

## Fire Risk Assessment

### Responsible Person:

TMO Royal Borough of Kensington and Chelsea

### General Information

UPRN
Address 1
Address 2
Address 3 (street)
Address 4 (area)
Postcode
Fire Risk Assessor
Date of inspection
QA carried out by:
Suggested review date

Grenfell Tower
Grenfell Road
North Kensington
London
W11 1 TG
Leon Taylor MIFSM
14 June 2014
13 June 2015

### The Premises

Property Designation
No of Floors
No of Flats (if applicable)
Ground floor area (m2) (if applicable)
Total area of all floors (m2) (if applicable)
Building Description
i. no of staircases, storeys
ii. no of entrances/exits
iii. lifts
iv. stepped/level access
v. ancillary usage
Building Construction
Extent of common areas (please describe common areas assessed)
Areas of the building to which access was not available

GN over 5 storeys
24
196
N/A
N/A
Purpose built Tower block consisting of 24 levels (20 for accommodation, 3 for commercial use on the ground floor and 1 for services on the top level. Access is from a level approach and leads into a reception area which then leads to a secure lobby. The reception area services offices and 2 other businesses which are located within the block. There are 2 passenger lifts serving all levels and there are 2 exits from the building. There is 1 main stairway serving every level except the ground floor lobby which it by-passes and leads on to a concourse to the east side of the building. The entrances have fire access drop-key facilities. A dry riser serves all levels of this block.
Reinforced concrete prefabricated construction with UPVC windows and flat roof.
Entrances, walkways landings and stairways.
Flats/dwellings internally and businesses.

### The Occupants

Management Extent
Details of any onsite management (hours onsite etc. if known)
Person managing fire safety in the premises (and position in Company)
Person consulted during the fire risk assessment
Number of occupants (maximum estimated)
Number of employees
Number of members of the public (maximum estimated)
Identify any people who are especially at risk
-sleeping occupants

Partially Managed Building - Manager or Senior Staff not onsite regularly
None
Unknown.
None available.
Approximately 392. Assume 2 per dwelling.
Unknown. Assumed to be low numbers such as maintenance staff
Visitors (Numbers Unknown) assumed to be low in numbers.
Vulnerabilities of occupants unknown. This building is designated as 'general needs' and therefore the occupants are assumed to be typical for the general population.

### Other Information

Fire loss experience (since last FRA)
Any other relevant information

No information received from client.
N/A

### Fire Safety Legislation

The following fire safety legislation applies to these premises:
Other key fire safety legislation (other than Building Regs 2000):

Regulatory Reform Order (Fire Safety) 2005
Housing Act 2004

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## Elimination or Reduction of Fire Hazards

Electrical Ignition Sources		Response	Quantity	Photo Ref:
A1	Is fixed installation periodically inspected and tested (annually if building is open to the public)?	Y		
	Comment: <i>Date of last fixed electrical installation inspection</i>	All records held centrally with RBKC TMO Repairs		
	Recommendation:			Priority
A2	Is PAT testing in common areas carried out (annually)?	N/A		
	Comment:			
	Recommendation:			Priority
A3	Is there a policy for personal electrical appliances?	N/A		
	Comment:			
	Recommendation:			Priority
A4	Is the use of adapters and leads limited?	N/A		
	Comment:			
	Recommendation:			Priority

## Smoking Policies

Smoking Policies		Response	Quantity	Photo Ref:
B1	Are there suitable arrangements for those who wish to smoke? (state what the arrangements are)	N/A		
	Comment:	Smoking is not permitted within any common circulation areas.		
	Recommendation:			Priority
B2	Does the policy in relation to smoking appear to be observed?	Y		
	Comment:			
	Recommendation:			Priority

## Arson

Arson		Response	Quantity	Photo Ref:
C1	Are premises secure against arson by outsiders? (Please state how)	Y		
	Comment:	All entrances are protected by an electronic entry systems.		
	Recommendation:			Priority
C2	Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured)	Y		
	Comment:	At the time of this inspection all refuse enclosures were locked shut.		
	Recommendation:			Priority
C3	Is fire load close to the premises minimised?	Y		
	Comment:			
	Recommendation:			Priority

## Portable Heaters and Heating Installations

Portable Heaters and Heating Installations		Response	Quantity	Photo Ref:
D1	If used, is the use of portable heaters regarded as safe?	N/A		
	Comment:			
	Recommendation:			Priority
D2	Are fixed heating systems maintained (annually)?	N/A		
	Comment: <i>Date of last fixed heating system inspection</i>	There are no fixed heating systems within the common parts of this building.		
	Recommendation:			Priority

