London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	Michael Stewart House, Clement Atlee Estate, Lillie Rd, Fulham, SW6 7SE
Author of Assessment:	Jakub Owczarek MIFSM, ACABE, LBHF Fire Risk Assessor
Quality Assured by:	Claire Norman, Senior Fire Surveyor, LBH&F
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	23/04/2024
Risk Assessment Valid To:	23/04/2025

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Building Features

Approximate Square Area of the Building:	1400
Number of Dwellings:	104
Number of Internal Communal Stairs:	3
Number of External Escape Stairs:	0
Number of Final Exits:	7: 3 from core staircases, 1 main entrance, 2 from lounge area, 1 opposite the laundry room.
Number of Stair Lifts:	
Number of Storeys	8
Uninhabited Roof Void?	
Basement Present?	
Gas Installed to Building?	
Solar Panels Installed on Building?	no
Number of Occupants:	208
Current Evacuation Policy:	Mixed Evacuation Procedure
Recommended Evacuation Policy:	Mixed Evacuation Procedure
Last LFB Inspection:	

Survey Findings:

Building Construction & Layout:	Located at the Clem Athlee Estate, Michael Stewart House is a purpose-built block of flats providing sheltered housing. The building was constructed in the 1970's – reinforced concrete sub structure with brick 'cavity' internal walls infill. The front and rear external walls consist of windows with spandrel panels below, set in uPVC frames. Spandrel panels installed were replaced with new ones in March 2024. Built under CP3 chapter IV part 1: 1971, with recommendations for precautions from fire in flats and maisonettes over two storeys, including compartmentation, and protected stairways. The code recommended that all flats have an entrance halls. Bedrooms were to open directly from entrance halls. For dwellings with a corridor approach, where every dwelling was provided with an alternative exit to a main stairway, the max. travel distance from the FED to a main stairway was limited to 30m, and the corridor was to be provided with PV or OV. London Legislation permitted direct access from flats to a corridor leading to a stairway (one direction travel), provided no floor was greater than 42ft in height (up to four upper storeys), which is the case with the four-storey rear wing of the MSH. The surveyed premise meets the standards of the era. The block contains 104 self-contained one-bedroom flats over eight storeys

(ground and seven upper floors) and is estimated to be 21 meters high to the uppermost occupied floor level.

Access/Egress is via an Intercom 'key coded/ fob' audible alarmed Security Door with FRS override and internal RTE device.
Upper floors are accessed with two passenger lifts. Lift A is a firefighter lift with FRS override, lift B is not.

The scheme has a mixed fire evacuation strategy in place – GF communal areas have simultaneous evacuation, and dwellings are under a 'Stay Put' policy.

All fire alarm activations within the building (communal areas and dwellings) back-indicate to an Alarm Receiver Center (ARC). On activation, the FRS may be mobilised if a false alarm is not confirmed.
A fire alarm activation will cause sounders to operate within the flat of origin only. An activation within any common area of the building will result in the simultaneous evacuation of any person that is within the common areas at the time of the activation. Residents that are within their flats will stay put unless informed otherwise.

Automatic smoke detection and alarm system – BS 5839-1 L1 alarm system installed throughout communal areas, and LD1, D1 in dwellings, Interlinked. AFD covers all high-risk areas, escape routes, and sleeping quarters.

There are three, FD30s SC protected (but not lobbied), OV and PV ventilated stairways – one at the end of each of the side wings, serving floors 1-7, and one located centrally, serving floors 1-3.
Two of the staircases lead directly to the outside of the scheme grounds, whilst the third leads to an enclosed rear garden and a gate – final exit.

The ground floor contains flats along both side corridors, whilst the rear corridor contains residents' facilities such as a communal lounge, a communal kitchen, a second office, a communal laundry, a gas meter room (with main cut-off valve) and cleaners' cupboards.

The lounge is approx. 9x8m in size, with three exits on three sides – two (850mm each) leading to the garden with a further exit gate to the rear of the building, and the third, 900mm, opening onto the corridor offering further three options – GF lift lobby and the main entrance, and two exits to either side of the corridor leading to the garden and further exit gates.

