; boxing club on the 1st floor with separate entrance inside the building; there are 6 flats on each floor from 4th to 23rd with 9 new flats slotted in from 3rd down to 1st. Dry risers and AOV control on each floor. 2 lifts are both fire-fighting lifts.	
Environmental Risks:		
Reinspection Date:	2017-03-24	
Heritage Building:	<input type="checkbox"/>	
Petroleum Redevelopment:	<input type="checkbox"/>	
Fire Fighter Risk:	Medium	
Unwanted Fire Signals Count:	5	

## 2. Protection Tab

### Fire Alarm

#### Alarm Type:

Auto Fire Alarm (AFA)

#### Management Standard:

Standard

☒ BS Compliance

☐ Material Deviations from Brigade preferred standard

#### Call Point Type:

Break Glass

#### Sounder Type:

Bell/Sounder

#### Power Supply Type:

Mains

### 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**   
☐ Domestic Installation  
☐ BS Compliance

**General**  
☒ Fire Instructions Displayed  
☐ Fire Drills And Training  
☒ Brigade Appliance Access  
**Special Features:**   
**Number of Firefighting Shafts:**   
☐ BS Applies  
☒ Engineering Solution Applies  
☐ Trade Off Measures  
  
**Other Legislation:**

3. Alias Tab

**Alias Address**

4. Property Detail Tab

**Occupier Contact:**  
**Address:**   
**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  
**Re-inspection Date:** 2017-03-24  
**Total Capacity:** 0  
**Floor Capacity:** 0  
**Property Size for Use:** Very Large  
In M²: 10301 to 12600  
**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

<b>Contact Type</b>	Managing Agent
<b>Sole Supplier Risk</b>	
<b>Name</b>	RBKC TMO
<b>Responsible Person</b>	Janice Wray
<b>Position</b>	Health, Safety & Facilities Manager
<b>Address</b>	292a Kensal Road LONDON W10 5BE
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	jwray@kctmo.org.uk
<b>URL</b>	
<b>Contact Type</b>	Occupier
<b>Sole Supplier Risk</b>	
<b>Name</b>	DEFAULT PROPERTY
<b>Responsible Person</b>	
<b>Position</b>	
<b>Address</b>	Grenfell Tower Lancaster West Estate LONDON W11 1TG
<b>Telephone</b>	
<b>Fax</b>	
<b>Email</b>	
<b>URL</b>	

## Abstracts

### Part B - Fire Safety Audit

#### Article 9 - Risk Assessment

<b>SAFETY CRITICAL</b>	<i>"The responsible person shall make a suitable and sufficient assessment of the risks to which relevant persons are exposed to identify the preventive &amp; protective measures"</i>
<b>Has a suitable and sufficient Fire Safety Risk Assessment been carried out for the premises?</b>	
Compliance Level:	Observations:
Broadly Compliant	FRA 20/06/2016 following refurbishment. Does not list any deficiencies.

#### Article 10 - Principles of prevention to be applied

<b>SAFETY CRITICAL</b>	<i>"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"</i>
<b>Have any preventative and protecting measures been implemented?</b>	
Compliance Level:	Observations:
Broadly Compliant	No significant findings or actions identified in FRA so cannot score.

#### Article 11 - Fire Safety Arrangements

<b>SAFETY CRITICAL</b>	<i>"The responsible person shall make . appropriate arrangements for the effective planning, organisation control, monitoring &amp; review of preventive and protective measures"</i>
<b>Is there effective Fire Safety Management?</b>	
Compliance Level:	Observations:
Minor deficiency; Non-Compliant	Multiple items in the MOE (see article 14); fire doors not fitting fully into their frames; services duct cover broken creating hole (see article 8).
	Article 11 FS arrangements not maintained
	At the time of the audit your preventative and protective measures had not been planned, organised, controlled monitored or reviewed where required. It was found that there were multiple items in the common parts; several fire doors did not fit fully into their frames and there was a breach in your services duct.
	Remedy:
	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

#### Article 17 - Maintenance

<b>SAFETY CRITICAL</b>	<i>"Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and facilities, equipment &amp; devices provided. are subject to a</i>
<b>Are fire safety provisions being adequately</b>	