## Lightning

Lightning		Response	Quantity	Photo Ref:
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F1	Does the building have a lightning protection system? (if 'No', is one recommended?)	Y					
	Comment:	The block has lightning protection. All maintenance records held centrally.					
	Recommendation:	Lightning protection requires maintenance work to be carried out at roof level and to be thoroughly checked.					
					25, 26, 27	H	

House-Keeping		Response	Quantity	Photo Ref:			
G1	Is the property regularly cleaned to prevent the build up of combustibles?	Y					
	Comment:						
	Recommendation:					Priority	
G2	Combustible materials not kept near sources of ignition?	Y					
	Comment:						
	Recommendation:					Priority	
G3	Escape routes kept clear of items combustible materials or waste?	N					
	Comment:	Furniture stored in lobby 18th floor					
	Recommendation:	Remove furniture and bike stored in lobby 18th floor					
			1	38	M		
G4	Escape routes kept clear of any trip hazards?	Y					
	Comment:						
	Recommendation:					Priority	
G5	Any hazardous materials are stored correctly?	N/A					
	Comment:						
	Recommendation:					Priority	
G6	Are all other house-keeping issues satisfactory?	Y					
	Comment:						
	Recommendation:					Priority	

Hazards introduced by Outside Contractors and		Response	Quantity	Photo Ref:			
H1	Are fire safety conditions imposed on outside contractors?	Y					
	Comment:	RBKC TMO impose safety conditions on all contractors.					
	Recommendation:					Priority	
H2	Is there satisfactory control over works carried out in the building by outside contractors (e.g. hot work permits)?	Y					
	Comment:	RBKC TMO impose safety conditions on all contractors.					
	Recommendation:					Priority	
H3	Is there satisfactory control over works carried out in the building by in-house contractors (e.g. hot work permits)?	Y					
	Comment:	RBKC TMO impose safety conditions on all in-house contractors and employees.					
	Recommendation:					Priority	

Other Significant Hazards that might impact on		Response	Quantity	Photo Ref:			
J1	Are all issues deemed satisfactory? [1]	Y					
	Comment:						
	Recommendation:					Priority	
J2	Are all issues deemed satisfactory? [2]	Y					
	Comment:						
	Recommendation:					Priority	
J3	Are all issues deemed satisfactory? [3]	Y					
	Comment:						
	Recommendation:					Priority	

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General Fire Protection Measures			Response	Quantity	Photo Ref:	
Means of Escape						
K1	Is escape route design deemed satisfactory? (Consider current design codes)	Y				
	Comment:					
	Recommendation:					Priority
K2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Y				
	Comment:		Small lobbies with minimum travel to emergency stairs.			
	Recommendation:					Priority
K3	Is there adequate provision of exits, for the numbers who may be present?	Y				
	Comment:					
	Recommendation:					Priority
K4	Is there adequate exit width, for the numbers who may be present?	Y				
	Comment:					
	Recommendation:					Priority
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Y				
	Comment:					
	Recommendation:					Priority
K6	Do final exits open in the direction of escape where necessary?	Y				
	Comment:		Away from the property.			
	Recommendation:					Priority
K7	Are travels distances satisfactory? (consider single direction and more than one direction)	Y				
	Comment:					
	Recommendation:					Priority
K8	Are there suitable precautions for all inner rooms?	N/A				
	Comment:		External (not internal to dwellings), communal assessment only.			
	Recommendation:					Priority
K9	Are escape routes separated where appropriate?	N/A				
	Comment:					
	Recommendation:					Priority
K10	Are corridors sub-divided where appropriate?	N/A				
	Comment:					
	Recommendation:					Priority
K11	Do escape routes lead to a place of safety?	Y				
	Comment:		Directly away from the building.			
	Recommendation:					Priority
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Y				
	Comment:		All lobbies have ventilation at either end.			
	Recommendation:		Lobby and dwellings ventilation must be checked and maintained by a specialist company to ensure the a) smoke can expel from all levels of communal space , b) that dwellings ventilation/extraction does not bleed into neighbouring households c) that all ventilation is functioning correctly and clear of dust and obstructions.		14, 18, 23	H
K13	Are there suitable arrangements in the building for means of escape for disabled persons?	N/K				
	Comment:		This is designated a 'general needs block' and it is therefore thought that those who resort to it are typical of the general population.			



	Recommendation:	Tenancy management/housing management should have a record of all those who are special needs in terms of evacuation and make arrangements for evacuation plans as per The Housing Act 2004 and if there are any 'PEEPS' required. (Personal Emergency Evacuation Plans).			H
K14	Are all other means of escape issues satisfactory?	Y			
	Comment:				
	Recommendation:				Priority
K15	Are all other means of escape issues satisfactory?	Y			
	Comment:				
	Recommendation:				Priority
K16	Recommended evacuation strategy for this building is:	Stay Put if safe to do so and if not affected by smoke or flame.			

