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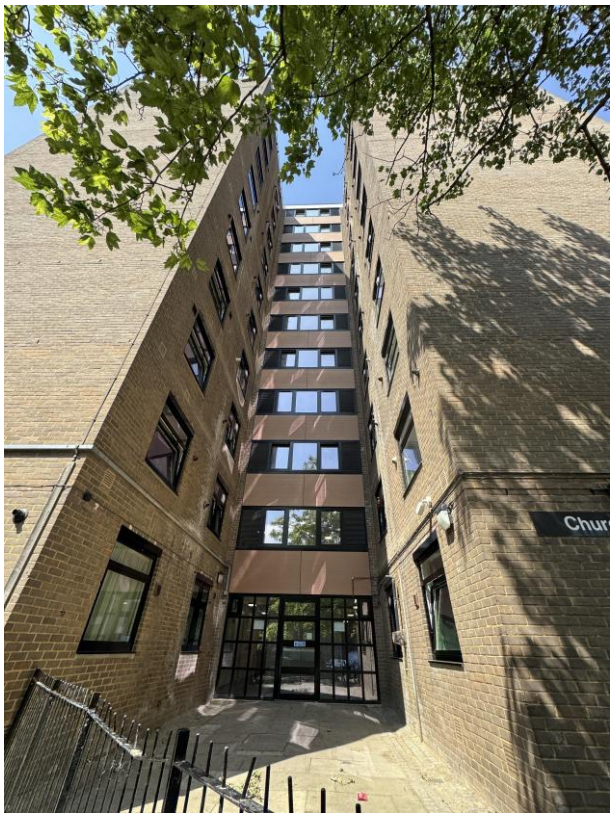

Fire Risk Assessment of:	Churchward House London W14 9LW
Author of Assessment:	Z Noorgat LBHF Fire Safety Surveyor
Quality Assured by:	Nick Hickman - Fire Safety Surveyor. AIFireE, MISFM, ACABE
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	12/06/2025
Risk Assessment Valid To:	12/06/2026

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Building Features

Approximate Square Area of the Building:	c. 800m2
Number of Dwellings:	88
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	11
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	220
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Survey Findings:

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Building Construction & Layout:	This 11-storey block of flats, constructed around 1970, shares an entry lobby and concierge desk with Fairburn House. Its exterior features brick walls, partially updated with new cladding. The flat roof houses the lift motor room, a dry riser outlet, and vents for internal ventilation. Inside, the building is constructed with concrete floors and brick walls. It has a main shared entrance and an additional exit at the rear. Access to upper floors is provided by two lifts, one for odd-numbered floors and one for even, both equipped with drop-key overrides for emergency services. The ground floor contains flats 1-8, with an additional eight flats on each subsequent floor. Clear signage is installed to guide firefighters using the stairs to specific floors and apartments. All flats are situated within the building, with their entrances opening directly onto shared corridors. These corridors lead through 1-hour fire-rated doors into a protected staircase. The lifts open into their own protected lobbies, which connect to both sides of the building via 30-minute fire-rated doors. The shared entrance lobby is accessible to residents via key fob or intercom from within their flats. An additional secured door connects this lobby to Churchward House. Both entrances have drop-key access for emergency services. Electrical intake and gas meter cupboards are located within the concierge office areas. Riser cupboards are present on each floor throughout the building, with fire-rated cupboards in the corridors. Dry riser cupboards are also on every level and are clearly marked. In line with LBHF guidance for purpose-built blocks of flats, no communal fire detection system is installed. Access to the roof void is through the common areas. Three dedicated waste bin sheds are positioned near each means of escape, and waste hopper chutes are located on exterior balconies at the end of each corridor. Emergency lighting is installed in all common areas. Issues related to the Concierge office are addressed in the separate Fire Risk Assessment for Fairburn House.

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Executive Summary	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 BS9792;2025, Fire risk assessment, Housing code of practice 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 assessor was able to gain access to the communal area and the following requires further attention: - Ease and adjust communal lobby door which is wedged open so that it fully self closes into frame. 8th floor. - Ease and adjust communal lobby door so that it fully self closes into frame on 4th floor. - Repair damaged glazing to dry riser inlet on 3rd floor. - Remove scaffolding obstacle to external dry riser inlet. - Provide fire stopping to service penetrations in wall. Fire stopping to be provided by 3rd party fire stopping contractors. Ground floor, 10th floor, 9th floor & 3th floor. - Remove mobility scooter outside [redacted] in communal lobby The assessor was able to gain access to a sample flat. The door fully self closed into frame and AFD was present.

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Guidance

Copyright:

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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.

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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.

