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3	<b>Location Detail Tab</b>
4	File No:
5	UPRN:
6	Building Name:
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10	Address:
11	Use:
12	Borough:
13	Borough Fire Safety Team:
14	Station Ground:
15	Risk Score:
16	SIC Code:
17	Number of Floors:
18	Floor Area (m2):
19	No. of Protected Staircases:
20	No. of Beds:
21	% Open Plan:
22	Special Features:
23	Additional Detail:
24	Environmental Risks:
25	Reinspection Date:
26	Heritage Building:
27	Petroleum Redevelopment:
28	Fire Fighter Risk:
29	Unwanted Fire Signals Count:
30	<b>Protection Tab</b>
31	<b>Fire Alarm</b>
32	<b>Alarm Type:</b> Auto Fire Alarm (AFA)
33	<b>Management Standard:</b> Standard
34	<input checked="" type="checkbox"/> Compliance
	<input type="checkbox"/> Material Deviations from Brigade
35	<input type="checkbox"/> preferred standard
36	<b>Call Point Type:</b> Break Glass
37	<b>Sounder Type:</b> Bell/Sounder
38	<b>Power Supply Type:</b> Mains
39	<b>Automatic Fire Detection</b>
40	<b>Type:</b> Smoke (Point, Aspirating)
41	<b>Management Standard:</b> Standard
42	<input type="checkbox"/> Notely Monitored
43	<input checked="" type="checkbox"/> Compliance
44	<b>Smoke Ventilation</b>
45	<b>Type:</b> Mechanical

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

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4	12/020696
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6	GRENFELL TOWER
7	GRENFELL TOWER
8	LANCASTER WEST ESTATE
9	LONDON
10	W11 1TG
11	Purpose Built Flats >=4 floors
12	Kensington and Chelsea
13	FSR Hammersmith & Fulham Kensington & Chelsea
14	G27 - North Kensington
15	
16	
17	Total: 25
18	Total 12250
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23	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 in
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17	Basement: 2	
18	Average: 490	
19		1
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23	side the building; there	
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25	24/03/2017	
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46	<b>Management Standard:</b> Standard
47	Compliance
48	<b>Sprinklers</b>
49	<b>Type:</b> None
50	<b>Management Standard:</b>
51	<b>% Covered</b> 0
52	Residential Installation
53	Compliance
54	<b>General</b>
55	Instructions Displayed
56	Drills And Training
57	Clear Appliance Access
58	Special Features: Staircase Exits at 2nd floor level to exterior
59	Number of Firefighting Shafts: 1
60	Applies
61	Engineering Solution Applies
62	Code Off Measures
63	Owner Legislation: Housing Act 2004
64	<b>Alias Tab</b>
65	<b>Alias Address</b>
66	<b>Property Detail Tab</b>
67	Occupier Contact:
68	
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72	Address:
73	Responsible Team:
74	Occupancy Type:
75	Use:
76	Valuation Office:
77	Risk Score:
78	Re-inspection Date:
79	Total Capacity:
80	Floor Capacity:
81	
82	Property Size for Use:
83	Is Non Ambulant:
84	Occupancy Times:
85	Exceptional Value:
86	Environmental Risks:
87	<b>Flammable Materials</b>
88	Stored:
89	Type:
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COMMON PARTS  
GRENFELL TOWER  
LANCASTER WEST ESTATE  
LONDON  
W11 1TG  
FSR Hammersmith & Fulham Kensington & Chelsea  
Occupier - multi occupancy  
Purpose Built Flats >=4 floors  
Flats/Mais 4 Flrs and over PB

5  
24/03/2017  
0  
0

Very Large  
In M<sup>2</sup>: 10301 to 12600  
24 hours

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91	People at Risk Tab
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99	Contacts Tab
100	Contact Type
101	Sole Supplier Risk
102	Name
103	Responsible Person
104	Position
105	Address
106	Telephone
107	Fax
108	Email
109	URL
110	Contact Type
111	Sole Supplier Risk
112	Name
113	Responsible Person
114	Position
115	Address
116	Telephone
117	Fax
118	Email
119	URL
120	Abstracts
121	
122	Part B - Fire Safety Audit
123	Article 9 - Risk Assessment
124	<b>SAFETY CRITICAL</b>
	<b>Has a suitable and sufficient Fire</b>
	<b>Safety Risk Assessment been</b>
125	<b>carried out for the premises?</b>
126	Compliance Level: Broadly Compliant
127	Article 10 - Principles of prevention
128	<b>SAFETY CRITICAL</b>
	<b>Have any preventative and</b>
	<b>protecting measures been</b>
129	<b>implemented?</b>
130	Compliance Level: Broadly Compliant

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92	<b>Time Period</b>
93	00:00 - 04:00
94	04:00 - 08:00
95	08:00 - 12:00
96	12:00 - 16:00
97	16:00 - 20:00
98	20:00 - 24:00
99	
100	Managing Agent
101	
102	RBKC TMO
103	Janice Wray
104	Health, Safety & Facilities Manager
105	292a Kensal Road LONDON W10 5BE
106	020 7605 6344
107	
108	█@kctmo.org.uk
109	
110	Occupier
111	
112	DEFAULT PROPERTY
113	
114	
115	Grenfell Tower Lancaster West Estate LONDON W11 1TG
116	
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125	<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>
126	Observations: FRA 20/06/2016 following refurbishment. Does not list any deficiencies.
127	Action to be applied
128	
129	<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>
130	Observations: No significant findings or actions identified in FRA so cannot score.