Flat Entrance Doors		Response	Quantity	Photo Ref:	
L1	Are flat entrance doors or doors / frames appropriately fire rated?	Y			
	Comment:	Most flat doors have been replaced with modern fire doors. Those that have not been replaced appear to be adequate notional FD20 fire doors.			
	Recommendation:	Fit intumescent strips and cold smoke seals to doors that have not been replaced to achieve FD30S standard of doors with self closing devices. If these upgrades do not achieve FD30S standard then full door sets must be fitted. Replace any damaged doors and confirm that all new GRP doors have certification as fire rated minimum FD30S self closing doors.		15, 29, 39, 44, 50, 51	H
L2	Are fire rated flat entrance doors in good condition - not in need of repair?	Y			
	Comment:				
	Recommendation:				Priority
L3	Is all glazing to flat entrance doors appropriately fire rated?	Y			
	Comment:				
	Recommendation:				Priority
L4	Are fan lights above flat entrance doors appropriately fire rated?	N/A			
	Comment:				
	Recommendation:				Priority
L5	Are side panels to flat entrance doors appropriately fire rated?	N/A			
	Comment:				
	Recommendation:				Priority
L6	Are flat entrance doors fitted with adequate self-closing devices? (From sample inspection)	N			
	Comment:	From samples inspected, new flat doors had their self closing mechanisms disconnected and notional fire doors did not have self closing devices			
	Recommendation:	Ensure that all flat entrance doors have fully functioning, positive action, working, self closing devices fitted and functional.		70, 80, 85,	H
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	N			
	Comment:	Doors inspected, do not have intumescent strips or cold smoke seals.			
	Recommendation:	It is recommended that those doors that can be upgraded to meet current fire door standards of FD30S, are fitted with intumescent strips and cold smoke seals and those that cant, be renewed. New GRP doors must be confirmed as adequate FD30S doors by certification.		74, 75, 76	H
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	N			
	Comment:	Not all letterboxes were of an adequate standard			
	Recommendation:	Change letterboxes for adequate fire rated replacements if upgrading doors.			H
L9	Are all other flat entrance door issues satisfactory?	N			

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L10	Comment:					
	Recommendation:					Priority
	Are all other flat entrance door issues satisfactory?	Y				
	Comment:					
	Recommendation:					Priority

Common Area Fire Doors			Response	Quantity	Photo Ref:	
M1	Are all common area fire doors and/or frames appropriately fire rated?	Y				
	Comment:					
	Recommendation:					Priority
M2	Are all common area fire rated fire doors in good condition - and not in need of repair?	Y				
	Comment:					
	Recommendation:					Priority
M3	Is all glazing to common area fire doors appropriately fire rated?	Y				
	Comment:					
	Recommendation:					Priority
M4	Are fan lights/side panels to common area fire doors appropriately fire rated?	N/A				
	Comment:					
	Recommendation:					Priority
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)	Y				
	Comment:					
	Recommendation:					Priority
M6	Are intumescent strips and smoke seals provided to common area fire doors?	N				
	Comment:		Doors protecting the staircases do not have intumescent strips and smoke seals.			
	Recommendation:		Upgrade doors to stairways to incorporate strips and seals		79	H
M7	Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc)	Y				
	Comment:					
	Recommendation:					Priority
M8	Are all other fire door issues satisfactory?	Y				
	Comment:					
	Recommendation:					Priority

Emergency Lighting			Response	Quantity	Photo Ref:	
N1	If emergency lighting is provided, is it in good working order?	Y				
	Comment:		Emergency lighting was noted on the common exit routes and stairways			
	Recommendation:					Priority
N2	If emergency lighting is provided, is coverage sufficient? (Internal and external)	N				
	Comment:		Extend coverage of emergency lighting within block			
	Recommendation:		Extend coverage of emergency lighting within block		47, 63	H
N3	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	N/A				
	Comment:					
	Recommendation:					Priority

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Fire Safety Signs and Notices			Response	Quantity	Photo Ref:	
O1	Is there adequate provision of fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, fire equipment and 'do not use lift' signage)	N				
	Comment:		Safety signage at this block is very poor.			
	Recommendation:		A complete overhaul of fire safety signage is required within this block due to lack of directional signage, escape information, Fire Action Notices etc. This must include premises information for attending emergency services.		9, 17, 79	H
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	N				
	Comment:		Fire door signage in this block requires a complete overhaul.			
	Recommendation:		Ensure that all storage and service cupboards have adequate fire door signage relevant to the use of the cupboard/chamber/area		91, 109	H
O3	Are signs clearly visible?	N/A				
	Comment:		SEE O1 & O2			
	Recommendation:					Priority

