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Fire Risk Assessment of:	1-69 College Court (43-56), Queen Caroline Street, London, W6 9DZ
Author of Assessment:	Christopher Horsfall TIFSM, AIOSH, Nebosh (CFS) Fire Risk Assessor
Quality Assured by:	Nicola Heywood - Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	18/12/2023
Risk Assessment Valid To:	18/12/2025

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Building Features

Approximate Square Area of the Building:	80m2
Number of Dwellings:	14
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	1
Number of Storeys	7
Is there a Basement Present?	Yes
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no
Number of Occupants:	Based on 2 per flat: 28 Based on LBHF information in the PIB: 39
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

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Survey Findings:

Building Construction & Layout:	A 7-storey, purpose-built block of flats built circa 1940 which is partly linked to the other College Court blocks. The property has traditional brick walls with concrete pillars and a flat roof with a brick-built room thought to contain the water tank (no access at the time of the visit to confirm). There are Dorma-type windows from the 5th floor accommodations, and timber floors with coated plaster ceilings. The rear extension is up to the 3rd level, with a terrace accessed from the 4th and 5th levels. A dry riser outlet is provided on each landing and to the front outside the -1 sublevel and they are not signed or enclosed but have secure tags which are padlocked to prevent tampering. No lifts are provided. Wayfinding signage has been provided to direct firefighting personnel entering via the front internal stairs. The shared entrance lobby is accessed via a key fob or intercom access from the internal flats. There is drop -key access for the emergency services. The electrical intake cupboard is located on the -1 sublevel and has a fire-rated door into the cupboard, and a second fire-rated door leading to the outside lower level to the front of the building. The 2 waste bins are located in dedicated bin sheds positioned at the rear of the building in the central courtyard shared with the other 4 blocks. The bin hopper chutes are located outside flat windows. Emergency lighting is installed in common areas both inside and outside the building. Parking is limited to on-street within the limitations of the local authorities. No communal detection system is installed in accordance with LBHF guidance for purpose-built blocks of flats. All Flats are accessed from the front door into the shared lobby and then up/down the shared stairs. Entrances discharge directly to the shared stairs on each level. The building has a shared entrance to the front which is the primary means of escape. Flats 43 and 44 are on the -1 sublevel. Flats 45 and 46 are on the Ground floor. Flats 47 and 48 are on the 1st floor. Flats 49 and 50 are on the 2nd floor. Flats 51 and 52 are on the 3rd floor. Flats 53 and 54 are on the 4th floor. Flats 55 and 56 are on the 5th floor. The roof void access hatch is on the 5th-floor landing.

Executive Summary	Under LBHF standard inspection requirements, a minimum of 10% of dwellings are included in the Type 1 survey. There are 11 areas of improvement that have been identified during the survey, and these have been raised in this report to bring the building up to a high standard of fire safety. These include: • No records of testing of the dry riser system were seen to confirm a satisfactory result or completion of remedial actions if required. • The waste hopper bin sheds were not secured. • Waste hopper bin pull plates were of the manually operated type and should be upgraded to an automatic self-closing system. • The waste hopper system had chutes that were not accessible for inspection. • The electric cupboard outer door has a vent fitted which could not be confirmed as fire-rated. • The electric cupboard inner door does not have smoke seals fitted. • The electric cupboard has unauthorised items and rubbish stored inside the cupboard. • The lock to the access hatch of the roof void did not open with an FB key. • The electric supply cupboard had an out-of-date CO2 extinguisher inside the cupboard. • There are loose cables on the outside of the building that could hinder rescue attempts by the FRS. • Flat FDS was not compliant with the LBHF guidelines for purpose-built blocks of flats.

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Guidance

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Scope of Assessment:

This FRA has been carried out on behalf of the 'Responsible Person' in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). The purpose of this report is to provide an assessment of the risk to life from fire in this premise and where appropriate, to identify significant findings to ensure compliance with fire safety legislation as obliged observing current best practice, providing a minimum fire safety standard.

