Report
for
London Borough of Hammersmith and Fulham

FIRE RISK ASSESSMENT
OF
HERBERT MORRISON HOUSE, LILLIE ROAD, LONDON

February 2025

Responsible Person (e.g. employer) or person having control of the premises:	London Borough of Hammersmith and Fulham (LBHF)
Address of Premises:	Herbert Morrison House, Lillie Road, London SW6 7SZ
Person(s) Consulted:	Mr J. Stone, Building Safety Manager
Assessor:	A. Fox
Report validated by:	P. Clayton
Date of Fire Risk Assessment:	29th January 2025
Date of Previous Fire Risk Assessment:	25th June 2024 (by LBHF)
Suggested Date for Review[1]:	January 2026
BAFE SP205 Certificate Number:	LS0312561

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Fire Safety Consultants

[1]This risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there have been significant changes, or if a fire occurs.

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INTRODUCTION

About This Report

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereinafter referred to as the "Fire Safety Order", which requires that a risk assessment be carried out.

The report begins by setting out general information relating to the premises (Sections 1-7). This is followed by consideration of fire hazards that may be present and the measures to eliminate or control them (Sections 8-17). The measures in place to protect people in the event of fire are considered next (Sections 18-25), followed by a review of the arrangements for managing fire safety in your premises (Sections 26-31). We then conclude with our qualitative assessment of the risk to life from fire.

Recommendations

Our recommendations are outlined in an Action Plan. This sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect people from fire. It is particularly important that you study the Action Plan, and, if any recommendation in the Action Plan is unclear, you should seek clarification.

You are advised that this risk assessment forms only the foundation for management of fire safety in your premises and compliance with the Fire Safety Order. You should act on the recommendations in the Action Plan and record what you have done. This will demonstrate to the enforcing authority your commitment to fire safety and to fulfilling your legal obligations.

Reviewing Your Fire Risk Assessment

The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is given on the front of this report, but you should review the report sooner should there be any reason to suspect it is no longer valid, if a significant change takes place or if a fire occurs.

Record of Fire Safety Arrangements

The Fire Safety Order requires that you give effect to "*arrangements for the effective planning, organisation, control, monitoring and review of the preventive and protection measures"*. These are the measures that have been identified by the risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order. You must record these arrangements. While this fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, much of the information contained in this report will coincide with the information in that record.

Scope and Limitations of the Fire Risk Assessment

We have conducted the fire risk assessment in accordance with the Fire Industry Association's publication 'Fire Risk Assessors – Standard Scope of Services'.

We have based our assessment on the situation we were able to observe while at the premises and on information provided to us, either verbally or in writing. Unless otherwise stated, our surveys do not involve destructive exposure, and it is not always possible to inspect all rooms and areas, nor inspect less readily accessible areas, such as voids above ceilings. Therefore, it is necessary to rely on a degree of sampling and also reasonable assumptions and judgement.

External Wall Construction of Buildings

Consideration has been given to external wall construction within this fire risk assessment. However, consistent with guidance to fire risk assessors from the Fire Industry Association (FIA), detailed appraisal of the fire risks of external walls and any cladding is excluded from the scope of this current fire risk assessment.

Accordingly, this fire risk assessment may recommend that further appraisal of the fire risks associated with external wall construction and any cladding be carried out. In this case, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

Any such appraisal by specialists should comply with the recommendations set out in PAS 9980.

Key Building Information

This fire risk assessment is not intended to provide key building information, as prescribed in the Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023, nor does it do so.

Dangerous Substances

This fire risk assessment has considered dangerous substances that are used or stored in your premises, only to the extent necessary to determine the adequacy of the *general fire precautions* (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored in your premises, you should ensure that you have met the duties under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) that apply to you, including carrying out a risk assessment of the relevant work activities.

BAFE SP205 Scheme

We are certificated under the BAFE Fire Protection Industry Scheme SP205 Part 1 Life Safety Fire Risk Assessment and are authorised to issue a certificate of conformity for this fire risk assessment. You will find this at the end of this report.

Disclaimer

The purpose of this report is to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The submission of this report constitutes neither a warranty of future results by C.S. Todd & Associates Ltd, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

EXECUTIVE SUMMARY

This fire risk assessment relates to a purpose-built block of flats. Our assessment is that the risk to life from fire in these premises is 'Tolerable' as defined later in this report. We have concluded this by taking into account the likelihood of fire and the consequences for life safety in the event of fire.

The main findings are as follows:

- A good standard of protection to the means of escape was noted, and only minor maintenance issues need to be addressed.
- It was not possible to confirm whether all flat entrance doors were fitted with self-closing devices.

Full details of the findings can be found later in this report and our recommendations are set out in the Action Plan.

Although the risk to life is considered 'Tolerable', the standard of fire safety measures is good.

The recommendations referred to above and in the action plan, although minor, should still be given suitable priority.

GENERAL INFORMATION

1. THE PREMISES

1.1	Number of floors at ground level and above:	18 (see Section 5 below).
	Number of floors entirely below ground level:	0
	Floors on which car parking is provided:	0
1.2	Number of flats:	68

1.3 Brief details of construction and approximate age of building:

Built circa 1959, the building is a purpose-built tower block of concrete frame construction, with concrete floors, poured concrete exterior walls and a flat, concrete roof where plant rooms are located.

1.4 Occupancy:

Residential – purpose-built block of flats.

2. THE OCCUPANTS

2.1	Approximate maximum number of employees at any one time:	1: Concierge (see Section 5 below).
2.2	Approximate maximum number of residents and visitors at any one time:	272 (See Section 5 below.)

3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1	Sleeping occupants:	272 (See Section 5 below.)
3.2	Occupants in remote areas and lone workers:	Occasional contractors.
3.3	Others:	None.