The maximum capacity of the 9x8m lounge is 72 persons – after discounting the widest exit, there are still two 850mm exit doors (max. 110 persons each) available, which are set >45 degrees apart (when measured from the furthest corner). Density factor for such premises is 1.0 m2 / person.

The communal kitchen is accessed from the corridor only but has a serving window, with fire shutters, opening onto the lounge.

The building has been designed with smoke dispersal in mind – PV louvres, floor to ceiling, installed at either end of the side corridors, next to doors leading to the staircases, and PV to the front and rear, ventilating the central lift lobbies and scooter rooms.

The flat entry doors (FED) are FD60s SC doorsets – all the same design and in good condition.

Hold open devices installed to all cross-corridor compartmentation doors (except the dead-end section where additional OV and PV has been installed), and all scooter rooms to allow free airflow.

Up to the 3rd floor, the building is 'T' shaped.
The upper levels are served by three staircases with a staircase at the end of the two corridors and the third staircase positioned centrally.
All flats opening onto the two corridors to either side of the centrally located lifts are provided with alternative MoE.

RHS and LHS corridors, floors 1-7 – both approx. 19m long. FEDs in mid corridors (furthest from a place of relative safety) – approx. 9.5m in either direction to the nearest compartment FD – staircase FD or the alternative lift lobby FD.

Rear corridor – one direction travel, floors 1-3. The furthest FED is 7.5m from the cross-corridor compartment FD, and then further 8m to the nearest staircase FD.
The dead-end section is ventilated with 3 x OV (windows >1m2) and one 300x780mm PV.

The central lobby contains two lifts (one with a fire service switch) that serve all floors.
Lift A is a fire fighter's lift – lift lobbies on each floor are protected by FD30s SC at the starting point of each of the corridors, and the entrance to each scooter room. The compartment FDs are held open with magnetic devices linked to communal AFD, thus allowing cross ventilation of MoE routes – smoke dispersal; and making everyday passage easier for the residents.

All EIC cupboards and cleaners' storage cupboards (one on each floor within the RHS corridor) are enclosed in FD30s SC.
All refuse chutes' hopper enclosures are protected with FD30s SC.
The bin store is housed next to the building's main entrance. The two waste chutes feeding the bin store containers have manual pull plates at the bottom. The full waste storage containers are moved to an open area on the opposite side of the road running across the front of the building, where they await collection.

Gas central heating for flats for the scheme is controlled from boiler room housed in a plant room on the roof. Flats may also have independent gas supplies.

The ground floor central lobby area contains a reception office that is occupied Monday – Friday between the hours of 08:00-16:00.

The GF gas meter room contains mostly decommissioned equipment (old cast iron machinery) as well as new gas intake unit. The room is ventilated using a pipework running approx. 6m along the corridor and extracting to the outside. The gas ventilation pipework is enclosed in a protective duct.

Dry riser – inlet at the GF by the bin room, and outlets at each upper floor in lift lobbies, and on the roof.
The nearest hydrant is by LHS wall of the building, approx. 23 meters from the dry riser inlet.

The building has a flat roof with a brick and concrete plant room on top, at the

	centre, housing a boiler room, lifts motor room, and a water tank room. The plant rooms are accessed from a concrete, ventilated staircase via an access door FD30s SC, positioned in the lift lobby on the seventh floor. EEL installed along all common MoE routes, MoE from the roof and inside the plant rooms, inside all EIC and the GF communal areas. There are seven final exits on the ground floor all leading directly to open air. The assembly point is positioned in an adjacent car park. Premises Information Box (PIB) installed in the GF lobby, containing: •Floor Plans with: oMains shut off valves' locations, oHydrant locations, oFire engine building approach zones, oFire active control measures marked; •Inspection regime sheet; •Emergency Evacuation Resident Information (Vulnerability List); •FRS 'On Arrival' information sheet; •Fire safety information logbooks. The fire panel is wall mounted in the entrance lobby. Lightning conductor protection installed - external walls and the roof. Fire action notices installed in desired locations. A No Smoking sign is present at the entrance to each staircase. MoE routes are fully supported with emergency escape lighting and directional signage.