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92	<b>Weekday Occupants</b>	<b>Weekend Occupants</b>
93	100 - 999	100 - 999
94	100 - 999	100 - 999
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96	100 - 999	100 - 999
97	100 - 999	100 - 999
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131	Article 11 - Fire Safety Arrangements
132	<b>SAFETY CRITICAL</b>
133	<b>Is there effective Fire Safety Management?</b>
134	
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137	Compliance Level: Minor deficiency; Non-
138	Compliant
139	Article 12 - Maintenance
140	<b>SAFETY CRITICAL</b>
141	<b>Are fire safety provisions being adequately maintained?</b>
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152	Compliance Level: Minor deficiency; Non-Compliant
153	Article 13 - Maintenance of PPE
154	<b>SAFETY CRITICAL</b>
155	<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>
156	Compliance Level: Broadly Compliant
157	Article 14 - Provision of...

131

132

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

134 Observations: 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).

135 Article 11 FS arrangements not maintained

136 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.

137 Remedy:

138 Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.

139

140

141 *"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"*

142 Observations: 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.

143 Article 17(1) Facilities/equipment not maintained

144 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

145 Remedy:

146 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.

147 Article 17(1) Flat doors-Common parts exit routes

148 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.

149 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.

150 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.

151 Remedy:

152 Ensure fire 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

153 **Fire Protection for Protection of Fire-fighters Safety Criteria**

154

155 *"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"*

156 Observations: On-site rep stated that dry risers and AOVs are checked and maintained regularly.

157 **Access to Employees**

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158	<b>Is adequate provision made to provide information to employees?</b>
159	Compliance Level:Broadly Compliant
160	<b>Article 20: Provision of information</b>
161	<b>Is adequate information provided to employers and employees from outside undertakings?</b>
162	Compliance Level:Broadly Compliant
163	<b>Article 22: Co-operation and co-ordination</b>
164	<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>
165	Compliance Level:Broadly Compliant
166	<b>Article 23: Training</b>
167	<b>SAFETY CRITICAL</b> <b>Are employees being effectively trained?</b>
168	
169	Compliance Level:Broadly Compliant
170	<b>Article 12: Elimination or reduction of risks from dangerous substances</b>
171	<b>SAFETY CRITICAL</b> <b>Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substance?</b>
172	
173	Compliance Level:Not Applicable
174	<b>Article 15: Additional emergency measures</b>
175	<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>
176	Compliance Level:Not Applicable
177	<b>Article 13: First Aid</b>

	B
158	<i>"The responsible person must provide his employees with comprehensible and relevant information"</i>
159	Observations: Staff who check the building had been given sufficient information.
160	<b>Information to employees and the self-employed from outside undertakings</b>
161	<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>
162	Observations: External contractors accompanied by maintenance manager or contractor.
163	<b>Co-ordination</b>
164	<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>
165	Observations: There was no evidence to indicate that there was insufficient C & C.
166	
167	
168	<i>"The responsible person must ensure that his employees are provided with adequate safety training"</i>
169	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.
170	<b>Control of risks from dangerous substances</b>
171	
172	<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>
173	Observations:
174	<b>Emergency measures in respect of dangerous substances</b>
175	<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>
176	Observations:
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	<del>Are there adequate number of</del>
	<b>competent persons and</b>
	<b>arrangements in place to assist the</b>
	<b>responsible person in undertaking</b>
	<b>the preventative and protective</b>
178	<b>measures?</b>
179	Compliance Level: Broadly Compliant
180	<del>Article 14: Emergency Evacuation</del>
181	<b>SAFETY CRITICAL</b>
	<b>Is effective means of escape</b>
182	<b>provided and maintained?</b>
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190	Compliance Level: Minor deficiency; Non-
191	Compliant
192	<del>Article 8: General Fire Precautions</del>
193	<b>SAFETY CRITICAL</b>
	<b>Are employers carrying out their</b>
	<b>general fire precaution</b>
194	<b>responsibilities?</b>
195	
196	
197	
198	Compliance Level: Minor deficiency; Non-
199	Compliant
200	<del>Article 13: Fire Warning Arrangements</del>
201	<b>SAFETY CRITICAL</b>
	<b>Are effective fire warning</b>
202	<b>arrangements provided?</b>
203	Compliance Level: Broadly Compliant
204	<del>Article 12: Fire Fighting Arrangements</del>
	<b>Are effective fire fighting</b>
205	<b>equipment arrangements provided?</b>
206	Compliance Level: Broadly Compliant
207	<del>Article 15: Fire Fighting Training</del>

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

179 Observations: Fire risk assessor and competent contractors appointed.

180 **EMERGENCY EXITS**

181 "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  
182 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  
183 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

184 Article 14 Issues with emergency routes or exits

185 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

186 Remedy:

187 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.