This report reflects the fire safety standards identified during inspection and does not address the risk fire may pose to property or business continuity.

In order to carry out this fire risk assessment the assessor has used their professional expertise, judgement and guidance contained in the British Standards Institute's publicly available specification (PAS 79: 2012), the Department for Communities & Local Government guidance, 'Fire Safety Risk Assessment - Sleeping Accommodation', Local Authorities Coordinators of Regulatory Services (LACORS) 'Housing Fire Safety' guidance and NFCC guidance 'Fire Safety in Specialised Housing'.
Which provides best practice guidance on fire safety provisions in England for certain types of existing housing; as well as the Local Government Association (LGA) Guidance 'Fire safety in purpose-built blocks of flats'.

The aim of the fire risk assessment process is not necessarily to bring an existing building up to the standard expected for a new building, constructed under current legislation. Rather, the intention is to identify measures which are practicable to implement in order to provide a reasonable level of safety for people in and around the premises. Information for the completion of this assessment was obtained by a physical type 1 survey, in compliance with LBHF policy and for the purpose of satisfying the FSO. The inspection of the building is non-destructive. The fire risk assessment will consider the arrangements for means of escape and so forth that will include examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction; however, in this type of survey, entry to flats beyond the area of the flat entrance door, is not involved as there is normally no automatic right of access for freeholders.

If your premises have been designed and built in line with modern building regulations (and are being used in line with those regulations), your structural fire precautions should be acceptable. While every effort is made to inspect fire compartmentation & fire separating elements of buildings, dependant on accessibility, including roof spaces, voids and service risers, to assess the integrity, comments reflect reasonable assumption. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a type 1 inspection will normally be sufficient. Where doubt exists in relation to these matters, the action plan may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (Any such recommendation would be based on identification of issues that justify reason for doubt.)

The FRA includes an Action Plan that sets out measures to enable the Responsible Person to achieve this benchmark risk mitigation level, satisfy the requirements of the FSO and to protect Relevant Persons (as defined in Article 2 of the FSO), from the risks of fire.

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Compartmentation and Building Features	
From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?	No
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	No
Does the building have a roof void?	Yes
Are there roof void access hatches within the communal areas?	Yes
Are all roof void access hatches fitted with securing devices?	Yes
Are all hatches providing suitable fire and smoke resistance?	Unable to Confirm
Was a survey of the roof void carried out as part of this inspection?	No
Are there other concerns identified with the roof void?	Unable to Confirm
Are lifts installed?	No
Is there a lift motor room?	N/A
Are there any other concerns with Lifts or the Lift Motor Room?	N/A
Are there utility cupboards within the communal area?	Yes
Are there any breaches in compartmentation?	Yes
Do utility cupboard doors appear to be FD30s standard?	No
Is there evidence to confirm FD30s doors are certified?	Yes
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	No
Is there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Is there a CO2 extinguisher installed inside any large electrical riser cupboard?	Yes
Are CO2 extinguishers compliant?	No
Are there other concerns identified with the utility cupboards and vertical risers?	No
Is external cladding fitted to the building?	No

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Are the internal escape route walls and ceilings to Class 0 standard?	Yes
Are there other concerns identified with flammable materials?	No

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Means of Escape	
Is the stated emergency evacuation strategy suitable?	Yes
Are fire action notices displayed at the entrances, fire exits and each level as required?	Yes
Are travel distances appropriate for the building design?	Yes
Are the internal escape route corridors free of trip hazards?	Yes
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversly affecting the escape routes?	No
Do final exits open in the direction of flow where required?	Yes
Are cable and wire fixings to external walls/ceilings to current standards to limit the likelihood of wire entanglement?	No
Are there suitable door opening devices such as thumb turns, push pad/bar?	Yes
Is directional and exit signage necessary in this building?	No
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	No
Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	Yes
Are there recorded or observable defects with the emergency lighting system?	No
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	Yes
If no emergency lighting is installed, does the building require the installation of an emergency lighting system?	N/A
Is there a need to increase the emergency lighting provision?	No
Are there other concerns identified with the emergency lighting?	No
Does the building have suitable means to naturally ventilate the escape routes?	Yes
Is there a smoke ventilation system installed?	No
Are there any concerns identified with ventilation of the internal escape route?	No