Executive Summary	The survey found the communal areas to be well presented with a good standard of housekeeping, with no concerns regarding obstructed escape routes or excessive combustible items. Office is manned on a part time basis, other than this the tenants live independently. All flats are self-contained with smoke/heat detection in every habitable room. There are break glass call points located on the escape routes. Scheme management rotate the manual call points activated when carrying out the weekly fire alarm test. The fire alarm system automatically calls the Fire brigade on activation. There is a premises information box located next to the fire panel in the entrance hall. Cooking can take place in the communal kitchen but ordinarily residents will cook in their own flats. Each bedsit has its own kitchen and bathroom facilities. Residents are mostly individuals. Caretaker and Housing Officer in on site for part of the day Monday to Friday. FED are all UKAS accredited installed FD60s SC door sets, as indicated by BM Trada markings. No evidence proving that Electric tumble dryers are subject to regular checks

provided to the Assessor. It is recommended that staff carry out regular inspections to ensure lint filters are cleaned as well as requesting residents ensure filters are cleaned after each use.

Records relating to general controls of the building were not available for review and were not taking place. Guidance documents specifically relating to the surveyed premise are available but do not appear to be used or the guidance followed.
The on-site information that was not available include:
– monthly emergency light test;
– staff training records;
– daily escape route and final exit checks.

The life safety assets appeared to be in good condition but not all supporting maintenance certification was available at the site or on TF Cloud.

The property is a designated sheltered housing. Person centred fire risk assessments (PCFRA) should be conducted and following personal emergency evacuation procedures (PEEP) written – it has been brought to the Assessor's attention that only the PCFRA part of these procedures is being followed.
The assessor noted that there is a PEEP template available but was not provided with evidence showing that required documents are being produced.

PEEP is a tailored escape plan for individuals who may not be able to reach safety unaided or within a reasonable time frame in the event of a fire. This includes people with disabilities, those with temporary injuries, or anyone who might require special assistance during an evacuation. The PEEP is an essential part of ensuring that all residents, regardless of their physical abilities, have a safe means of evacuation in a fire emergency.
There is a simplified 'vulnerability list' stating that there is some disability and a flat umber inside the PIB, but there is no information for FRS which would indicate the number of operatives necessary with assistance in evacuating these persons.

It is highly recommended that staff produce PEEPs using the template available on site. Documents are to be signed by residents for whom they were written and stored on site ready for inspection.

The Assessor has been informed that there are no fire drills in the part of the building under the simultaneous evacuation strategy, nor that staff are trained as fire wardens. Training is a requirement under article 20 of RRFSO 2005.

At the time of the Inspection the Assessor identified that the premise has mostly adequate standard of compartmentation within the communal and high-risk areas, with previous fire stopping works evident. The Assessor however noted some deficiencies requiring remedial upgrade works.

GF - Wall separating the office from the Communal MoE route is made of a single plywood panel, which does not provide the sufficient protection of the emergency escape route. Remedial works to install panels tested to BS 476-22, ensuring 60 min fire protection of the communal MoE route were recommended.

2nd Floor - Dead End Corridor – ductwork covering services along the MoE corridor. The existing ductwork has been identified as unnecessary fire load within the MoE and insufficient compartmentation, should there be holes in walls between dwellings and the inside of the duct.

The ductwork runs above the cross-corridor compartment FD. No way for the Assessor to check if the fire-resistant barrier extends all the way to the bottom of the concrete slab, ensuring suitable compartmentation.
Management should ensure that there is a fire-resistant barrier extending all the way to the bottom of the concrete slab. Should there be no or unsuitable fire barrier - Remedial works to ensure 30 min compartmentation between the two sections of the MoE corridor. The duct installed along the dead-end corridors should be made of non-combustible materials, to eliminate fire load in the communal MoE.

7th Floor - False ceiling - Holes in the ceiling, and poorly installed access hatches, with wide gaps, were noted. A missing hatch in the RHS corridor – reportedly a result of water damage.
Remedial fire stopping works to ensure that the ceiling provides 30 min fire barrier between the void and the MoE corridor below.

Bin Room - No fire stopping at the bottom of the shaft above the bins thus allowing a smoke and hot gases from a potential fire within the bin room to travel upwards.
Remedial fire stopping works to ensure 60 min fire barrier at the bottom of the shaft originating in the bin room.