<b>maintained?</b>	<i>suitable system of maintenance.in an efficient state.in efficient working order and in good repair"</i>
Compliance Level: Minor deficiency; Non-Compliant	<p>Observations:</p> <p>Several lobby doors to the stairs not closing fully into frame: Flats 44 &amp; 53 were not self closing. EL on stairs bulb gone - reported to caretaker.</p> <p>Article 17(1) Facilities/equipment not maintained</p> <p>At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that several of the fire doors protecting your escape staircase did not close fully into their frame.</p> <p>Remedy:</p> <p>Arrange initial and on-going maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by regularly checking the fire doors and the their self closers on your escape stairs to ensure they close fully into their frame and if they do not taking appropriate action.</p> <p>Article 17(1)Flat doors-Common parts exit routes</p> <p>The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair.</p> <p>During audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the fire resistance of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route.</p> <p>The PROTECTED ROUTE has been compromised by the fitting of doors that do not self close. Flats 44 and 153 were checked at audit and did not self close.</p> <p>Remedy:</p> <p>Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2), (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the following extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes fire resistance. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways should be of a minimum 30 minutes fire resistance and should self close. Means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/ Property legislation as lessor/owner.</p>

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

<b>SAFETY CRITICAL</b> <b>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?</b>	<i>"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"</i>
Compliance Level: Broadly Compliant	<p>Observations:</p> <p>On-site rep stated that dry risers and AOVs are checked and maintained regularly.</p>

### Article 19 - Provision of information to employees

<b>Is adequate provision made to provide information to employees?</b> Compliance Level: Broadly Compliant	<i>"The responsible person must provide his employees with comprehensible and relevant information"</i>  Observations: Staff who check the building had been given sufficient information.
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### Article 20 - Provision of information to employers and the self-employed from outside undertakings

<b>Is adequate information provided to employers and employees from outside undertakings?</b>  Compliance Level: Broadly Compliant	<i>"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"</i>  Observations: External contractors accompanied by maintenance manager or contractor.
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### Article 22 - Co-operation and co-ordination

<b>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?</b>  Compliance Level: Broadly Compliant	<i>"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"</i>  Observations: There was no evidence to indicate that there was insufficient C & C.
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### Article 21 - Training

<b>SAFETY CRITICAL</b> <b>Are employees being effectively trained?</b>  Compliance Level: Broadly Compliant	<i>"The responsible person must ensure that his employees are provided with adequate safety training"</i>  Observations: Staff not based in the building but in various locations around the site. On-site rep (maintenance manager) stated that he received fire safety training every year.
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### Article 12 - Elimination or reduction of risks from dangerous substances

<b>SAFETY CRITICAL</b> <b>Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?</b>  Compliance Level: Not Applicable	<i>"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"</i>  Observations: <div style="border: 1px solid black; height: 30px;"></div>
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### Article 16 - Additional emergency measures in respect of dangerous substances

<b>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?</b>  Compliance Level: Not Applicable	<i>"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"</i>  Observations: <div style="border: 1px solid black; height: 30px;"></div>
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## 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?**

Compliance Level:  
Broadly Compliant

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

Observations:

Fire risk assessor and competent contractors appointed.

## Article 14 - Emergency routes and exits

**SAFETY CRITICAL**  
**Is effective means of escape provided and maintained?**

Compliance Level:  
Minor deficiency; Non-Compliant

*"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"*

Observations:

The MOE was not clear at audit. The following items were noted outside various flats: buggy 203; wooden chair 206; shoes 126 & 194; scooter 183; various items 151; 3 buggies & hobby horse 115 & 116; plastic plant outside 11; artificial flowers behind dry riser pipe on 16th floor; large clothes horse full of drying washing and real Christmas tree, blocking dry riser outside flat 8; pile of unopened post outside 7; mobility scooter outside flat 9 being charged through the letter box; shopping trolley 10. Some flat doors do not self close - checked 44, 86 & 153. The maintenance manager stated that although the doors were new fire doors the self closers they had been fitted were too strong and had caused damage to the frames.

### 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 various items were stored in the common parts, including a mobility scooter which was being charged through the letter box.

#### 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 removing the items from the common parts and providing an alternative means for the mobility scooter to be charged.

