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Fire Risk Assessment of:	5 - 48 Walham Green Court, Fulham, SW6 2DH
Author of Assessment:	Jakub Owczarek, MIFSM, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	22/07/2025
Risk Assessment Valid To:	22/07/2026

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Building Features

Approximate Square Area of the Building:	270m2 - approximate footprint
Number of Dwellings:	44
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Storeys	13
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	123 - as per the building information sheet
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure

Survey Findings:

Building Construction & Layout:	General Needs, purpose built, 37.5m high, communal block of flats incorporating 44 self-contained accommodation units, with a 'Stay Put' fire evacuation strategy in place. A 13-storey building, built in 1969, which placed it under CP3, IV, pt.1, 1962 and the 1962 London County Council guidance on fire precautions in blocks of flats, in support of the London Building Acts. At the time of construction, the surveyed building met the standards of the era. There are 4 flats per floor on the upper floors 1 to 11. The Ground Foor and upper GF do not contain any accommodation, only shops and a lift lobby on the upper GF. The shops were not part of this FRA. The shops are accessed externally and separately from the accommodation. Basement – used by LBHF and frequented by staff and contractors - half of it houses a large boiler room with accompanying equipment, gas intake, water tank and ventilation installation. The other half constitutes of former resident sheds, currently used by LBHF for storage, and the electrical intake room. South side – access to the service tunnel, linking to the internal ventilation shaft. Outside the main entrance is a door to the Server Room. Access was not possible, so the full contents could not be confirmed. Electric sub-station, accessed externally, from the west side of the GF – no access during this inspection. There is an underground car park, adjacent to the building. Not interlinked with

the surveyed premises.

There are storage units along the car park access ramp, under the south side external podium of the surveyed premises – no Access was gained during the inspection. The sheds are under the podium serving the surveyed block but are not linked with it internally.

No flat entry door (FED) is further than 4.5m from the place of relative safety – staircase FD.

The building is constructed of a reinforced structural concrete frame, with concrete panel (NB: Not Large Panel System) outer leaf. Party walls are part of the concrete frame.

A single, FD60s SC protected, MoE stairway serves all floors from ground to the 11th floor. The stairway discharges into the upper GF main entrance hall and the front of the building (950mm door) – leading to the street and Walham Green Court estate podium, as well as directly to the outside (830mm wide door) - Fulham Rd. side upper GF podium level, leading to the street.
The stairs ae 1000mm wide from the wall to the handrail.
Floor numbers and flat directory signage installed within the stairway.

Two passenger lifts with FRS override facilities, serving every floor.

Heating is provided by a large – industrial grade boiler situated in the basement.

A live gas supply – run internally within the service ducts and branch off to each floor at high level. The pipework is all in low carbon steel pipe of varying diameters. All joints are either screwed or welded.

Dry riser main installed with landing valves on all floors. The breaching / inlet valve is fitted to the side entrance near to the bin room adjacent to Fulham Road (i.e. side entrance to block and not main entrance).

Intercom, 'key coded/ FOB' Security Door entry system with FRS override switch, leading into a lift lobby.

One designated, FD60s SC protected – 750mm doors on both sides, single core, 1300mm wide, stairwell serving all floors.

A premises information box (PIB) is located in the GF main lobby.
LBH&F notice board with contact details is located externally, by the main communal entrance.

Fire safety information signage – directional escape signage, floor numbers and flat directory posted on every floor landing within the MoE staircase.
Wayfinding signage is installed.

The common areas of the building are not fitted with AFD, the only AFD within the block is inside the dwellings – LD2, D1.

The building operates a stay-put policy with fire action notices posted in the communal areas on each floor level.