6th Floor - Scooter Room has been taken over, padlock installed, and is used for storage of furniture. This is a misuse of the room designated for a different purpose.
The situation deprives all residents on the floor of the space to safely store and charge their mobility scooters, which may result in electrical scooters being left within the common MoE routes.
The building has been designed with smoke dispersal in mind, which is supported by the 'hold open' devices, to allow free airflow. The locked door reduces the capacity to ventilate the MoE route.

The front and rear walls of the surveyed premises consist of windows with spandrel panels below, set in uPVC framework. The window/panel sets were replaced recently but the Assessor was not provided with product safety data sheet for the panels installed, thus is not in a position to ascertain compliance.

ADB, under B4 External fire spread Reg. 7 requires external walls of buildings over 18m to be constructed with materials of Class A1 or A2-s1, d0 rating (non-combustible or of limited combustibility) in accordance with BS EN 13501-1. This includes non-vision window spandrel panels. Management to ensure that the installed panels conform to the abovementioned standard.

Dry Riser – service records indicate that the last pressure testing was completed in Sept 2020 but not in the year after - only two 'minor dry tests' once a year.
It is a legal requirement, by BS9990:2015, that details requirements for dry riser testing and maintenance in the UK, to:
- carry out a 6 monthly visual check (primarily an anti-theft or anti vandalism check);
AND
- Annual water test or pressure test to 12 bar, for 15 minutes.
The System is due for an annual pressure test - to 12 bar for 15 minutes, in line with
BS 9990:2015.
Management to ensure that the annual pressure testing is carried out and records kept on site ready for inspection.

Air Handling Units – It has not been determined if there is a standing cleaning contract for the ventilation ductwork. Dirty or contaminated air handling units (AHU) can cause air conditioning units to catch alight. It is recommended that the units on the roof are checked and cleaned periodically.
Accumulation of dirt within ventilation ductwork can contribute to a rapid spread of fire within the building. It is recommended that a contract for periodical cleaning of the AHU and ductwork is in place.

It remains unclear to the Assessor if the air ductwork passes through the building or are there ventilation shafts in use. Management to confirm the nature of the system.
If air handling ducts pass through fire-separating elements, the fire performance of the elements should be maintained using one or more of the following four methods. In most ductwork systems, a combination of the four methods is best (not always possible with existing systems).
•thermally activated fire dampers.
•fire resisting enclosures.
•protection using fire resisting ductwork.
•automatically activated fire and smoke dampers triggered by smoke detectors.

Access for fire appliances is deemed acceptable - FRS engines can access the surveyed premise from the front, right and left-hand-side (to a few meters from side walls).

The fire action notices displayed in the communal lounge of the scheme are missing information regarding assembly points, which would introduce an additional element of chaos during an emergency.

One of the two lifts installed does not have FRS override switch, and has been reported not grounding during activation of the communal fire alarm system. Management is encouraged to install an override switch and ensure that the lift is connected to the communal AFD system, to eliminate unauthorised use during an emergency and potential entrapment.

As the surveyed premise is a sheltered housing, all tenants are expected to have certain degree of physical disability. Therefore, BS 9991 for specialised housing recommends that no person should need to travel more than 7.5m from their flat entrance door along a corridor or lobby before reaching a fire door. This can be extended to 10m (depending on person's vulnerability level). Travel distances are acceptable throughout the scheme.
Travel Distances are extended from FEDs in central sections of corridors on either side of lift lobby on each floor, but it has been deemed acceptable due to the presence of alternative direction MoEs, and the building regulations at the time of construction.

It is expected that lone workers (LBHF cleaning operatives and other Contractors) are informed of, ‘site specific’ risks and have appropriate fire safety awareness training.

It is the assessor’s opinion that the mixed ‘Stay Put’/'Simultaneous' strategy adopted is considered adequate, subsequent to and inclusive of the identified remedial works to be actioned as noted in this FRA.
No contractors present at the time of inspection. No evidence of hot works. Breaches in compartmentation made as a result of any works are to be fire stopped, which has been recommended in this FRA.

	The assessment noted an initial risk level as 'Moderate', with a view to reduce the risk level to 'Tolerable' once improvements have been completed.