4. FIRE LOSS EXPERIENCE

Date	Brief details	Cause	Action taken (if any)
4th January 2025	Fire in Flat 63, 11:00 a.m. Fire was primarily contained to the flat's kitchen. However, it appears that the drop down of burning plastic from the extractor fan had ignited extractor fan components and boiler flues below the flat of fire origin.	Chip pan fire	The smoke alarms operated correctly in the flat when the kitchen door was opened. Fire spread to the extractor fan, and burning droplets fell down the exterior of the building onto the external components of extractor fans below. Extractor fan components were damaged by drop down on the 9th, 10th, 11th and 15th floors. External boiler flues were damaged by drop down on the 13th and 14th floors. The examination of the kitchen heat alarm, undertaken by Aico, indicated that it had operated. The peak temperature in the kitchen was recorded as 102.5 ºC. The cavity through which the extractor passes was checked to confirm that there was no possibility for vertical fire spread. When replacement of the extractor components is required, they will be replaced with a non-combustible vent; as this damage was external and due to drop down, a mandatory occurrence report to the BSR has not been lodged.

5. OTHER RELEVANT INFORMATION

- Herbert Morrison House is a purpose-built block of residential flats. The main entrance to the flats is at street level at the front of the block, and there is a secondary exit to the rear of the block. The ground floor comprises the main access lobby, lift lobby, rear lobby, stores, refuse stores, security/concierge office and facilities, server room and water tank/generator room for the wet riser.
- The building height is understood to be 33 m.
- The ground floor footprint is square, and the layout of all upper floors is 'H' shaped. The central core of the 'H' is utilised for the single protected staircase and the two lift shafts.
- There are 17 residential floors above the ground floor, which contain a total of 68 flats. There are four self-contained flats on each floor. Flats on the 1st to the 16th floors are accessed by means of two lifts and a single staircase. The four flats on the 17th floor are only accessed by means of the single staircase.
- The two lifts provided are 'Firemen's lifts' and have no secondary power supply.
- The lift motor room/plant room, which was entered during the survey, is located on the roof and is accessed by means of the single staircase.
- Two electrical riser cupboards are located on each of the upper floors. Electrical meter cupboards for the flats are located adjacent to each flat entrance door.
- The flats are understood to be three-bedroom flats, most of which are occupied by tenants of LBHF; some are leasehold.
- This risk assessment relates to:
  - Fire precautions within the common parts and other areas controlled by the client.
  - Fire protection systems that are the responsibility of the client.
- The common parts comprise the entrance/rear lobby, lift lobby, staircase, corridors, lifts, service and electrical riser cupboards, the refuse room, storage areas, plant and service rooms, roof-level lift motor room and water tank rooms.
- As the building contains two or more domestic premises, the Fire Safety (England) Regulations 2022 apply, and, as the height of the building over 18 m, those regulations apply in full. It also meets the definition of a Higher Risk Building (HRB) in the Building Safety Act 2022 for in-occupation residential buildings within the scope of the Act.
- The maximum numbers detailed in 2.2 and 3.1 have not been calculated, as details were not available. However, the expectation is that the maximum occupancy will be around 273 persons, including visitors, in the residential areas of the building at any one time.

- A concierge is based in the premises from 08:00 till 23:00 hours, 7 days a week. A caretaker works within the building from 08:00 till 16:00 hours. Additionally, the premises are subject to periodic visits by LBHF staff.
- It is understood that LBHF's Safety First Team visits the premises on a monthly basis to carry out checks.
- While the occupants of the flats are 'relevant persons', the flats, as domestic dwellings, are outside the scope of the Fire Safety Order, and, as such, the inspection was confined to the common parts.
- However, as part of the survey of communal areas, a sample number of flats were observed from the common area, to confirm the suitability of the fire safety arrangements that are the responsibility of the client and to establish the nature of the fire separation between the flats and the common parts. Accordingly, a Type 1 risk assessment, as defined in the Local Government Association's *Fire Safety in Purpose-Built Blocks of Flats,* has been carried out.
- The client has limited control over privately owned leasehold flats within the premises.
- This is a 'general needs' block, and there may be occupants with varying degrees of physical disability in line with the general population.
- It should be noted that it is not normal practice to apply the current guidance relating to the design and construction of new buildings retrospectively when assessing existing buildings, other than where the original design principles are far removed from those acceptable today. Nevertheless, it is appropriate to consider developments in fire safety technology and practice that could be reasonably applied to an existing building. Therefore, we have considered such developments.
- Access to view flat entrance doors in occupied flats was not pursued and the automatic closing of a sample number of doors was observed from the common areas as residents entered/exited their flats.
- It was not possible to gain access to the pump/water tank/generator room on the ground floor, as the door locks have been replaced, and the LBHF representative had not been provided with keys.

6. REFERENCES

- Account has been taken of the guidance supporting the legislation that is relevant to the premises, including:
  - Local Government Association's Fire Safety in Purpose-Built Blocks of Flats.
  - Housing – Fire Safety - guidance on fire safety provisions for certain types of existing housing (originally produced by LACoRS[2]).
  - HM Government's Fire Safety Risk Assessment – Sleeping Accommodation.
- Where relevant, reference may also have been made to the guidance supporting the Building Regulations and other sources applicable to new buildings. However, this does not imply that existing premises should be brought up to current day standards retrospectively.
- The full titles of British Standards and other references used or quoted in the report are given on the last pages.

[2] "Local Authorities Coordinators of Regulatory Services."

7. RELEVANT FIRE SAFETY LEGISLATION

7.1 The following fire safety legislation applies to these premises:

- Regulatory Reform (Fire Safety) Order 2005 (as amended).
- Fire Safety (England) Regulations 2022.

7.2 The above legislation is enforced by:

Local fire and rescue authority.

7.3 Other legislation that makes significant requirements for fire precautions in these premises [other than the Building Regulations 2010 (as amended)]:

Legislation:	Enforced by:
• Housing Act 2004.	Local authority.
• The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 (as amended).	Local authority.
• Building Safety Act 2022 and subordinate legislation.	Building Safety Regulator.