Each of the floor levels contains a similar layout – four FED, two on either side, with two centrally located lifts and a MoE stairway access door opposite the

	lifts. The mains riser is enclosed in a concrete shaft, with FD60s cupboards at every floor. All travel distances between the furthest FED and a place of relative safety (MoE stairway compartment FD60) are approx. 3m. Dry riser outlets located on all floors, and on the roof. Inlet at the rear of the building, near the communal exit. Flat, felt covered, roof with a lift motor room and a water tank room on top – concrete enclosure. Accessed via a door hatch from the 11-floor lift lobby. uPVC, encasement windows to all accommodation units, all Elevations. Private balconies on the east side of the building only. Non-maintained emergency lighting in the MoE stairwell and lift lobbies Standard EEL installed in the basement and lift motor room. Bin Room – located on the GF, north side, locked, accessed externally. Refuse chute – with FR 240min, BS 476-8, 1972 tested hatches on all floors, on designated balconies, accessible from the communal lobbies and separated by FD60s SC. Manual pull plate at the bottom of the chute. Lightning protection system installed. CCTV throughout.

Executive Summary	At the time of the Inspection the Assessor identified that the premise has adequate standard of compartmentation within the communal areas, with some deficiencies noted. The survey found the communal areas to be in good condition with no personal items stored within or obstructing the means of escape. The entrances were secured, flat entrance and staircase FD where to the correct standards. The dry riser, EEL and lightning protection system appeared to be free from any defects. Basement plant/service area – remedial works regarding several issues noted have been recommended: signage, EEL, fire stopping, FD upgrades and installation, automatic fire detection. In buildings of 11m or more in height a retrofit of a sprinkler system needs to be considered. A retrofit has been deemed not reasonably practicable at this point in time (provided that the identified remedial ventilation works are carried out), in case of the surveyed premise, as the FED are FD60s and the common areas are fire sterile (possible non-FR panels covering the shaft and the mains pipework) – to be confirmed). In buildings of this height, however, a retrofit is recommended during the next major refurbishment. FED – FD60s SC door sets installed throughout the surveyed premises. Staircase – protected with FD60s SC. MoE staircase ventilation – remedial works recommended.

	AFD provision within the Accommodation units, LD2 D1 - BS5839-6. The electrical riser is set within a concrete shaft and FD60s protected but the Assessor did not gain access due to a non-standard type of key required – a further inspection is necessary to ascertain compliance. Installation of a fusible link fire damper at the base of the refuse chute is not considered critical in case of the surveyed block – protected, designated hopper balconies, away from the MoE and a separate, to the main frame of the building, chute, but it is recommended as good practice. The contents of the PIB were inspected and found to contain relevant information for use by the FRS. Update of some of the contents is needed. Access for fire appliances is deemed as acceptable – from front, side and rear. Fire hydrant < 30m from the building. The Accommodation units Internal Design was not subject to inspection by the Assessor to confirm adequate compartmentation and installed 'passive' fire provisions. Shunt ducts were widely installed at the time of the surveyed building's construction – additional survey is recommended to assess the state of compartmentation between dwellings/levels, as these were proven unreliable. Persons at Risk – it is not untypical of a social housing block for persons of various ages, physical and cognitive abilities, and behavioural types to be in the premises by way of lawful and unlawful tenancies or visit. Individual residents especially at risk from fire have been identified and listed on the Emergency Evacuation Resident Information sheet, stored in the PIB. These persons have been identified as a result of PCFRA's carried out by the LBHF Safety First officers. It is expected that lone workers (LBHF cleaning operatives, engineers, contractors) are informed of, 'site specific' risks and have appropriate Fire Safety Awareness Training. It is the Assessors view that the 'Stay Put' strategy adopted is adequate for the type of the premise surveyed. The building's risk rating can be lowered to 'tolerable', subsequent to further surveys/inspections to be undertaken and inclusive of the identified remedial works to be actioned as noted in this FRA. Number of other areas for improvement were identified during the survey and these have been raised in this report, not all findings have been described in the summary.