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?	Yes
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?	No
Are there any fire-fighting lifts?	Yes
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?	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 doors or frames affecting its performance as a 30 minute fire and smoke resistant door?	No
is there a CO2 extinguishers installed near to or inside the electrical riser?	Yes
Are CO2 extinguishers compliant?	N/A

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Are there other concerns identified with the utility Cupboards and vertical risers?	Yes
Is external cladding fitted to the building?	Yes
Does the external cladding appear suitably fitted and in good condition?	Yes
Is the external cladding constructed from fire rated materials?	Unable to Confirm
Are the internal escape route walls and ceilings to Class 0 standard?	No
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?	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?	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?	Yes
Where lifts are installed, are suitable fire safety signs displayed at each level?	Yes
Does the building have an external escape route?	Yes
Is the condition and features of the external escape route to an acceptable standard?	Yes
Are there other concerns identified with the evacuation of the building?	Yes
Is emergency lighting installed?	Yes

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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
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 the property by uninvited persons during 'out of hour' times?	No
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?	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?	Yes
Does every compartment door freely self close into the frame?	Yes
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 FD30s standard?	No
Where FD30s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	No
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?	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
Is there a designated smoking area within the grounds of the property?	No
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 there other concerns identified with refuse?	Yes
Has fixed electrical wiring been subject to a safety inspection within the past five years	Yes
Is there a current portable electrical appliances (PAT) annual test record	Yes
Are the electrical sockets and extension plugs suitable and loaded to the correct amperage?	Yes
Are there wheelchair or stair lifts in the property	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?	Yes

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Fire Detection	
From the sample flats accessed, is early warning fire detection appropriate	Yes
Is the Type of communal fire alarm system installed to the correct LBHF standard?	Yes
Are detector heads sited appropriately to provide the required coverage for the system Type?	Yes
Are there sufficient inbuilt or standalone sounders to alert all occupants in the building to the required decibel levels?	Yes
Is a fire panel installed?	Yes
Is the fire panel suitable?	Yes
Is the fire panel in good working order with no faults?	Yes
Is an out of hours contact number given and persons/organisations appointed to attend and reset the fire panel?	Yes
Are manual call points installed?	Yes
Are manual call points installed in all required areas?	Yes
Is a Red Care type system installed?	Yes
Is the red care system suitable and in good working order?	Yes
Is there a service contract and maintenance programme in place?	Yes
Are repeater panels installed?	No
Any there other concerns identified with the early warning detection system?	Yes

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Fire Safety Management

Are there hydrants within the grounds of the property estate?	Yes
Are there notable restrictions for the positioning of fire appliances within 20 meters of the building?	No
Is a Premises Information Box installed?	Yes
Does the Premises Information Box contain appropriate resources to aid attending fire crews in an emergency?	Yes
Is there a working Drop Key mechanism to access the building?	Yes
Is there a suitable zone map provided near the fire panel?	Yes
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
Is fire extinguishing media positioned in the relevant areas?	N/A
Is there a valid test date on all portable extinguishing media	N/A
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 consist of residential dwellings and commerical outlets?	No
Any there other concerns identified with control of shared means of escape?	N/A

Safety Management

Are there staff or site managers based at and working in the building?	Yes

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Have you identified any issues relating to staff carrying out their fire safety duties?	Yes
Is there a suitable induction for new staff on fire safety?	Unable to Confirm
Were records available confirming fire warden and emergency evacuation training takes place?	No
Are staff deemed competent of carrying out the emergency evacuation procedure?	No
Any there other concerns identified with on-site staff and their training?	No
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	Yes
Are staff able to be contacted in the event of an emergency while off site?	Yes
Are emergency contingency plans in place?	Yes
Are all personal emergency evacuation plans (PEEPs) valid and to an acceptable standard?	No
Are Person Centred Assessments valid and to an acceptable standard?	Unable to Confirm
Are staff aware of utility isolation points and have these been identified on site plans in the PIB or zone chart?	Yes
Any there other concerns identified with the management of information?	Yes
Are in-house checks of the Fire Detection system being carried out and recorded?	Yes
Are in-house checks of the Emergency Lighting being carried out and recorded?	Unable to Confirm
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

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:	Tolerable Risk