### 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 doors to flats 44 & 153 did not self close.

#### 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 fire doors on the means of escape route self close.

## Article 8 - General Fire Precautions

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

Compliance Level:  
Minor deficiency; Non-Compliant

*"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:

Panels covering the services ducts on the 8th floor were damaged and broken creating a breach in the service duct void.

	<p>Article 8 Potential fire spread via shafts, riser</p> <p>At the time of the audit the general fire precautions required to prevent fire and smoke spread via shafts, risers or ducting were inadequate. It was found that the top corner of one of the panels protecting your services duct on the 8th floor was damaged and broken creating a breach in the service duct void.</p> <p>Remedy:</p> <p>Take the general fire precautions required to prevent fire and smoke spread by repairing or replacing the broken panel.</p>
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### Article 13 - Fire Warning Arrangements

<p><b>SAFETY CRITICAL</b></p> <p><b>Are effective fire warning arrangements provided?</b></p> <p>Compliance Level:</p> <p>Broadly Compliant</p>	<p><i>"Where necessary, the responsible person must ensure that the premises are equipped with appropriate fire detection equipment, alarms, and fire-fighting equipment"</i></p> <p>Observations:</p> <p>Detection in common parts is for AOVs only. Residents interviewed at audit stated that they had SD in the hallway and HD in the kitchen.</p>
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### Article 13 - Fire Fighting Equipment

<p><b>Are effective fire fighting equipment arrangements provided?</b></p> <p>Compliance Level:</p> <p>Broadly Compliant</p>	<p><i>"Where necessary, the responsible person must ensure that the premises are equipped with appropriate..fire-fighting equipment"</i></p> <p>Observations:</p> <p>None provided in common parts.</p>
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### Article 15 - Procedures for serious and imminent danger and for danger areas

<p><b>SAFETY CRITICAL</b></p> <p><b>Are there adequate procedures for serious and imminent danger and for danger areas?</b></p> <p>Compliance Level:</p> <p>Non Compliant</p>	<p><i>"The responsible person must establish &amp; where necessary give effect to .procedures.to be followed in the event of serious &amp; imminent danger to relevant persons, nominate competent persons to implement procedures, inform &amp; instruct relevant persons concerned"</i></p> <p>Observations:</p> <p>EP is stay put however residents interviewed at audit stated that they had not been informed of this. No FANs displayed in common parts. The FRA states that FANs are not necessary as residents are given pack of information plus there is a regular magazine. He does not state how they are made to read this!</p> <p>Article 15(1)No emergency plan created/implemented</p> <p>At the time of the audit your procedures to be followed in the event of serious and imminent danger were inadequate. It was found that Fire Action Notices were not displayed in your common parts.</p> <p>Remedy:</p> <p>Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by displaying Fire Action Notices in the common parts of your building.</p>
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### Article 37 - Fire-Fighters Switches for Luminous Discharge Tubes

<p><b>Has suitable notice been given to the fire authority regarding the installation of fire-fighters switches?</b></p> <p><b>"Prescribed voltage" means:</b></p> <p><b>1000v AC or 1500v DC between two conductors. 600 v AC or 900 v Dc between conductor and earth</b></p> <p>Compliance Level:</p> <p>Not Applicable</p>	<p><i>"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"</i></p> <p><b>Note This article does not apply to licensed premises authorised to for the exhibition of a film</b></p> <p>Observations:</p>
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### 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. 100% of common areas of residential accommodation audited. Could not access lift motor room or basement plant rooms. Access given by Seamus Dunlea (maintenance manager) who did not accompany me around the building. 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 & Facilities  
Manager Kensington & Chelsea TMO 292a Kensal Road LONDON W10 5BE Thank you

**Non-Farynor required detail:**

<input checked="" type="checkbox"/> History Of Fires	<input checked="" type="checkbox"/> Fire Setting In Area
Appliance Access:	Water Supplies:
Average	Average
Occupants Predominant Type:	Fire Warning System:
Average Mobility	Adequate
Fire Loading:	Features Assisting Fire Spread:
Average	<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:	0.5
Relative Risk:	5.03
Signature of Occupier:	
Date Completed	03 November 2016