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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?	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?	No
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	Yes
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?	Unable to Confirm
Are CO2 extinguishers installed inside each electrical riser?	N/A
Are CO2 extinguishers compliant?	No
Are there other concerns identified with the utility Cupboards and vertical risers?	Yes

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Is external cladding fitted to the building?	No
Are the internal escape route walls and ceilings to Class 0 standard?	Yes
Are there other concerns identified with flammable materials?	Yes
Observations	A mains riser, covered with plywood panels runs from the basement, across the communal MoE stairway and up the entire building, along the refuse chute. At each floor it branches off through refuse balconies' compartment walls, continue along each lift landing (as approx. 20cm wide trunking), and entering every flat above FED. All covered in plywood panels. The plywood (with occasional OSB board elements) constitutes fuel, within the communal areas, to a potential fire. The state of compartmentation inside the riser and trunking remains unascertained. Original design included PV louvres ventilating lift lobbies. These louvres have been blocked off with panels of unascertained fire rating. The bottom of the blocked off ventilation shaft (approx. 2m in diameter) links with a large service tunnel, accessed externally from the GF. The tunnel is used for storage by adjacent businesses. It has been found full of rubbish and evidence of antisocial behaviour/unauthorised access - security issues with the access door. The Assessor is of the opinion that there is a risk of a potential fire in the GF

service tunnel, or adjacent shops (if spreading through the tunnel), spreading upwards through the panels installed within the ventilation shaft and compromise the common MoE, unless the panels are fire-resisting - management to confirm.

Basement - The entire basement is used by LBHF and frequented by staff and contractors - half of it houses a large boiler room with accompanying equipment, gas intake, water tank and ventilation installation. The other half constitutes of former resident sheds, currently used by LBHF for storage, and the electrical intake room.
There are two exits from the basement area, at both ends of the building - the escape routes and exit doors are not sufficiently marked. EEL installed but it does not cover all junction points. No fire action notices, no automatic fire detection installed. The area requires remedial works to ensure the MoE routes are adequately protected and illuminated, and suitable signage is installed. The Assessor is of the opinion that installation of AFD in the area is required.

According to the LBHF policy regarding portable fire-fighting extinguishers, they were removed from all areas of buildings, including all risk areas. Portable FFE has been stored in the basement of the surveyed premises -

many decommissioned extinguishers noted in storage.

Lifts – Both lifts have FRS override switches installed, providing the control over the equipment during an emergency, but no evidence regarding the protection of the lifts and shafts has been made available. The specification of lifts for use by firefighters has evolved, with some older types not usually considered to be adequately protected to be used by firefighters. The identification of the specific type and checking the detailed features and operation of the lifts is a specialist activity which should be undertaken only by competent lift personnel. No protected (from the FED) lift lobbies in the surveyed block.

External walls – concrete panels – no cladding installed. No documentation relating to the assessment of the external wall structure has been provided prior to the fire risk assessment being undertaken; however, the block has not undergone an external wall refurb/upgrade. External walls comprise of the original concrete panels. The structural concrete floor slabs reaching the outer wall's surface. Spandrel panels (fire rating not specified to the Assessor) installed under the windows in the MoE stairway. No ignition sources nearby, the panels are in a niche, surrounded externally by concrete walls, no flat windows,

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	refuse chutes nor mains risers close by. No elevated risk observed.

Means of Escape

Are fire action notices displayed at the entrances, fire exits and each level as required?	No
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?	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?	No
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?	Yes
Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	No
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?	No
Is there a need to increase the emergency lighting provision?	Yes
Are there other concerns identified with the emergency lighting?	No

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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?	Yes
Are all individual flat numbers highlighted using wayfinding signage?	Yes
Are all floors on the landing of a protected stairway highlighted using wayfinding signage?	No
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
Observations	Communal MoE stairway has an OV (window) at every floor. These windows have restrictors installed - whilst the limited airflow is acceptable (a compromise due to the safety issues) at the lower levels, the top of the stairway requires a ventilation opening of at least 1.0m² to the outside - installation of a PV (short term solution to ventilate the stairway). The upper window (there are two) at the top of the stairway is not openable. The Assessor acknowledges the safety concerns, but the issue is to be addressed in a way that is both safe and provides suitable smoke ventilation. All FED in the surveyed premises open onto communal lobbies. Original design included PV louvres ventilating lift lobbies. The surveyed building has undergone refurbishments, including blocking off the PV louvres, to ensure there is no