7.4 Is there an alterations notice in force? Yes ☐ No ☑

7.5 Relevant information and deficiencies observed:

- Unless otherwise stated, the risk assessment is limited in its scope to the areas covered under the Fire Safety Order and includes common access stairways and corridors, common facilities and any fire prevention and fire protection measures necessary to safeguard the use of the common areas of the premises.
- It should be noted that the Housing Act 2004 applies to the whole of the premises, and additional fire safety measures may be required under the Housing Act in areas not within the scope of the Fire Safety Order.
- You are reminded that material alterations involving means of escape, fire warning systems or structural fire precautions require approval from a building control body.
- The building has been registered with the Building Safety Regulator as an in-occupation Higher Risk Building (HRB).

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

8. ELECTRICAL SOURCES OF IGNITION

8.1 Are reasonable measures taken to prevent fires of electrical origin? Yes ✓ No

8.2 More specifically:

a) is the fixed installation periodically inspected and tested? N/A Yes ✓ No Unk[3]

b) is electrical appliance testing carried out[4]? N/A Yes ✓ No

8.3 Relevant information (including description of arrangements and deficiencies observed):

- LBHF's policy is that the fixed installations serving the common parts of the premises are subject to periodic inspection and test every five years.
- The last periodic inspection was completed on 28th January 2023.
- The fixed installations within tenanted flats are subject to periodic inspection and test in accordance with LBHF's policy and on change of tenancy.
- All electrical appliances in the LBHF controlled common areas are subject to testing in line with the *IET Code of Practice for In-service Inspection and Testing of Electrical Equipment. Fifth Edition*. The most recent tests took place on 5th November 2024.
- The fixed installations and electrical appliances within the flats have not been considered.

9. SMOKING

9.1 Are reasonable measures taken to prevent fires as a result of smoking? Yes ✓ No

9.2 More specifically:

a) is smoking prohibited in appropriate areas? N/A Yes ✓ No

b) are there suitable arrangements for those who wish to smoke? N/A Yes ✓ No

c) did the smoking policy appear to be observed at the time of inspection? N/A Yes ✓ No

d) are "No smoking" signs provided in the common areas? Yes ✓ No

9.3 Relevant information (including description of arrangements and deficiencies observed):

- Smoking is not permitted in the common areas.
- There was no evidence of smoking in these areas at the time of the survey.
- Not considered in relation to flats, where it is foreseeable that some occupants may smoke.

[3] Unk: "Unknown".

[4] Formerly known as Portable Appliance Testing (PAT).

10. ARSON

10.1 Does basic security against arson by outsiders appear reasonable[5]? Yes ✓ No

10.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders? Yes ✓ No

10.3 Relevant information (including description of arrangements and deficiencies observed):

- The main entrance doors to the premises are secured to prevent unauthorised access and have a powered opening door. It was noted that the power opening device for this door was broken at the time of the assessment (with the potential for leaving the door open). After consultation with the Concierge, it was determined that the repair was in hand and, consequently, no action has been raised regarding this.
- Refuse bins are stored in an external bin room, located away from the building.
- CCTV is provided to cover the common areas and entrances on the ground-floor level.

11. PORTABLE HEATERS AND HEATING AND VENTILATION INSTALLATIONS

11.1 Is there satisfactory control over the use of portable heaters? N/A Yes ✓ No

11.2 Are fixed heating and ventilation installations subject to regular maintenance? N/A Yes ✓ No Unk

11.3 Relevant information (including description of arrangements and deficiencies observed):

- Fixed fan heaters and an oil-filled radiator in use within the concierge area and the entrance lobby are subject to testing in line with the *IET Code of Practice for In-service Inspection and Testing of Electrical Equipment. Fifth Edition*[4].
- There is no further fixed heating provided in the common parts.
- Air conditioning units cooling the server room are subject to a routine service contract and were last serviced on 20th May 2024.
- Heating systems and portable heaters within individual flats have not been considered.

12. COOKING

12.1 Are reasonable measures taken to prevent fires as a result of cooking? N/A Yes ✓ No

12.2 Relevant information (including description of arrangements and deficiencies observed):

- A microwave, kettle and fridge are located in a small tea point within the concierge area.
- There are no further cooking facilities provided within the common parts.
- Cooking facilities in flats have not been considered.

[5] C.S. Todd & Associates Ltd are not specialists in the field of security. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

13. LIGHTNING

13.1 Does the building have a lightning protection system? Yes ✓ No

13.2 Relevant information and deficiencies observed:

None.

14. HOUSEKEEPING

14.1 Is the overall standard of housekeeping adequate? Yes No ✓

14.2 More specifically:

a) do combustible materials appear to be separated from ignition sources? Yes ✓ No

b) is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided? Yes No ✓

c) are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials? N/A Yes ✓ No

14.3 Relevant information (including description of arrangements and deficiencies observed):

- It is important that the common parts that form escape routes from the building are kept free of combustible materials and ignition sources.
- A 'zero tolerance' approach has been introduced, which prohibits the storage of combustible materials and residents' possessions in the common escape routes.
- This policy is communicated to all residents.
- The situation is monitored on a regular basis by LBHF staff, during periodic visits to the premises.
- The electric distribution equipment for the flats is situated in service riser cupboards and cupboards adjacent to the flat entrance doors in the common lobby to the flats. The doors to the cupboards were secured.
- Doormats were present within the common areas on a large number of floors; however, these were limited in number on each floor.
- An accumulation of rubbish was noted in the ground floor server room and the rooftop lift room.

15. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

15.1 Is there satisfactory control over works carried out in the building by contractors? N/A Yes ✓ No

15.2 Relevant information (including description of arrangements and deficiencies observed):

- LBHF uses approved contractors, who are required to submit method statements, risk assessments for safe systems of work and, where necessary, arrangements for 'hot work' to the client.
- LBHF also undertakes ongoing monitoring of work carried out by external contractors and internal direct labour maintenance staff when they are on site.

16. DANGEROUS SUBSTANCES[6]

16.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises[7]? N/A ✓ Yes ___ No ☐

16.2 Relevant information and deficiencies observed:

There are no dangerous substances used or stored in the common parts.

17. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

17.1 Hazards:

None.

17.2 Relevant information and deficiencies observed:

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[6] For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidising agents.

[7] Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.

FIRE PROTECTION MEASURES

18. MEANS OF ESCAPE

18.1	Is the design and maintenance of the means of escape considered adequate?			Yes		No ✓
18.2	More specifically:					
	a) are there reasonable distances of travel:					
	– where there is escape in a single direction?	N/A		Yes ✓		No
	– where there are alternative means of escape?	N/A		Yes ✓		No
	b) is there adequate provision of exits?			Yes ✓		No
	c) do fire exits open in the direction of escape, where necessary?	N/A		Yes ✓		No
	d) are the arrangements provided for securing exits satisfactory?	N/A		Yes ✓		No
	e) is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition[8]?	N/A		Yes ✓		No
	f) is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition[9]?	N/A		Yes		No ✓
	g) are suitable self-closing devices fitted to doors in the common areas?	N/A		Yes ✓		No
	h) is the fire resistance of doors to meter cupboards/ storerooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices[9]?	N/A Unk		Yes ✓		No
	i) is the fire resistance of flat entrance doors considered adequate, and are doors maintained in sound condition[9]?	Unk		Yes		No ✓

[8] This fire risk assessment is based on visual inspection of readily accessible areas, with a degree of sampling where appropriate. It will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.

[9] Based on the sampling we have undertaken, we have made assumptions regarding the adequacy of the fire-resisting doors. However, this fire risk assessment is not intended to be a full compliance survey of the building and there may be other doors that are of a different standard to those seen or which require maintenance. Where issues associated with maintenance are obvious, recommendations are made in the action plan. However, we do not warrant that all such issues have been found and your attention is drawn to the importance of periodic inspection of fire-resisting doors.

j)	are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?	Unk	✓	Yes		No	
k)	are there adequate smoke control provisions to protect the common escape routes, where necessary?	N/A		Yes		No	✓
l)	are all escape routes clear of obstructions?	N/A		Yes	✓	No	
m)	are all fire exits easily and immediately openable?	N/A		Yes	✓	No	
n)	is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?	N/A		Yes	✓	No	

18.3 Relevant information (including description of arrangements and deficiencies observed):

- This is a purpose-built block of flats, and it is our understanding that the design principles embodied in the relevant building legislation/regulations applicable at the time of construction included adequate compartmentation, protected escape routes and the provision of smoke ventilation.
- On this basis, the occupants of the flats, other than those in which a fire occurs, should be able to remain in their flats in relative safety, unless, subsequently, their flat becomes affected by fire or smoke, in which case they should leave. They should leave if directed to do so by the fire and rescue service.
- The means of escape consist of a single protected staircase. The staircase is accessed off the lift/landing level on the 1st to the 16th floors. The 17th floor is not served by the lifts, and the four flats on this level have access to the staircase through the landing doors. The flat entrance doors open directly onto the landings on 1st floor through to the 16th floor, which also house the doors to the lifts.
- Each of the upper floors is accessed through a lobby containing the wet riser outlet and a permanently open vent.
- The staircase discharges into a protected lobby at ground floor level, which provides access directly to open air (to the rear of the block) or to the lift lobby and the main entrance door to the front of the block. Both final exit doors are openable by a ‘push bar’ device or a handle.
- The flat entrance doors are understood to be mainly FD 60S fire-resisting doors.
- The single lobby door from the landings and the double doors from the lobby onto the single staircase were noted to be self-closing FD 60S fire-resisting doors.
- Smoke ventilation in both staircases is provided in the form of an open vent within the staircase at each floor level.
- Each lobby between the staircase and the landings was also provided with open vents.
- Smoke ventilation on the landings is provided in the form of permanently open vents. Although the vents are not to the required size for new blocks of flats, they are considered reasonable in the circumstances.
- A number of the vents serving the landings were restricted due to detritus, most notably on the first and second floors.
- The vent onto the protected staircase at first floor level was restricted with plywood.
- The majority of flat entrance doors are FD 60S fire-resisting doors and are provided with intumescent strips, smoke seals, protected letterboxes and internal self-closing devices.
- It is understood that the flats have inner hallways, with notional fire-resisting doors fitted to the kitchens and lounges opening onto the hallway.
- The fire-resisting doors to the staircases are fitted with intumescent strips, smoke seals and overhead self-closing devices.

- Fire-resisting doors to the electrical cupboards adjacent to the flat entrance doors on each floor level are FD 30S doors. These are kept locked shut.
- Electrical riser cupboards are FD 60S doors and are kept locked shut.
- The intumescent strips and smoke seals were missing from a number of self-closing fire-resisting doors.
- A number of fire-resisting doors did not close fully into the frame.
- A fire-resisting door had a defective self-closing device.
- A fire-resisting door frame was split and had been temporarily repaired.
- The server room fire-resisting door had a large gap at the top.
- The entrance doors to Flats xx and xx appear to be older doors and not LBHF replacement doors. Additionally, they still appear to have the original glazed transoms.
- Of note, the door from reception to the concierge office area is denoted as a fire-resisting door. The area it opens into is open to the reception area and, therefore, the door is serving no useful purpose from a fire safety perspective.
- The staircases are safe for use as a refuge by disabled people evacuating from the flat of fire origin. It is not normal practice to provide refuge signage or communications systems in these circumstances, and those needing assistance would be expected to seek help from other residents, or to use mobile telephones to contact the emergency services.
- In 'general needs' blocks of apartments, it can be expected that a resident's physical and mental ability may vary. It is usually unrealistic to expect landlords and other responsible persons to have in place special arrangements, such as personal emergency evacuation plans as would typically be found in a staffed, commercial building. However, the Fire Safety (England) Regulations 2022 require that a Secure Information Box (SIB) be provided in residential buildings above 18 m (or seven storeys). LBHF provides simple information within the SIB pertaining to people with mobility, cognitive and sensory impairment(s), to support the fire and rescue service in evacuation and rescue.
- It was noted that information pertaining to six higher risk residents was contained in the SIB along with 'flash cards' for firefighters to take with them.

19. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

19.1 Given the evacuation strategy, is it considered that there is/are:

a) adequate levels of compartmentation between floors and between flats and the common escape routes[8]?	Unk		Yes	✓	No	
b) reasonable limitation of linings to escape routes that might promote fire spread?			Yes	✓	No	
c) as far as can reasonably be ascertained, reasonable fire separation within any roof space?	N/A	✓	Yes		No	
	Unk					
d) adequately fire protected service risers and/or ducts in common areas, which will restrict the spread of fire and smoke?	N/A		Yes	✓	No	
	Unk					
19.2 As far as can reasonably be ascertained, are fire dampers	N/A	✓	Yes		No	

provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire[10]?

Unk ____

19.3 Has the risk of fire spread over the external walls been considered?

Yes [✓] No [ ]

19.4 Relevant information (including description of arrangements and deficiencies observed):

- This is a purpose-built block of flats, and it is our understanding that the design principles embodied in the building legislation/regulations applicable at the time of construction included adequate compartmentation.
- The floors, staircases and corridors are of concrete construction.
- There was no evidence to suggest that the existing compartmentation would not support a 'stay put' strategy.
- It was noted that the doorsets from the staircase to the lobby and from the lobby to the lift landings were installed to BM Trada requirements, and door plugs indicated that the doors were FD 60S and were certified doorsets with approved glazing.
- There did not appear to be any common service ducts serving the flats.
- The bathrooms and toilets were provided with external vents/openable windows.
- The kitchens were provided with extract fans and openable windows. See comments in Section 4 regarding the extractor fans.
- Various vents were noted on the ceiling of the ground floor reception area and within the server room. Whilst it is unlikely that these penetrate the concrete floor slab into the flats on the first floor, an investigation of these should take place to ascertain where the vents discharge.
- Whilst, generally, penetrations had been fire stopped and labelled, a couple of penetrations were noted on the ground floor which did not appear to have been fire stopped.
- While we have taken note of the construction of the external walls of this building, it is often impossible in a fire risk assessment of this nature to determine, in detail, the propensity of such walls to spread fire externally. In order to comment definitively on this, specialist investigation, which may involve testing of materials and invasive survey, is often necessary to establish the exact details of the external wall construction and/or the nature of all the materials used and whether suitable cavity barriers have been fitted, where applicable. Such a specialist investigation would also be necessary to establish the behaviour of the materials and the wall build up in fire and whether or not this is in accordance with the relevant benchmark guidance for a building of this type and use. In the absence of such an investigation, this risk assessment has been completed on the assumption that there is no undue risk of external fire spread.
- Notwithstanding the above, given that the walls are of traditional construction, there is no particular concern with regard to external fire spread.

20. EMERGENCY ESCAPE LIGHTING

20.1 Has a reasonable standard of emergency escape lighting been provided[11]?

N/A [ ] Yes [✓] No [ ]

[10] A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

[11] Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

20.2 Comments and deficiencies observed:

Self-testing central battery emergency escape lighting is provided throughout the common escape routes, staircases, corridors and plant/service rooms.

21. FIRE SAFETY SIGNS AND NOTICES

21.1	Is there a reasonable standard of fire safety signs and notices?	N/A		Yes	✓	No	

21.2 Relevant information (including description of arrangements and deficiencies observed):

- 'FIRE EXIT' signs are provided in the common escape routes, staircases and corridors.
- 'FIRE DOOR KEEP SHUT' signs are provided on the doors to the staircases and to electrical riser cupboards.
- Fire action notices are provided in the communal areas, with information provided to support the 'stay put' policy.
- Signs, detailing each floor number, have been provided in the staircases and in the landings opposite the lift doors.
- Signs detailing the flat numbers on each floor are provided at each landing level in the staircase and in the landing adjacent to the firemen's lift.
- Of minor note, the redundant dry riser outlet on the roof was still signed 'Dry Riser Outlet'.

22. MEANS OF GIVING WARNING IN CASE OF FIRE

22.1	Have smoke/heat alarms or has some other form of fire detection and fire warning been provided in the flats?	Unk		Yes	✓	No	
22.2	Is a reasonable fire detection and alarm system provided in the common areas, where necessary[12]?	N/A		Yes	✓	No	
22.3	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	N/A Unk		Yes		No	✓
22.4	Where appropriate, has a fire alarm zone plan been provided?	N/A		Yes		No	✓
22.5	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	N/A	✓	Yes		No	

22.6 Relevant information (including description of arrangements and deficiencies observed):

- There is no fire detection and alarm system within the majority of the common parts, which is consistent with the typical design and construction of residential flats of this type.
- A fire detection and alarm system is provided on the ground floor and the rooftop lift motor room. The system broadly meets the requirements for Category L5 system as defined in the recommendations of BS 5839-1, and providing an alert within the ground-floor stores and the concierge areas and detection in the lift motor room only.
- Two control and indicator panels are located within the concierge office areas; one relates to the ground floor in general, and the other to comms rooms located on the ground floor and within the lift motor room area on the roof.
- The systems appear to be connected via BT Redcare to an alarm receiving centre.