Compartmentation and Building Features

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From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?	Yes
From a Type 1 inspection perspective, are there ineffective or inapprpropiate materials used to create compartmentation?	No
Does the building have a roof void?	No
Was a survey of the roof void carried out as part of this inspection?	N/A
Are there other concerns identified with roof void?	N/A
Are lifts installed?	Yes
Does each lift have a fire service over-ride switch?	Yes
Are there any fire-fighting lifts?	No
Is a there a lift motor room?	Yes
Did you get access to survey the lift motor room?	Yes
Is the compartmenation acceptible?	Yes
Are there any other concerns with Lifts or Lift Motor Room?	Yes
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	No
Do utility cupboard doors appear to be FD30s standard?	Yes
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
Are there personal items or rubbish in any inspected utility or riser cupboard?	No
Are CO2 extinguishers installed inside each electrical riser?	No
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility Cupboards and vertical risers?	No
Is external cladding fitted to the building?	Yes
Does the external cladding appear suitably fitted and in good condition?	Yes

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Is the external cladding constructed from fire rated materials?	Yes
Are the internal escape route walls and ceilings to Class 0 standard?	Yes
Are there other concerns identified with flammable materials?	No

Means of Escape

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?	No
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversly affecting the escape routes?	Yes
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?	Yes
Are there suitable door opening devices such as thumb turns, push pad/bar?	Yes
Is directional and exit signage necessary in this building?	Yes
Are directional and exit signage displayed appropriately?	Yes
Where lifts are installed, are suitable fire safety signs displayed at each level?	Yes
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
Does the building require the installation of an emergency lighting system?	N/A
Is there a need to increase the emergency lighting provision?	No

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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
Are all individual flat numbers highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected stairway highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected corridor and lobby highlighted using wayfinding signage?	Yes
Are there floor identification floor signs required where the flat numbers are located in more than one direction?	Yes
Are there appropriate evacuation signs on each floor within the communal lobbies?	Yes

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 by 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?	Yes
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?	Yes
Is every compartment fire door and frame installed to the correct fire rating standard?	Yes
Does every compartment door freely self close into the frame?	No
Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works?	Yes

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Are there locations where compartment fire doors should be installed?	N/A
Are there other concerns identified with the compartment fire doors?	Yes
Are there any flat entrance doors not conforming to FD60s standard?	No
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	No
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?	Yes
Are there other concerns identified with the flat entrance doors?	No
Observations	Sample flat checked and door fully self closes into frame.

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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
Are 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?	Yes
Are vertical refuse chutes fitted to the building?	No
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
Does the lightning certificate display a valid inspection date?	No
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)?	Yes
Are there other concerns identified with ignition sources?	No

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate	Yes

Fire Safety Management

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Are there hydrants within the grounds of the property estate?	Not Applicable
Are there notable restrictions for the positioning of fire appliances within 20 meters 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 Wet Riser installed?	No
Is there a Dry Riser installed?	Yes
Are there Dry Riser outlets on each level above the 6th storey?	Yes
Is there evidence to confirm Dry Risers are serviced?	Yes
Are Dry Riser signs displayed appropriately?	Yes
Are there any observable defects to Dry Riser inlets or outlets and their casings?	Yes
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 supression system installed within any part of the buiding?	Yes
Is there evidence of a cleaning contract?	Yes
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 have both commercial outlets and residential dwellings?	No
Are there other concerns identified with the shared means of escape?	No
Is there a secured SIB appropriately and securely located inside or on the exterior of the building?	Yes

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Does the SIB have appropriate signage securely fixed to the SIB door?	Yes
Where the SIB is not on view externally, is there appropriate signage internally to assist in locating the SIB?	Yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	yes
How is access given the Fire and Rescue Service?	Sharing of keys
Has documentation relating to the assessment of the external wall structure been provided prior to the fire risk assessment being undertaken?	Yes
Where there is evidence of a risk of external spread of fire, has the design of the external wall construction and the materials used been:	yes
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Where there is evidence of a risk of external spread of fire, has the design of the external wall construction and the materials used been:	yes
Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis?	Yes
Is there evidence that all defects relating to essential fire-fighting equipment has been actioned?	Yes
Have all fire fighting and evacuation lifts been identified?	Yes

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Is there evidence of any defective fire-fighting and evacuation lifts which cannot be repaired within 24 hours been reported to the FRS?	No
Is there evidence that all communal fire doors being checked every 3 months?	Yes
Is there evidence that with all best endeavours all in-flat front doors are being checked annually?	Yes

Safety Management

Are there staff or site managers based at and working in the building?	Yes
Have you identified any issues relating to staff carrying out their fire safety duties?	No
Is there a suitable induction for new staff on fire safety?	Yes
Is there evidence of evacuation and fire warden training for on-site staff?	Yes
Are staff trained to support an evacuation of the building during a fire emergency?	Yes
Are fire safety records accessible (digital or paper) for fire inspection audits?	Yes
Are LBHF emergency contact details displayed?	Yes
Are there other concerns identified with the management of information?	No
Are in-house checks of the Emergency Lighting being carried out and recorded?	Yes
Are in-house checks of the Extinguishing Media being carried out and recorded?	Yes
Are in-house checks of Fire exits and Escape routes being carried out and recorded?	Yes

Actions Arising from the Survey:

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	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	Moderate Risk
Risk Score if all actions are implemented:	Moderate Risk