

Fire Risk Assessment Review



Stebbing House

Edward Woods Estate
Queensdale Crescent
London, W11 4TA

Date of Review: 08-08-2025

Author: Building Safety Management

The towers of the Edward Woods Estate (Norland, Poynter, Stebbing House) are risk assessed annually by LBHFs competent contractors, CS Todd & Associates. The buildings are currently undergoing major capital works to renovate the RockShield and RockPanel EWI systems, upgrade the UPVC windows, remove the PV Cells (as shown in image opposite) and improve ventilation in common areas. The most current full FRA was valid until the 12 May 2022 and a desktop review was conducted previously in May 2023 and there have been construction FRAs conducted by Hydrock for the works phase.

It is still not regarded as necessary to conduct a full Type 1 FRA on the towers owing to the measurable changes that would occur during the forthcoming year. Therefore, it was decided that a holistic desktop review would be conducted by a competent person to review any potential risks, issues and mitigations during the construction phase.

General Information

Address:	Edward Woods Estate, Queensdale Crescent, London W11 4TA
Responsible Person for Premises	Richard Shwe (Director Housing)
Date of Review	10/03/2026
Premises Use:	Residential
Number of Floors:	23
Building Construction:	1968
Description of Building	Purpose built block of flats. RC frame with hollow pot floors, UPVC double glazed windows and compartmentalised spaces.
Overall Risk Rating	MEDIUM
Maximum numbers (People):	500
Average Numbers (People):	500
Times of Occupation:	24/7/365
Sleeping:	500
Disabled:	12 (In need of PEEP)
Young Persons:	Estimated 15% of residents
Previous Fires:	Multiple, none known to have spread beyond point of origin.
Other Relevant Information:	Construction activity ongoing since Nov 2022. Prime contractor: Kiers Plc. (Until May 2025,

Fire Safety Legislation and Enforcement Authority	due for retender). PD: Kiers/Bailey Garner
	London Fire Brigade, Building Safety Regulator, HSE.

Fire Hazards and their Elimination or Control

Significant changes in measures to prevent fire since the time of the fire risk assessment

- Each flat space within the building has had a Viking V480 sidewall mounted sprinkler system installed which connects to a centralised panel standalone for the system.
- The Council are reviewing its approach to lithium battery management for e-devices like scooters and bicycles. A feasibility study will soon be conducted to ascertain the practicality of fire-resistant storage either inside or outside of the building.
- Kiers are managing the fire safety for the construction activity on and around the building and conduct routine meetings with the Council on fire safety matters to segue with internal efforts. All CDM documentation is present, and arrangements are regarded suitable and sufficient should a construction related incident occur and warning is required. Arrangements, especially with regards to the NASC compliant temporary works scaffolding has been drawn up by competent design engineers in collaboration with Building Control and the LFB.
- External Wall System (Rockpanel Xtreme 10mm) has been removed to 90% of the block, the only cladding system remaining is on the penthouse level. The Rockshield Render remain in place to the north and south elevations.
- The large PV array to the south elevation has been removed entirely along with all associated apparatus (inverter etc).
- Full fire stopping works have taken place to the common parts, including risers. This has been conducted by our in house competently trained and audited works team.
- The building is insitu-poured concrete reinforced frame with brick, block and fire rated render to the external parts. uPVC windows remain in place which are the same since their 1991 installation. These are due for replacement.

Are there adequate measures to

- These measures are regarded as suitable and sufficient and are routinely monitored.

prevent fire?

Are housekeeping and maintenance adequate?

- Housekeeping is managed robustly through the Councils Estate Security Team, who provide regular inspections of the block, working closely with residents to identify and remove hazardous materials, clutter and objects posing a risk. This information is communicated directly to the fire team on a routine basis.

Fire Protection Measures

Significant changes in fire protection measures since the time of the risk assessment

- Personal misting systems continue to be installed to specific areas where there is a heightened risk owing to a PCFRA or third-party assessment.
- Management of PCFRA and PEEP through the 'Safety First' Team. Training is now delivered to a wider selection of personnel to adopt a 'making every visit count' initiative which seeks to highlight domestic risks like hoarding.

Are the means of escape from fire adequate?

- The building would benefit from the implementation of Firefighting Lifts, these are planned for upgrade in due course.
- For non-ambulant residents, measures in place to prevent incident are suitable, with information contained within the SIB in the lobby for the benefit of the attending LFB. PEEPs are also in place through the Safety First Team.
- The building benefits from two very well protected staircases which contain wayfinding signage and suitable LED emergency lighting.

Are compartmentation and lining satisfactory?

- Compartmentation to the buildings purpose-built spaces have not been altered, poured reinforced concrete with at least 120minutes of resistance remain present. Any works which required drilling through these walls have been fire stopped to the appropriate standards using suitable materials. This is periodically inspected by the building safety managers and other in-house teams.

Is there reasonable emergency escape lighting?