[12] Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

- No zone plan was provided.
- A smoke detector was noted to be hanging from the ceiling within the side store area.
- Although outside the scope of the Fire Safety Order, it is important that all flats are provided with adequate smoke/heat alarms.
- It is understood that LBHF has liaised with its tenants to ensure that the flats are provided with a minimum of one working smoke alarm.
- No flats were entered, but it is understood that flats that are under the control of LBHF have been provided with smoke and heat alarms, i.e. generally in line with the recommendations for a Grade D1, Category LD2 system as defined within BS 5839-6.

22.7 Relevant information on false alarm experience (if known):

None.

23. MANUAL FIRE EXTINGUISHING APPLIANCES

23.1	Is there reasonable provision of manual fire extinguishing appliances?	N/A	✓	Yes		No	
23.2	Are all fire extinguishing appliances readily accessible?	N/A	✓	Yes		No	

23.3 Relevant information (including description of arrangements and deficiencies observed):

- There are no fire extinguishers in the common parts, which is consistent with the general approach typically taken within blocks of flats of this type.
- Extinguishers have been removed from the plant and service rooms. LBHF have introduced a policy whereby all contractors working in these areas must provide their own fire extinguishers.

24. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS[13]

24.1 Type of fixed system:

'FireTrace' automatic suppression system.

24.2 Relevant information and deficiencies observed:

FireTrace automatic local suppression was present in the comms rooms on the ground floor and the rooftop plant room. The units, whilst appearing to be connected, with gauges showing in the green range, had cables hanging to the side, and the installation does not appear to have been completed. These units are for asset protection and not life safety; as such, a best practice action has been raised.

25. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT[13]

25.1 Type of fixed system:

- Wet rising main.
- Firemen's lifts.
- Smoke vents.

[13] Relevant to life safety and this risk assessment (as opposed to property protection).

25.2 Relevant information (including description of arrangements and deficiencies observed):

- A wet rising main is fitted to the block, and outlets are provided on all floors within the lobbies between the stairs and the landing areas. Of note, one glass access panel was had been smashed.
- The firemen's lifts are the original lifts installed at the time of construction and are fitted with a fire control switch that returns the lifts to the ground floor on activation of the switch.
- Permanently open smoke vents are provided.

25.3 Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service? N/A ✓ Yes ☐ No ☐

25.4 Relevant information (including description of arrangements and deficiencies observed):

—

MANAGEMENT OF FIRE SAFETY

26. PROCEDURES AND ARRANGEMENTS

26.1 Safety Assistance:

The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the Responsible Person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is:

Principal Compliance Manager, LBHF, with assistance from external consultants.

26.2 Fire safety at the premises is managed by[14]:

Housing Service Director, LBHF Housing Services Division.

26.3 Is there a suitable record of the fire safety arrangements? N/A ☐ Yes ☑ No ☐

26.4 Relevant information (including description of arrangements and deficiencies observed):

LBHF has a generic fire safety policy document that incorporates fire safety arrangements in purpose-built blocks of flats.

26.5 Evacuation strategy:

Stay put: ☐ Simultaneous evacuation: ☐ Other (specified below): ☑

26.6 Comment:

- A 'stay put' evacuation policy is considered appropriate on the residential floors.
- Simultaneous evacuation is in place for the ground floor and the rooftop plant room.

26.7 Are procedures in the event of fire appropriate and properly documented, where appropriate? Yes ☑ No ☐

26.8 Relevant information (including description of arrangements and deficiencies observed):

- In the event of a fire within an individual flat, the occupants would be expected to alert others in the flat, make their own way out of the building using the common escape routes, and summon the fire and rescue service.
- Consistent with residential flats of this type, all other occupants of flats not directly affected by a fire should be able to remain in their flats in relative safety, unless, subsequently, their flat becomes affected, or until they are directed to evacuate the building by the fire and rescue service.
- This does not imply that residents not directly affected, who become aware of a fire, should not evacuate if they are in any doubt about their safety and wish to leave, and it is safe for them to do so.
- LBHF staff or contractors, on hearing the local fire alarm on the ground floor, should leave and summon the fire and rescue service if a fire is discovered within these areas.

[14] This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

26.9 Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?[15] N/A ☐ Yes ☑ No ☐ Unk

26.10 Relevant information (including description of arrangements and deficiencies observed):

Routine estate inspections are carried out and recorded. Any defects found are reported internally, and arrangements will then be made to undertake the necessary repairs.

27. TRAINING AND DRILLS

27.1 Are all staff given adequate fire safety instruction and training? N/A ☐ Yes ☑ No ☐

27.2 Relevant information (including description of arrangements and deficiencies observed):

According to LBHF staff on the premises on the day of the survey, staff fire training is carried out, although the last training date could not be provided.

27.3 When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided? N/A ☐ Yes ☑ No ☐

27.4 Relevant information (including description of arrangements and deficiencies observed):

Information for contractors is provided in accordance with 15.2.

28. TESTING AND MAINTENANCE

28.1 Is there adequate maintenance of the workplace? Yes ☑ No ☐

28.2 Relevant information (including description of arrangements and deficiencies observed):

None.

28.3 Is weekly testing and periodic servicing of the fire detection and alarm system undertaken? N/A ☐ Yes ☑ No ☐ Unk

28.4 Relevant information (including description of arrangements and deficiencies observed):

- There is no common fire detection and alarm system provided within the residential areas.
- It is understood that weekly testing is completed, although no records were available.
- Servicing is carried out six-monthly by a contractor, with the last service having been completed on 17th November 2024.
- Residents are responsible for testing their own smoke/heat alarms on a regular basis.

28.5 Are monthly and annual testing routines in place for the emergency escape lighting? N/A ☐ Yes ☑ No ☐ Unk

[15] Based on brief review of procedures at the time of this fire risk assessment. In-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated.

28.6 Relevant information (including description of arrangements and deficiencies observed):

- Monthly and annual tests of the emergency escape lighting are carried out by the system, as it is self testing.
- Records provided show the last test report as being 24th January 2025.

28.7 Is annual maintenance of fire extinguishing appliances undertaken? N/A [✓] Yes [ ] No [ ]

28.8 Relevant information (including description of arrangements and deficiencies observed):

None.

28.9 Are six-monthly inspection and annual testing of rising mains carried out? N/A [ ] Yes [✓] No [ ] Unk

28.10 Relevant information (including description of arrangements and deficiencies observed):

- The wet rising main is subject to inspection and test by an external contractor. The date of the last annual test was on 30th July 2024.
- It is understood that monthly visual checks, as required by the Fire Safety (England) Regulations 2022, are being carried out, with records held electronically.

28.11 Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)? N/A [ ] Yes [✓] No [ ] Unk

28.12 Relevant information (including description of arrangements and deficiencies observed):

- We are informed that the lifts are subject to relevant inspections and testing. Records of servicing and checks were provided; the last service was completed on 11th September 2024.
- Monthly operational checks are now required for this building under the Fire Safety (England) Regulations 2022; these are understood to have been implemented.

28.13 Other relevant inspections or tests:

- Fire-resisting doors.
- Lightning protection.
- FireTrace suppression system.

28.14 Relevant information (including description of arrangements and deficiencies observed):

- The inspection of fire-resisting doors is understood to be part of an inspection routine. The common area lobby doors are relatively newly installed.
- No record of door checks was provided.
- The lightning protection system is subject to an annual service contract. The last service/test date was not provided.
- There were no records provided to indicate that the FireTrace suppression system is subject to a routine service contract.

29. RECORDS

29.1 Are there appropriate records of:

a) fire alarm tests (where relevant)? N/A ☐ Yes ☑ No ☐

b) emergency escape lighting tests? N/A ☐ Yes ☑ No ☐

c) maintenance and testing of other fire protection systems and equipment? N/A ☐ Yes ☑ No ☐

29.2 Relevant information (including description of arrangements and deficiencies observed):

Records are held centrally.

30. SECURE INFORMATION BOX

30.1 Is there a suitably located Secure Information Box (SIB) for the fire and rescue service? N/A ☐ Yes ☑ No ☐

30.2 Are there arrangements to keep the SIB up to date? N/A ☐ Yes ☑ No ☐ Unk

30.3 Relevant information (including description of arrangements and deficiencies observed):

- Attention is drawn to the "Code of Practice for the Provision of Premises Information Boxes in Residential Buildings" jointly produced by the Fire Industry Association (FIA) and National Fire Chiefs Council (NFCC).
- The SIB contained plans for the building showing ground floor, intermediate floor and upper floor layouts.
- Of minor note, the upper floor plan is incorrectly annotated as "NINETEENTH FLOOR PLAN" when the side title is correct as "SEVENTEENTH FLOOR PLAN".

31. ENGAGEMENT WITH RESIDENTS

31.1 Has information on fire procedures been disseminated to residents? N/A ☐ Yes ☑ No ☐ Unk

31.2 Is fire safety information disseminated to residents? N/A ☐ Yes ☑ No ☐ Unk

31.3 Relevant information (including description of arrangements and deficiencies observed):

- To ensure compliance with the Fire Safety (England) Regulations 2022, a procedure has been put in place to ensure that residents are provided with fire safety information and information about the importance of fire doors, on an annual basis.
- It is understood that fire safety information is disseminated to residents via the Fire And Building Safety Residents Group (FRAG).

FIRE RISK ASSESSMENT

The following simple risk level estimator is based on a fire risk level estimator contained in PAS 79-2:

Potential consequences of fire ➔ **Likelihood of fire ➔**	**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

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☐ **Medium** ☑ **High** ☐

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Expected likelihood of fire given the presence of the normal fire hazards (e.g. potential ignition sources) for this type of occupancy, which are generally subject to appropriate controls (other than minor shortcomings).

High: Significant increase in the likelihood of fire due to lack of adequate controls applied to one or more significant fire hazards.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm ☑ **Moderate harm** ☐ **Extreme harm** ☐

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant beyond the flat of fire origin.

Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants beyond the flat of fire origin but is unlikely to result in multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants beyond the flat of fire origin.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ☐ **Tolerable** ☑ **Moderate** ☐ **Substantial** ☐ **Intolerable** ☐

Comments:

An explanation as to why the risk has been rated as shown above is given in the Executive Summary.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated in PAS 79-2:

Risk Level	Action and Timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

NOTE THAT, ALTHOUGH THE PURPOSE OF THIS SECTION IS TO PLACE THE FIRE RISK IN CONTEXT, THE ABOVE APPROACH TO RISK ASSESSMENT IS SUBJECTIVE AND FOR GUIDANCE ONLY. ALL HAZARDS AND DEFICIENCIES IDENTIFIED IN THIS REPORT SHOULD BE ADDRESSED BY IMPLEMENTING ALL RECOMMENDATIONS CONTAINED IN THE FOLLOWING ACTION PLAN. THE FIRE RISK ASSESSMENT SHOULD BE REPEATED REGULARLY.

REFERENCES

Guidance in support of fire safety legislation

HM Government Guides to Fire Safety Risk Assessment, DCLG:

- Offices and Shops.
- Factories and Warehouses.
- Sleeping Accommodation.
- Residential Care Premises.
- Educational Premises.
- Small and Medium Places of Assembly.
- Large Places of Assembly.
- Theatres, Cinemas and Similar Premises.
- Open Air Events and Venues.
- Healthcare Premises.
- Animal Premises and Stables.
- Transport Premises and Facilities.
- Means of Escape for Disabled People.

Guidance in support of building regulations

Approved Document B. *Fire Safety. Volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.*

Approved Document B. *Fire Safety. Volume 2: Buildings other than dwellings, 2019 edition incorporating 2020 and 2022 amendments.*

Fire Safety Design and Management

BS 9991:2015. *(Incorporating corrigendum No. 1.) Fire safety in the design, management and use of residential buildings. Code of practice*.

BS 9999:2017. *Fire safety in the design, management and use of buildings. Code of practice.*

Fire Detection and Fire Alarm Systems

BS 5839-1:2017. *Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.*

BS 5839-6:2019+A1:2020. *Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.*

BS 5839-8:2023. *Fire detection and fire alarm systems for buildings. Design, installation, commissioning and maintenance of voice alarm systems - Code of practice.*

BS 5839-9:2021. *Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.*

Fire Extinguishing Appliances

BS 5306-1: 2006. *Code of practice for fire extinguishing installations and equipment on premises - hose reels and foam inlets.*

BS 5306-3:2017. *Fire extinguishing installations and equipment on premises. Commissioning and maintenance of portable fire extinguishers. Code of practice.*

BS 5306-8:2023. *Fire extinguishing installations and equipment on premises - Selection and positioning of portable fire extinguishers - Code of practice.*

BS EN 3. *Portable fire extinguishers.*

BS EN 671-3:2009. *Fixed fire-fighting systems. Hose systems. Maintenance of hose reels with semi-rigid hose and hose systems with lay-flat hose.*

BS EN 1869:2019. *Fire blankets.*

Emergency Escape Lighting

BS 5266-1:2016. *Emergency lighting - Code of practice for the emergency lighting of premises.*

BS 5266-8:2004. (BS EN 50172: 2004). *Emergency escape lighting systems.*

BS EN 1838:2013. *Lighting applications – Emergency lighting.*

Fire Safety Signs
BS 5499-4:2013. *Safety signs. Code of practice for escape route signing.*
BS ISO 3864-1:2011. *Graphical symbols. Safety colours and safety signs. Design principles for safety signs and safety markings.*
BS EN ISO 7010:2020+A6:2023. *Graphical symbols – Safety colours and safety signs – Registered safety signs.*
BS 5499-10:2014+A1:2023. *Guidance for the selection and use of safety signs and fire safety notices.*

Fixed Fire Extinguishing Systems and Equipment
BS EN 12845:2015+A1:2019. *Fixed fire-fighting systems. Automatic sprinkler systems. Design, installation and maintenance.*
BS 9251:2021. *Fire sprinkler systems for domestic and residential occupancies - Code of practice.*
BS 9990:2015. *Non-automatic fire-fighting systems in buildings. Code of practice.*

Lightning
BS EN 62305-1:2011. *Protection against lightning. General principles.*
BS EN 62305-2:2012. *Protection against lightning. Risk management.*
BS EN 62305-3:2011. *Protection against lightning. Physical damage to structures and life hazard.*
BS EN 62305-4:2011. *Protection against lightning. Electrical and electronic systems within structures.*

Miscellaneous
BS 7176:2007+A1:2011. *Specification for resistance to ignition of upholstered furniture for non-domestic seating by testing composites.*
BS 7273-4:2015+A1:2015. *Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors*.
BS 7671:2018+A2:2022. *Requirements for Electrical Installations. IET Wiring Regulations. Eighteenth Edition.*
IET Code of Practice for In-service Inspection and Testing of Electrical Equipment. Fifth Edition.
BS 8629: 2019+A1: 2023. *Design, installation, commissioning and maintenance of evacuation alert systems for use by fire and rescue services in buildings containing flats –*
Code of practice
BS 8899:2016. *Improvement of fire-fighting and evacuation provisions in existing lifts. Code of practice.*
PAS 79-1:2020. *Fire risk assessment. Premises other than housing. Code of practice.*
PAS 79-2:2020. *Fire risk assessment. Housing. Code of practice.*
PAS 9980:2022. *Fire risk appraisal of external wall construction and cladding of existing blocks of flats. Code of practice*.

Published Guidance on Control of Contractors
Standard Fire Precautions for Contractors Engaged on Crown Works, Department of Environment, HMSO.
Fire Prevention on Construction Sites. Fire Protection Association.
Fire Safety in Construction. HSG168 (2nd edition) HSE.

BAFE SP205 CERTIFICATE OF CONFORMITY

Certificate Number	LS	0312561

Life Safety Fire Risk Assessment
Gold Approved Scheme
CERTIFICATE OF CONFORMITY

Security.Improved

This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1	**NSI Life Safety Fire Risk Assessment Gold Approved Organisation**	
	C.S. Todd & Associates Ltd	
	BAFE Registration Number	
	NSI 00342	
Part 2	**Name of Client**	
	London Borough of Hammersmith and Fulham	
Part 3	**Address of premises for which the fire risk assessment was carried out**	
	Herbert Morrison House, Lillie Road, London, SW6 7SZ	
	Part or parts of the premises to which the fire risk assessment applies	
	Common parts (see report for details).	
Part 4	**Brief description of the scope and purpose of the fire risk assessment**	
	The purpose of the fire risk assessment is to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. It does not address the risk to property or business continuity from fire.	
Part 5	**Effective date of the fire risk assessment**	29 January 2025
Part 6	**Recommended date for review of the fire risk assessment**	January 2026

We, being currently a NSI Approved BS EN ISO 9001 organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule under the control of our Quality Management System (identified on our NSI approval certificate) and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)	P. Clayton
Job Title	Senior Consultant (Validator)
Date	27 February 2025

Life Safety Fire Risk Assessment Gold is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY

BAFE, Bridges 2, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH.

RG8070.2 12/12

1 This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approval Scheme.

2 NSI reserves the right to conduct an audit by an authorised representative of NSI during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.

3 NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.

4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.

5 Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.

6 Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.

7 This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.

8 NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company

9 Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.

10 The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.

11 On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Footnote.
"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).

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