188 Article 14 Issues with emergency routes or exits

189 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.

190 Remedy:

191 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

192 **SHAFTS**

193 "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"

194 (see Article 4, meaning of general fire precautions)

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

196 Article 8 Potential fire spread via shafts, riser

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  
197 panels protecting your services duct on the 8th floor was damaged and broken creating a breach in the service duct void.

198 Remedy:

199 Take the general fire precautions required to prevent fire and smoke spread by repairing or replacing the broken panel.

200 **AGREEMENTS**

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

204 **FIRE FIGHTING EQUIPMENT**

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

206 Observations: None provided in common parts.

207 **FLAMMABLE LIQUIDS AND IMMEDIATE DANGER AREAS AND DANGER AREAS**

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208	<b>SAFETY CRITICAL</b>
209	<b>Are there adequate procedures for serious and imminent danger and for danger areas?</b>
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214	Compliance Level: Non Compliant
215	<b>Article 22 - The fire alarm system</b>
216	<b>has suitable notice been given to the fire authority regarding the installation of fire-fighters switches?</b>
217	<b>"Prescribed voltage" means: 1000v AC or 1500v DC between two conductors.</b>
218	<b>600 v AC or 900 v Dc between conductor and earth</b>
219	
220	Compliance Level: Not Applicable
221	<b>Article 23 - General duties of employees</b>
222	<b>Are employees carrying out their general duties while at work?</b>
223	Compliance Level: Broadly Compliant
224	The following articles do not attract a score and are for information only (primarily to inform Government IPMP returns); however these issues should be considered when applying the EMM
225	<b>Article 27 - Powers of inspection</b>
226	Has the Responsible Person prevented an
227	No (Compliant)
228	<b>Article 29 - Current alteration</b>
229	Has the Responsible Person failed to com
230	Not Applicable
231	<b>Article 30 - Current enforcement</b>
232	Has the Responsible Person failed to com

208

209 *"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"*

210 Observations: 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!

211 Article 15(1)No emergency plan created/implemented

212 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  
213 Remedy:

214 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

215 **NOTICES FOR LUMINOUS DISCHARGE TUBES**

216 *"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"*

217

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

219

220 Observations:

221 **EMPLOYEES AT WORK**

222 *"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"*

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

224

225

226 inspector from exercising their powers under this Article where a prosecution has **not** been taken

227

228 **NOTICES**

229 ply with any alterations notice served on the premises where a prosecution has **not** been taken

230

231 **ENFORCEMENT NOTICES**

232 ply with any enforcement notice served on the premises where a prosecution has **not** been taken



	A
233	Not Applicable
234	Article 31 Current prohibitions
235	Has the Responsible Person failed to comply with Article 31?
236	Not Applicable
237	Article 32 Offences
238	Has the Responsible Person failed to comply with Article 32?
239	Not Applicable
240	Article 24 Power to make Regulations
241	Article 24 Secretary of State's Power to make Regulations
242	Not Applicable
243	Management Compliance Level
244	Management Compliance Level: 2 - Above average
245	<b>Initial Expectation:</b> Notification of Minor Deficiencies
246	Considered EMM
247	<b>Confirmed Action:</b> Notification of Minor Deficiencies
248	
249	Audit Conclusion: Programmed re-inspection Other authorities to notify (if required)
250	
251	Amount of weeks to be allowed for completion of any necessary works
252	Peak Activity Inspections required:
253	General Notes
254	(eg Instructions to Admin)
255	Hello Admin, please send Minor NOD to:
256	Non-Fatal fire required details
257	History Of Fires
258	Appliance Access:
259	Average
260	Occupants Predominant Type:
261	Average Mobility
262	Fire Loading:
263	Average
264	
265	
266	
267	Audit Calculation & Signature
268	Management Compliance Level:

233

234 Prohibitions

235 comply with any prohibition notice served on the premises where a prosecution has **not** been taken

236

237

238 comply with any other Article, not mentioned elsewhere on this form, where a prosecution has **not** been taken

239

240 Regulations

241 make additional regulations about fire precautions

242

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249 tion. 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

250

251

252

253

254

255 Ms J Wray TMO Health, Safety & Facilities Manager Kensington & Chelsea TMO 292a Kensal Road LONDON W10 5BE Thank you

256

257

Fire Setting In Area

258

Water Supplies:

259 Average

260

Fire Warning System:

261 Adequate

262 Features Assisting Fire Spread:

263 um

264 uted Voids

265 uted Ducts

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2 - Above average

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A	
269	Property Risk Group:
270	Life Risk:
271	Relative Risk:
272	Signature of Occupier:
273	Date Completed

		B
269	B - Sleeping familiar or Licensed Premises	
270		0.5
271		5.03
272		
273	03-Nov-16	