	ability for smoke percolation - leaving these parts of the common MoE unventilated. It is recommended that recommend that 1.5m² automatic opening vents (AOV), operated by smoke detectors, are fitted to the lift lobbies. The Basement area, housing a large plant room, electrical intake and a storage area used by LBHF staff is under a 'Full Evacuation' strategy. The area has a complex layout and originally had floor plans posted by both exits, with the viewer's position, escape routes and exits marked. These floor plans have faded over time and are no longer readable. EEL has been found in need of extending. Wayfinding and exit signage as well as fire action notices need to be installed throughout the area, New floor plans by both exits and inside the boiler room, with the viewer's position, escape routes and exits clearly marked are to be installed.

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?	No

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Do any fire exits lead to areas that could put persons at further risk?	No
Do all fire exits have suitable signage?	No
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?	No
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
Are there locations where compartment fire doors should be installed?	Yes
Are there other concerns identified with the compartment fire doors?	Yes
Are there any flat entrance doors not conforming to FD60s standard?	No
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	Yes
Are positive action self-closers fitted and to the front face of the doors?	Yes
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?	Yes

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Observations	FD60s SC installed to all flats, electrical riser cupboards, and as compartment doors protecting the single MoE stairway and all refuse chute hopper balconies. Basement - The boiler room FD have been removed - require installation of new FD30. The storage area FD, opening onto the MoE stairway, are in need of refurbishment. The area is frequented by LBHF staff and external contractors. The exit routes are subsequentially evacuation routes in need of suitable and sufficient protection.

Fire Hazards

Are "No Smoking" signs displayed at each entrance?	No
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?	Yes
Are the hoppers in good condition and fitted with smoke seals?	Yes
Is there a working pull plate at the base of the chute?	Yes
Does the refuse system appear to be free of physical defects?	Yes
Are there other concerns identified with refuse?	No

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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?	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
Are there other concerns identified with ignition sources?	No
Observations	All refuse chute hoppers are on FD60s SC protected balconies, away from MoE routes. The chute is external to the main frame of the building so the risk of fire spread is minimal but the installation of a fusible link fire shutter/damper at the base of the chute is recommended as good practice. MoE routes well presented with no obstructions noted.

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate	Yes
Observations	LD2, D1 installed in dwellings. A large plant and storage area, used by LBHF, located in the basement - currently no AFD installed. Installation of AFD recommended to support the 'Full Evacuation' policy for the plant and storage basement area.

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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 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?	No
Are there any observable defects to Dry Riser 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 supression system installed within any part of the buiding?	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?	Yes
Does the building have both commercial outlets and residential dwellings?	Yes
In buildings with commercial outlets, do residents share any elements of the means of escape?	No
Where there is a shared escape route, is there a suitable interlinked fire alarm system installed?	N/A

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Are there other concerns identified with the shared means of escape?	N/A
Is there a secured SIB appropriately and securely located inside or on the exterior of the building?	Yes
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:	no
Does the SIB contain:	yes
Does the SIB contain:	yes
Does the SIB contain:	no
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?	No
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:	no
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:	no
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:	no
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:	no
Is there evidence that all essential fire-fighting equipment has been visually inspected on a monthly basis?	Yes

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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
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?	No
Is there evidence that with all best endeavours all in-flat front doors are being checked annually?	No
Observations	The Assessor did not see evidence of an elevated risk of external spread of fire - the design of the external wall construction and the materials used - prefabricated concrete panels (Not large panel system, as per the 'On Arrival' building information sheet). The only fire fighting equipment present in the surveyed premises is a Dry Riser - A visual inspection carried out every six months, and a full pressure test conducted annually (as per BS BS9990:2015). SIB is missing some necessary information - action required.

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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
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?	N/A
Are in-house checks of Fire exits and Escape routes being carried out and recorded?	Unable to Confirm
Observations	No staff are based in the surveyed premises. Fire safety records are kept digitally on TF cloud - the LBHF database.

Actions Arising from the Survey:

	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:	Tolerable Risk