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Fire Risk Assessment of:	Fairburn House Ivatt Lane London W14 9LZ
Author of Assessment:	Andrew Potter BSc (Hons) AIFSM DipFD
Quality Assured by:	Elizabeth Kennan - Project Co-ordinator / Administrator
Responsible Person:	Jonathan Pickstone
Risk Assessment Valid From:	21/12/2022
Risk Assessment Valid To:	21/12/2023

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Building Features

Approximate Square Area of the Building:	750
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
Is there a Basement Present?	No
Is Gas Installed to Building?	yes
Are Solar Panels Installed on Building?	no
Number of Occupants:	Assuming 2 residents per flat. 88 flats therefore 2 x 88 = 176 Approximate total of 176 occupants. 4 x Site staff (Concierge and ground staff accounted for in the Churchward House FRA)
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

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Survey Findings:

Building Construction & Layout:	Fairburn House is a purpose-built semi-detached block of flats constructed circa 1960 from traditional materials of brick, stone, steel, timber, mortar, and plaster on a reinforced concrete slab. There are UPVC double-glazed windows and a flat roof. The property consists of 88 flats over 11 floors. There is the main entrance leading to a ground floor lobby area with an entrance to an adjoining block; Churchward House. A Concierge Office is located within the lobby and covered in the FRA for Churchward House where staff training is also detailed. The building has a secure entrance with drop key override for Fire Service, together with a Property Information Box. Refuse chutes are also provided at the side of the building which is accessed from external open balconies at each level. There are also two lifts, one serving even floors and one serving odd-numbered floors. The lift motor room is located on the roof and is accessed via an access hatch in front of the lift on the top floor. There are riser cupboards to each level and the main electrical intake on the ground floor. There is an externally accessed bin store at the foot of the refuse chutes where a pull plate is present. All chute hoppers are in good condition and have smoke seals installed. A dry riser is installed throughout with the intake externally and outlets located on each floor and on the flat roof. Ventilation to the means of escape is provided by permanently open vents to each end of the building at each level, and a central permanently open vent at the head of the stairwell. A lightning protection system is installed on the building and suitable fire extinguishers are located in high-risk areas controlled and accessed by staff or contractor areas. A protected internal central core staircase links all floors from the ground floor to the 10th floor with the doors onto the staircase being FD60S. The main entrance was fitted with a coded door entry system and a fire service drop lift key override switch. The block is provided with new 'secure by design/BMTrada installed FD60S fire doors with integral self-closing devices to all flats, FD60S Gerda doors to the staircase enclosure, and FD30S doors to the riser cupboards. Both of the lifts were last serviced by Liftec on 19th December 2022. The fire extinguishers in staff and contractor areas were last serviced in June 2022 by AJS Group Services.

Executive Summary	Fire doors: Overall, the fire doors require remedial action to ensure they fit correctly into their frame and are provided with the necessary working door attributes to ensure their performance in the event of a fire. The significant points identified within the assessment that require clarification, confirmation, or remedial action to ensure that the general fire precautions within the premises are adequate are: - Confirmation of in-house testing and/or servicing records for installed measures - Confirmation of the electrical fixed wiring test - Electrical cable management - In-house housekeeping - Fire-stopping works are required in identified areas - Installation of site signage - Re-securing of the Drop Lift Key - Dry Riser Inlet can be obstructed - Removal of personal items from the means of escape.

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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?	No
Are CO2 extinguishers installed inside each electrical riser?	Yes
Are CO2 extinguishers compliant?	Yes
Are there other concerns identified with the utility Cupboards and vertical risers?	No

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?	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?	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?	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?	No
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?	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?	No
Does the building require the installation of an emergency lighting system?	N/A

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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

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
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

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Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	Yes
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
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

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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?	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
Has fixed electrical wiring been subject to a safety inspection within the past five years	No
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)?	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	Yes

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Fire Safety Management

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 Dry Riser installed?	Yes
Is there a Wet Riser installed?	No
Are there Dry Riser outlets on each level above the 6th storey?	Yes
Is there evidence to confirm Dry Risers are serviced?	No
Are Dry Riser signs displayed appropriately?	Yes
Are there any observable defects to Dry Riser inlets or outlets and their casings?	No
Are there other concerns identified for fire service operations?	Yes
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?	No
Does the building have both commercial outlets and residential dwellings?	No
Any there other concerns identified with the shared means of escape?	No

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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?	No
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
Any there other concerns identified with the management of information?	No
Are in-house checks of the Emergency Lighting being carried out and recorded?	No
Are in-house checks of the Extinguishing Media being carried out and recorded?	No
Are in-house checks of Fire exits and Escape routes being carried out and recorded?	Yes

	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