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Doors	
Is the main entrance door suitable as part of the evacuation strategy for the building?	Yes
Is security to the property suitable to restrict access to uninvited persons during 'out of hour' times?	Yes
Are there a sufficient number of fire exits?	Yes
Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Do any fire exits lead to areas that could put persons at further risk?	No
Do all fire exits have suitable signage?	Yes
Are there other concerns identified with the main entrance and fire exit doors?	No
Are there any compartment fire doors installed in this building?	No
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	No
Are there any flat entrance doors not conforming to FD60s standard?	No
Do the inspected FD60s doors have certified markings?	Yes
Are positive action self-closers fitted and to the front face of the doors?	No
From the sample inspection taken, do the flat entrance doors freely self close into the frame?	Yes
Are there any defective flat entrance doors (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Are there other concerns identified with the flat entrance doors?	No

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Fire Hazards

Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas?	Yes
Any there other concerns identified with smoking?	No
Are there suitable locations provided for storage of refuse?	Yes
Is the refuse area appropriately clear and well managed?	No
Are vertical refuse chutes fitted to the building?	Yes
Are the hoppers in good condition and fitted with smoke seals?	Unable to Confirm
Is there a working pull plate at the base of the chute?	No
Does the refuse system appear to be free of physical defects?	Unable to Confirm
Are there other concerns identified with refuse?	No
Has fixed electrical wiring been subject to a safety inspection within the past five years?	Yes
Is there a lightning protection system installed?	Yes
Is there evidence of a valid certification?	Yes
Is the lightning protection free from defects and secured sufficiently?	Yes
Is there a wheelchair or stair lift in the communal area?	No
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	No
Any there other concerns identified with ignition sources?	No

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Fire Detection

From the sample flats accessed, is early warning fire detection appropriate?	No

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Fire Safety Management

Are there hydrants within the grounds of the property estate?	No
Are there notable restrictions for the positioning of fire appliances within 20 metres of the building?	No
Is a Premises Information Box installed?	Yes
Are there complexities or unique features to the building to warrant the installation of a Premises Information Box?	Yes
Is there a working Drop Key mechanism to access the building?	Yes
Is there a Dry Riser installed?	Yes
Are there outlets on each level above the 6th storey?	N/A
Is there evidence to confirm the Dry Riser is serviced?	Unable to Confirm
Is Dry Riser signage displayed appropriately?	Yes
Are there any observable defects to inlets or outlets and their casings?	No
Are there other concerns identified for fire service operations?	No
Did you encounter any potential or actual hoarding risks?	No
LBHF have a medical register of 02 users, did you encounter a resident declaring they were using 02 but not registered?	No
Is there a suppression system installed within any part of the building?	No
Did you encounter any potential hazards due to negligent contractor work at the property and its grounds?	No
Are there other concerns identified to do with fire safety management?	No
Does the building contain both commercial outlets and residential dwellings?	No
Any there other concerns identified with control of shared means of escape?	No

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Safety Management	
Are there staff or site managers based at and working in the building?	No
Are staff trained to support an evacuation of the building during a fire emergency?	N/A
Any there other concerns identified with on-site staff and their training?	N/A
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	No
Is LBHF emergency and general contact details displayed in the communal area?	No
Any there other concerns identified with the management of information?	No

	Slight Harm	**Moderate Harm**	**Extreme Harm**
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

Risk Scores:	
Risk Score at the time of the Assessment	Substantial Risk
Risk Score if all actions are implemented:	Tolerable Risk