- Escape lighting is LED and self-testing. Despite this, emergency lighting systems are routinely inspected to ensure they meet the bare minimum of 1LUX down the centre line of a space and sufficiently illuminate to a place of ultimate safety.

Are there adequate fire safety signs and notices?

- Photoluminescent wayfinding signage has been upgraded in line with the Fire Safety (England) Regulations. Fire Action Notices are being upgraded to reflect the introduction of an Evacuation Alert System in line with resident communications.

Are the means of giving warning of fire adequate?

- There have been upgrades to the smoke detection system in the flat spaces with gradual upgrades to optical in the transit spaces of each flat.
- An Evacuation & Alert System (BS8629) has been installed and has been commissioned, live in all flat spaces, which adds a separate sounder above the flat entrance door which will sound when activated by any attending FB crews who determine an evacuation necessary.
- Beyond this, the standard smoke and heat detection is present in all flat spaces to D LD2 standard (AICO) and common areas. Smoke control in the lobby spaces connect to AOV systems on either side of the lobby and route through to a centralised Standard panel which sounds an alarm in the concierge office and routes to the LFB on confirmed activation.
- Kier manages fire safety for the construction activity on and around the building and conduct routine meetings with the Council on fire safety matters to segue with internal efforts. All CDM documentation is present, and arrangements are regarded suitable and sufficient should a construction related incident occur and warning is required. Arrangements, especially with regards to the NASC compliant temporary works scaffolding has been drawn up by competent design engineers in collaboration with Building Control and the LFB. The new successful tenderer will be expected to manage the site in the same way.

Is the provision of fire extinguishing appliances adequate?

- Fire extinguishers were removed by LBHF in 2024 owing to the utility risk. This is regarded as tolerable, especially since the introduction of a domestic sprinkler system and AFD.
- This does not impact the fire extinguisher provision provided by Kiers for the construction elements on site, fire protection and extinguish measures for their areas of responsibility under the CDM regulations.

Management of Fire Safety

Significant changes in management of fire safety since the time of the fire risk assessment?

The council maintains the following robust fire safety initiatives:

1. Fire Safety Plus scheme with booked appointments for advice, PAT testing for electricals and free replacement of defective white goods for residents.
2. 3no Building Safety Managers who exclusively focus on fire safety in the high-rise residential buildings. Quarterly audits are performed on the building and recorded centrally.
3. Management of PCFRA and PEEP through the 'Safety First' Team.
4. Making 'every visit count' initiative, with training scheduled for all teams who have a footprint in the building with an associated mobile app for recording and reporting defects.
5. Ongoing resident communications which focus on fire safety prevention advice and information on how to report defective equipment. Information will also be available online in the form of an e-guidebook.
6. Fire Door Checking Guide issued to be issued to residents which also provides a handy fridge magnet to advise on simple fire door checking and reporting.
7. A defective equipment tool or DET has been established to allow a multitude of Council teams to communicate defective or out of service life safety equipment so that it can be suitably relayed on to the London Fire Brigade under the FSE Regulations. Any defective equipment is then followed by the BSM and the LFB kept updated with progress.

Are arrangements for management of fire safety adequate?

- These measures are deemed to be suitable and sufficient. Residents were sent a fire safety in the home brochure and booklet in 2024 to explain the safety management approach, escape management plan and general advice and guidance.

Are fire procedures adequate?

- The building operates a Defend in Place (STAY PUT) policy. Residents are suitably advised on how to act in the event of a fire in their living space and separately a fire present elsewhere in the building. Any evacuation procedures for the building are managed utilising the EAS system present in each flat space. Residents are not, of course, compelled to obey the stay put policy and may evacuate at any time on their own intuition.
- Residents have been written to earnestly explaining the fire protection measures in their flat space and wider building and how to act in the event of various scenarios. Business continuity measures and full support resident and social plans are primed

Are the arrangements for staff training and fire drills adequate?

Are the arrangements for testing and maintenance of fire protection systems and equipment adequate?

should a fire situation occur that is regarded significant.

- The building also benefits from the support of a 24 hour concierge service, personnel who are competent and trained in fire safety and the above procedures.
- These measures are deemed to be suitable and sufficient, however some are still in development and are to be implemented within 2025, like EAS drilling with resident volunteer groups.
- All equipment within the building is tested and maintained accordingly to the relevant British Standards at pre-determined intervals. Some of this equipment is tested in house, others by competent third-party contractors. Compliance activity is conducted largely by the Councils M&E team. All documentation is provided in line with said standards and recorded within the golden thread of information at al.
- As previously stated, defective equipment which cannot be repaired immediately is reported to the LFB utilising the defective equipment tool.
- Any equipment utilised within the construction element managed by Kiers is maintained and tested in accordance with manufacturers guidance, health and safety standards and British Standards (ISO). Scaffolding and lifting operations are stringently managed and overseen in line with associated construction phase plan.