Means of Giving Warning in Case of Fire			Response	Quantity	Photo Ref:	
P1	Has the building got a manually operated electrical fire alarm system?	Y				
	Comment:		Not practical at this type of building with a 'Stay Put' policy in place.			
	Recommendation:					Priority
P2	If common area AFD and/or alarm system is installed, is it in good working order?	Y				
	Comment:		Not practical at this type of building with a 'Stay Put' policy in place.			
	Recommendation:					Priority
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	N				
	Comment:		Not practical at this type of building with a 'Stay Put' policy in place.			
	Recommendation:		Smoke alarm and detection within this block, which has mixed use, should be reconfigured to current BS levels as the flats have a 'stay put' policy and smoke detection in all lobby areas is incorporated in the overall fire alarm for the premises and appears out of date for this strategy.		6, 60, 61	H
P4	If not installed, are the premises deemed safe without a common area AFD system?	N/A				
	Comment:					
	Recommendation:					Priority
P5	If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	Y				
	Comment:		Not all flats accessed has smoke alarms			
	Recommendation:		Ensure that every dwelling has a domestic hard-wired smoke and heat alarm system to current suitable standard and are maintained annually as a minimum.			H
P6	Are all other AFD and alarm system issues satisfactory?	N/A				
	Comment:					
	Recommendation:					Priority

Limiting Fire Spread			Response	Quantity	Photo Ref:	
Q1	Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)	Y				
	Comment:					
	Recommendation:					Priority

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Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	Y				
	Comment:					
	Recommendation:					Priority
Q3	Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?	Y				
	Comment:					
	Recommendation:					Priority
Q4	Is compartmentation maintained in the roof space?	N/A				
	Comment:					
	Recommendation:					Priority
Q5	Are electrics enclosed in fire rated construction? (Where necessary)	N/K				
	Comment:		Unable to access intake			
	Recommendation:		Provide access to the electrical intake for further inspection by the Assessor.			M
Q6	Is compartmentation maintained at electrical meter cupboards in flat walls?	N/K				
	Comment:		SEE Q5			
	Recommendation:					Priority
Q7	If required, are dampers provided? (Base of refuse chute, ductwork etc)	N/A				
	Comment:					
	Recommendation:					Priority
Q8	Are wall and ceiling linings appropriate to limit fire spread?	Y				
	Comment:					
	Recommendation:					Priority
Q9	Are soft furnishings in common areas appropriate to limit fire spread/growth?	N/A				
	Comment:					
	Recommendation:					Priority
Q10	Are all other fire spread/compartmentation issues satisfactory?	N				
	Comment:		Minor compartment breaches within storage cupboards			
	Recommendation:		Remedy minor compartment breaches within storage cupboards			H
Q11	Are all other fire spread/compartmentation issues satisfactory?	N				
	Comment:		Panels on lobby landings were not removed as part of this inspection.			
	Recommendation:		Remove, inspect and report any issues behind panels in lobby areas.		36	H
Q12	Are all other fire spread/compartmentation issues satisfactory?	N				
	Comment:					
	Recommendation:					Priority
Q13	Are all other fire spread/compartmentation issues satisfactory?	Y				
	Comment:					
	Recommendation:					Priority

Records	Response	Quantity	Photo Ref:
W1	Is there a log book on the premises?	N/A	
	Comment:		
	Recommendation:		
W2	Are fire drills recorded?	N/A	
	Comment:		
	Recommendation:		

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	Comment:				
	Recommendation:				
W3	Is fire training recorded?	N/A			Priority
	Comment:				
	Recommendation:				Priority
W4	Are fire alarm tests recorded?	N/A			
	Comment:				
	Recommendation:				Priority
W5	Are emergency lighting tests recorded?	N/A			
	Comment:	All records held centrally with RBKC TMO Repairs			
	Recommendation:				Priority
W6	Is testing/maintenance of any other fire protection systems recorded?	Y			
	Comment:	Maintenance records for the Dry riser and automatic smoke vent are held centrally with RBKC TMO			
	Recommendation:				Priority

Any Other Information		Response	Quantity	Photo Ref:
X1	Are all issues deemed satisfactory? [1]	Y		
	Comment:	Management must communicate action to be taken in case of fire.		
	Recommendation:	Communicate what action to be taken in case of fire to all tenants.		H
X2	Are all issues deemed satisfactory? [2]	Y		
	Comment:			
	Recommendation:			Priority
X3	Are all issues deemed satisfactory? [3]	Y		
	Comment:			
	Recommendation:			Priority

Risk Ratings		
Y1	Likelihood of Fire:	Medium
Y2	Potential Consequences of Fire:	Moderate Harm
Y3	Premises Risk Rating	Moderate
Y4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable