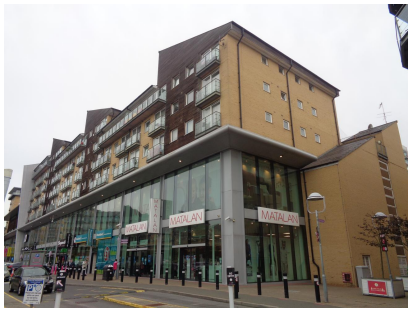
a2dominion

metroSRM

FIRE RISK ASSESSMENT

43-72 Quince House
High Street,
Feltham,
TW13 4GF



On Behalf Of:	A2Dominion Housing Group Ltd
Conducted by:	Mark Duly FDSC ENG TECH MIFIREE
Date:	12th October 2021
Job Number:	183524

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TABLE OF CONTENTS

1 INTRODUCTION TO THE RISK ASSESSMENT

This report constitutes a fire risk assessment as required under the applicable national fire safety legislation detailed within the appendices. The assessment report relates to 43-72 Quince House High Street and was commissioned by A2Dominion Housing Group Ltd.

Executive Summary

The following aspects of the fire safety arrangements within these premises are lacking and as such, present a risk to the safety of occupants. Remedial actions should be implemented by the Responsible Person, following the prioritisation and guidance set out in the remedial actions table in the introduction and report format section of this document.

1.1 AREAS IDENTIFIED REQUIRING REMEDIAL ACTIONS

Area of Fire Safety Management	Total No. Issues Identified	High or Very High Risk Issues identified
Section 4 - Fire Safety Management	5	4
Section 5 - Records	6	0
Section 7 - Passive Protection	3	1
Section 8 - Fire Detection and Alarm	4	1

Qualifications

Metro SRM undertake risk assessments based on actual and foreseeable eventualities as evident or likely, relating to any particular facility or premises, taking into account any relevant information that is made available to the Assessor and the extent of access that they are afforded during the site visit. All assessments are valid at the time of the assessment. Metro SRM can not be liable for any subsequent changes to legislation, applicable guidance documents, the premises or the use of those premises that may alter the assessments.

Metro SRM is not responsible for instigating the recommended remedial work specified in this risk assessment, nor are they responsible for updating, annotating or revising the risk assessment report. These tasks are the duty of the Responsible Person and failure to carry them out may result in enforcement action by the enforcing Authorities (Predominantly The Fire & Rescue Services or the HSE).

Scope

Information pertinent to the completion of this fire risk assessment report was obtained by physical inspection of the premises and where available or present, reference to relevant records, documents, drawings and conversations with members of staff and occupants.

For the purpose of this report, the term 'dwelling' includes individual flats, rooms, dormitories or similar, which are used to provide sleeping accommodation on a long, medium or short term basis. A full description of the occupancy type is included in the premises description in section two of this document.

Observations relating to the external wall systems, specified attachments, replacement glazing, and spandrel panels are based on that which can been seen from the ground level without visual aids, or are based on pertinent, documented information that has been provided to the Assessor by the Responsible Person.

Where this is relevant to the fire safety of the occupants, attempts have been made to inspect and appraise:

- at least a sample of entrance doors to dwellings;
- the provision of automatic fire detection and alarms therein;
- the separating construction between the individual flats, between dwellings, the common parts and services areas;
- the separating construction between adjoining premises, the dwellings and common parts.

However, the inspection of the premises was non invasive and limited to that which could be observed without the aid of tools or access equipment.

With the exception of the buildings external walls and specified attachments, which are outside the scope of this fire risk assessment, (See the External Wall Systems section of the Glossary of Terms.), any areas of the premises that were not inspected by the assessor are set out below with an explanation of why they were not accessed.

Commentary on the external walls of the building is based on information provided by the client and, or, visual observations made from the ground or accessible open deck areas of the building. In providing this commentary, Metro SRM Assessor will adhere to the guidance issued to fire risk assessors from the Fire Industry Association (FIA) FIA Guidance.

All communal areas were accessed.

Dwellings accessed for the purpose of assessing the entrance doors and detector immediately inside are as follows:
Flats 47, 51, 63

Reviews - Property Management Approach

Property Management Approach	Property Characteristics	Occupants Characteristics	FRA External Review Frequency
Dynamic	18m or above Purpose-built residential buildings (6 Floors or above)	All residential types	12 Months
	11 - 18m Converted residential buildings not conforming to current building regulations	All residential types	12 Months
	All premises (irrespective of height or construction)	Extra Care / Care Homes / Specialised Housing / HMO	12 Months
	All premises (non-sleeping risk)	Commercial / Offices	12 Months
Semi Dynamic	Under 11m Converted Residential buildings not conforming to current building regulations	All residential types	36 Months
	11 - 18m Purpose-built residential buildings	All residential types	36 Months
Standard	Below 11m Purpose-built residential buildings	All residential types	48 Months
	All Premises (unoccupied)	Vacant	48 Months

Reviews

Fire risk assessments can become quickly out-dated, dependent on the nature of the property and the activities undertaken within it. It is important that reviews are undertaken regularly and whenever there are any significant changes in the people, plant, processes or layout in the premises. Additionally, the fire risk assessment should be reviewed periodically.

A2 Dominion have a policy for fire risk assessment reviews which is highlighted in the table above.

Where buildings are found to have substantial or intolerable risk levels, the frequency of fire risk assessment reviews will most likely be a 12-month review for standard and semi dynamic property types or 6 monthly review for a dynamic property type.

Bearing in mind the fire safety arrangements in place, the purpose and use of the premises and the overall risk rating of the premises, it is recommended that this risk assessment is reviewed:

As per A2 Dominion Policy for fire risk assessment review.

Relevant Fire Safety Information

Relevant fire safety information, was provided to the assessor about the premises, premises management and fire safety arrangements prior to or during the site inspection.
Previous Metro Safety fire risk assessment dated 01/10/2020;
Phase 3 external wall survey report dated August 2020.

Fire Risk Assessment Review History

Date of Previous FRA	Organisation Completing Previous FRA
01/10/2020	MetroSRM

Explanation of Terms

Risk Level	Required Action
Trivial	Minimal action is required and few detailed records need be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of 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 may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources may have to be allocated to reduce the risk. If the premises is unoccupied, it should not be occupied until the risk has been reduced. If the premises is occupied, urgent action should be taken.
Intolerable	Where our consultant identifies a serious or imminent risk the premises (or relevant area) should not be occupied until the risk is reduced.

Life Safety Risk Rating at this Premises

Fire hazard ▼	Potential Consequences 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

Assessment of Risk Rating

Hazard From Fire	Explanation
Low	An unusually low likelihood of fire as a result of negligible potential ignition sources.
Medium	Normal fire hazards (e.g. Potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings)
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence for Life Safety	Explanation
Slight Harm	Fire is unlikely to result in serious injury or death of any occupant. (other than a sleeping occupant in the room of fire origin) of fire
Moderate Harm	Fire could foreseeable result in injury or serious injury of one or more occupants but is unlikely to result in multiple fatalities.
Extreme Harm	Significant potential for serious injury or death of one or more occupants in the event of a fire.

Responsible Person

Responsible Person	The responsible person (Primary Duty Holder) in respect of the applicable legislation for A2 Dominion is as follows:
Name	Darrell Mercer
Position	Chief Executive

Consultant's Details

The report was written on 22nd October 2021 by:
Mark Duly
Fire Safety Consultant
FdSc Eng Tech MIFireE

This report has been subject to Metro SRM's current quality control and proof reading processes.
Validated by: Richard Bull

Date: 1st November 2021

2 PREMISES LOCATION, CONSTRUCTION AND USE

Location of Premises	Situated in an urban area.
Location Type	Situated in a mixed retail and residential area in the town centre.
Approximate Date of Construction / Significant Refurbishment / Conversion	The premises were constructed in 2006 as part of a larger development of housing and retail and have not undergone any significant refurbishment.
Primary Construction Type	Concrete floor. Brick, block & concrete infill.
Roof Details	The premises has a pitched roof.
Roof Voids	There did not appear to be any accessible roof voids.
Approximate Dimensions of Premises Length x Breadth	Quince House comprises of three terraced blocks of residential flats situated above commercial retail outlets. The three blocks are designed as separate blocks with each block being approximately 20m x 15m. The three blocks are designated: 1. 1-18 Quince House 2. 19-42 Quince House 3. 43-72 Quince House This report only relates to 43-72 Quince House and the shared communal areas.
Number of Flats in the Premises	30
Type of Property	Terraced.
Occupancy Type	Residential.
External Fire Spread, cladding and Balconies	Exterior cladding was confirmed as being present in significant quantities or locations.

External Fire Spread

External fire spread - Walls	The external walls of the building are constructed of a 100mm brick outer leaf with a 75mm cavity. Insultation board (Kingspan polyisocyanurate foam) which achieves Euroclass E fire performance has been identified within the wall construction. Timber cladding sections are located along the elevations and extend vertically the full height of the building. Cavity barriers are not suitably provided as identified by external wall survey.
External Fire spread - Specified attachments: Balconies and solar panels	It appears that the external wall design incorporates specified attachments. Balconies are provided at the East elevation and have a steel frame and non combustible base with glazing and metal balustrade.
External wall risk assessment	An external wall risk assessment has been carried out for this building. Refer to Metro External wall system fire hazard and risk assessment Phase 3 Version 3 dated 13/05/2021. The report identifies that the external timber cladding, ineffective cavity barrier provision and the presence of combustible insulation presents a significant risk to life. The external wall report and previous fire risk assessment identified the following measures:

	1. Install a fire alarm and detection system incorporating heat detection to all flats and implementing a simultaneous evacuation strategy. 2. Replace timber cladding with a material achieving Euroclass A2. 3.Replace combustible insulation material with products achieving Euroclass A2 or better. 4. Ensure cavity barriers are suitably provided and installed. At the time of this fire risk assessment the fire alarm and detection system was installed. No further external wall remediation works have been conducted.

Use of Floors

Floor Number	Main use of Floor	Associated Parking
2nd floor. 3rd floor. 4th floor. 5th floor. 6th floor.	Dwelling(s).	All parking is external to premises footprint.
Ground floor.	Retail.	All parking is external to premises footprint.
1st floor.	Retail.	All parking is external to premises footprint.

Operating Hours and Staff Attendance

No specific occupancy risk was identified. Tenants are a typical cross section of the public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

Flats 43-72 Quince House is a general needs block of flats, with access to visitors throughout the day/ evening.
Due to the requirement to undertake a simultaneous evacuation of the building the presence of any disabled residents should be verified to ensure that suitable and sufficient measures are implemented for evacuation. See actions.

Anticipated Peak Occupancy

Description	Maximum Numbers
Residents	Based on evidence from the Office of National Statistics (at 2.5 persons per household (Approx.) 75

2.1 MEANS OF ESCAPE DETAILS

General Means of Escape Description	43-72 Quince House is accessed via a large external balcony walkway and garden on the second floor level of the building. The balcony is accessed via a communal main stair that serves all three blocks. An additional escape stair from the balcony at second floor level is located at the North West elevation. Six flats are located within a protected ventilated lobby at each floor level and are served by a single stair. The travel distance from the furthest flat entrance door to the stair door is 4.5m. The stair discharges at its base to the main entrance door that affords access to the external balcony.
Stairway Configuration	The block is served internally by a single stair with lobby protection. Stair width is 1050mm and is sufficient to support the simultaneous evacuation of the block. There are two communal stairs serving the external balcony available for escape purposes that serve all three blocks. Main stair: The main stair is accessed via the communal entrance on the South East elevation and extends to the second floor only. The width of the stair is 1050mm. Escape stair: The secondary escape stair is located on the North West end of the building and comprises of a concrete enclosed stair discharging at its base to a final exit located at the car park area. The width of the stair is 1750mm. The stair (s) exit capacity is sufficient to support the simultaneous evacuation of the block(s).
Escape Route Protection Detail	Access to the dwellings from the stairway is by a protected lobby between the dwelling entrance door and the stairway door. The stairway is separated from the remainder of the premises by fire resistant construction, self-closing fire resisting doors. The flat entrance doors accessed were confirmed as being FD30s and fitted with positive action self closing devices. All flat entrance doors are the original doors and are deemed to be compliant.
Compartmentation Offered to Escape Routes	Sixty-minute fire resisting construction to the compartment walls. So far as can be determined, all elements of compartmentation appear intact, in sound condition and free from unstopped penetrations. Each lobby has two service riser cupboards fitted with FD30s doors. The cable and service penetrations from the shaft into the lobby enclosure are suitably fire stopped. The floors within the riser shafts are screeded and have some minor unstopped penetrations, however, as the riser is constructed as a protected shaft this is deemed satisfactory.
Protection Offered to External Stairway	There is no external stairway at this premises.

Open Balcony Walk-ways	The external escape walkway is sufficiently separated by distance from the external walls for means of escape purposes. Additionally there is an alternative means of escape from all areas of the walkway.
Protection Offered to Inner Rooms	There were no inner rooms identified to the assessor at this premises.
Fire Separation	Note this is not an intrusive assessment and the full extent of the separating floor has not been examined. The provisions for fire separation between the dwellings, and between the dwellings and the common parts, appear to be suitable. Therefore, the likelihood of fire and smoke spread beyond the dwelling of fire origin is low whilst evacuation takes place. The separation between the retail units on the lower levels and the residential appears to be solid concrete with no obvious penetrations.
Manual Door Fastenings	Doors on escape routes can be opened easily, at all material times, without the use of keys, codes or fobs, when approached in the direction of escape. Final exit doors can be opened easily, at all material times, without the use of keys, codes or fobs, when approached in the direction of escape.
Automatic Door Fastenings and Release Mechanisms	There are no automatic release mechanisms fitted to doors on escape routes.
Disabled Refuges	There are no disabled refuges required at this premises. Disabled refuges are not normally required in purpose built residential flats as a stay put evacuation strategy is in place, however, due to the requirement for a simultaneous evacuation for this block, consideration needs to be given to identifying any persons who are not capable of independent escape. See actions.
Waste Chutes / Bin Store	A waste chute is located externally on the first floor of the main entrance lobby stairwell. The bin store is accessed externally on the ground floor. The bin store is enclosed in concrete construction. The refuse chute is fitted with a fusible link.
Fire Service Rendezvous Point	Fire service rendezvous points are not required for this premises.
Fire Assembly Point	Only staff members/formal visitors and/or contractors need to report to the assembly point. Other occasional visitors, members of the public, patrons etc will disperse into the surrounding area.
Notification to Occupants of The Assembly Point	Assembly point notification is not required at this premises.

3 FIRE SAFETY SYSTEMS

Fire Alarm Strategy	Operates on a confirmed regime, and is; Single stage alarm. The premises was originally designed for a stay put evacuation strategy but following the external wall survey the evacuation strategy was changed to a simultaneous evacuation.
Primary fire detection and alarm system	Automatic smoke detection provided in the common parts for the operation of the automatic smoke vents only. A radio based fire alarm system was installed in 2021 incorporating the alarm panel in the main stair lobby and heat detection within each dwelling.
Fire Detection System within Dwellings	A BS 5839 part 6 system to category LD3 Grade D2 (Mains powered with user replaceable battery) Additional heat detection installed linked to common parts alarm. The provision of heat detection differs between dwellings. There is no fire alarm strategy to justify this. See actions.
Main Fire Alarm Control and Indicating Panel	The main fire panel is located at; Main stair entrance lobby.
Repeater Fire Alarm Panels	Located within each block adjacent to the main entrance.
Fire Alarm Zone Information Provided at the Fire Alarm Panel/s	There is no fire zone plan and information provided is neither suitable or sufficient for these premises. See the Significant Findings and Action Plan section of this report for further details.
Interface Arrangements for the Fire Alarm System	The fire alarm is interfaced with; Smoke ventilation.
Means of Raising the Fire Alarm	The alarm is raised by integrated AFD base sounders.
Emergency Lighting	Emergency lighting at this premises is provided by; Individual self contained mains powered units.
Coverage of Emergency Lighting	Appears to comply with the requirements of applicable CLG guides.
Smoke Ventilation	The stair lobbies are provided with full height AOV doors opening into a vertical natural smoke shaft and operated by smoke detection. The stair is not provided with an AOV at the head of the stair to provide replacement inlet air as would normally be expected for this design of system. The landing levels have openable sliding patio doors and may be used by the fire service to provide inlet air as applicable. Based on the existing design and limited extent of the stair to four floors, this arrangement is considered to be acceptable.
Areas provided with sprinkler protection:	There are no sprinkler systems installed at this premises.
Automatic Sprinkler System	There are no sprinkler systems installed at this premises.
Other Fire Suppression Systems	There were none installed or made known to the assessor.
Wet/Dry Risers	The block has a dry rising main with outlets located within each lobby. The dry riser inlet is located externally on the South East corner of the building.

	The riser inlet is visible from the car park area to which there is suitable fire service vehicular access. The riser is labelled as Riser 3 externally and each outlet is labelled accordingly.
First Aid Fire Fighting	First aid fire fighting equipment is not provided in the common parts of the premises because there are no employees present to use or monitor them and prevent vandalism and misuse.

4 BUILDING SERVICES

Light Wells & the Floors they Rise Through	There are no light wells in this premises.
Atria & the Floors they Rise Through	No atria have been created/included within this premises.
Passenger and Disabled Access Platform Lifts (DAPL)	A combined passenger / firefighting lift is located within the main stair enclosure and serves ground to second floor. This provides access to the access level 2 for all blocks. An additional lift is located within each individual block which serves ground to fourth floor.
Lifts for Fire Fighter's Use	The lift located within the main stair is a firefighting lift and is provided with firefighter override switch, communications, dual power supplies and self rescue facility. The lift within the block has a firefighter override switch, emergency voice communication and dual power supplies. The lifts appear to comply with BSEN 81-72 applicable at the time.
Evacuation Aids	There are no evacuation aids installed within the premises.
Mains Electrical Incomer	The mains electrical incomer is enclosed in 30 minute fire resisting construction. Ground floor electrical service cupboard fitted with FD30s doors and kept locked shut. Test due 2024.
Electrical Distribution Boards (EDB) location	Located at each floor level within electrical service riser fitted with FD30s doors and kept locked shut. Test due 2024. Additional consumer units located within each dwelling.
Protection Offered to Electrical Distribution Boards (EDB)	EDB's are separated from the means of escape by fire resisting construction.
Heating/Cooling Plant	There is no communal heating in this premises. Plant / tank room located at half landing level within main stair enclosure.
Heating/Cooling Plant Protection	Plant room is enclosed in solid concrete construction and FD30s door.
Gas Mains and Meters	There is no gas main supply to this premises or the areas being assessed.
Storage of Heating & Generator Fuel Oil	Fuels are not stored on site.
Alternative Power Supplies	The fire fighting lifts have lights that indicate that they have dual power supplies.

5 FIRE SAFETY MANAGEMENT

Premises Fire Strategy	A suitable documented fire strategy is not available for the premises but is required due to: The presence of combustible cladding and resultant change in the evacuation strategy.
Emergency Plan	Due to the size and simplicity of the premises, the Fire Action Notices set out suitable and sufficient instruction for premises occupants and there is no need for a more detailed fire safety emergency plan.
Policies for Vulnerable People and People with Disabilities	Policies do not appear to be in place but are required. A specific policy is required due to the external cladding issue.
Policies for the Control of Hot Works:	Arrangements for controlling hot works rests primarily with appointed contractors.
Policies for the Control of Lone & Remote Working	Arrangements for lone working or remote working rests primarily with the tenants or contractors.
Evacuation Regime Adopted in the Premises is by	Simultaneous evacuation single stage.
Fire Evacuation Drills	Are not conducted because the size of the premises, the number of people present and, or the nature of the premises means that the fire safety training and information provided to staff / occupants is sufficient under the circumstances.
Fire Safety Information	Tenants have reportedly been provided with written communication informing them of the external wall survey results and the change to the evacuation policy. Tenants engaged in conversation confirmed they understood the actions to be taken in the event of fire.
Location of Log Book	There was no fire log book available to the assessor. Document box locked with key code padlock.
Fire Alarm Response Personnel	Are not required at this premises.
Fire Action Notices	Are posted in prominent locations throughout the premises.
Building Information Packs / Premises Information Box / Plaques	Premises information provision could not be verified. Based on the presence of combustible cladding this is required. See actions.
Refuse and Waste Collection	Refuse is deposited into purpose built bin rooms via waste chutes.
Designated Smoking Points	Designated smoking points are not required at this premises.
FS Provisions for Refuse and Waste Collection	Bin rooms, waste compactor rooms and waste storage/collection rooms are provided with: 6O minute fire resisting construction. Automatic/fuse link fire dampers across waste chute openings.

A2 Dominion Fire Management Plan

The majority of A2 Dominion properties, where they are the responsible person, are general needs blocks of flats. This means there will be no staff on site and routine and periodic evidence will not be available on the day to the fire risk assessor to determine the suitability of the routine and periodic testing arrangements of the active and passive fire precautions, along with periodic testing involving the services to the building, such a gas and electric.

A2 Dominion have a Fire Management Plan which highlights the frequency for the active and passive fire precaution tests carried out. That testing frequency is highlighted in the table that follows.

Metro Safety carry out remote periodic sampling of unstaffed blocks to ensure the routine and periodic tests shown in the table are being carried out in accordance and in-line with A2 Dominions Fire Management Plan.

Where staff are permanently based on site, for instance in High Risk Residential Buildings, Schools or Office accommodation, routine and periodic evidence should be available to the fire risk assessor, who will review the testing regime and any anomalies found will be raised within the action plan for A2 Dominion to address.

Equipment	**Relevant British Standard**	**A2D User Test / Inspection Frequency**	**Contractor Maintenance Frequency**
Fire Alarm	5839-6:2019 & 5839-1:2017	Weekly	Six Monthly
Emergency Lighting	5266-1:2016	Monthly	Annual
AOV	9999:2017	Weekly	Annual
Smoke Venting	9999:2017	Weekly	Annual
Sprinklers	9251:2014 (resi) or 12845:2015+A1:2019	Weekly	Annual
Risers	9990:2015	N/A	Annual
Fire Door Check	9991:2015 / BS9999:2017 / 8214:2016	Six Monthly	Six Monthly
FS Drop Key		Monthly	Annual
Fireman’s Lifts	81-72:2015 / 81-1:1998 / 81-2:1998	Weekly	Annual
Door Releases	5839-6:2019	Weekly	Six Monthly
ARC	5839-6:2019	Weekly	
Extinguishers	5306-3:2017	Monthly	Annual
Fire Blankets	1869:2019	Monthly / Visual	Annual

Lone Working

A2Dominion has a current policy that covers all aspects of staff safety including Lone Working (ref **Personal Safety HS-PR-008**) Its provisions are kept under review by the Health & Safety Department.

Fire Safety Training

A2 Dominion staff cannot commence work for the Company until they have successfully completed online fire safety training. There is a requirement to review this training at regular intervals. Those staff with more specific fire safety responsibilities such as Housing Officers receive additional face to face training.

Portable Appliance Testing

A2Dominion has a Portable Appliance Testing policy in place (ref **HS-PR-036 Portable Appliance Testing**) which is monitored by the Health & Safety Department.

History of Fires and False (unwanted) Fire Alarms

History of Fires:	None notified to the assessor.
False/Unwanted Fire Alarm Activations	None notified to the assessor.
Fire and Rescue Service, notices of deficiency, prohibitions or other relevant correspondence:	None notified to the Assessor. No details of any correspondence with LFB were available at the time of the assessment. As detailed within the previous fire risk assessment communication and co-ordination is required with LFB to inform them of the associated risk of combustible cladding and to provide all necessary details regarding building layout and fire safety provisions.

6 SITE SECURITY

Security Arrangements at the Property	Electronic Access control systems at the entrance doors operated by card, code, or fob and tenants via an intercom system.
Removal/Unlocking of Additional Security Measures on Doors, Gates & Escape Routes	No additional security/access control measures are in place at this premises.
Electronic Access Control Systems	Non-standard emergency door release buttons are provided. No concerns noted on a risk-assessed basis.

Additional Information

The building has been subject to an external wall survey which has identified significant issues with the presence of combustible insulation and timber cladding sections. As a result of that survey, and the previous fire risk assessment, the evacuation policy was changed from a stay put to a simultaneous evacuation. Dwellings have been provided with heat detectors linked to a common alarm system. This is deemed to be a short term control measure and further remediation works are required to remove the cladding and insulation and ensure that cavity barriers are provided.

It is essential that a fire strategy for the ongoing remediation works is produced with the proposed timescales and details of the works.
The external walkway / garden at second floor level affords access and means of escape from all blocks. The area has been covered with pigeon netting affixed to the building and extends across the route used for means of escape. The netting is securely fixed along the route and the propensity for fire spread along the netting would be localised to the area of fire origin and therefore failure of the netting would only occur in a localised area. There are alternative means of escape from the balcony walkway and therefore this is deemed to be acceptable.
Actions identified for the external common parts shared by all blocks are identified within the fire risk assessment for 19-42 Quince House conducted on the same day to prevent repetition.

6.1 ADDITIONAL PHOTOGRAPHS

No plans were available at the time of the assessment. (refer to the action plan and recommendations).

7 INTRODUCTION TO RISK ASSESSMENT CHECKLIST

This check list is used to check compliance with the relevant safety requirements, as observed during the inspection, for 43-72 Quince House High Street .

Following completion of the site risk assessment, the assessor will validate the Risk Assessment checklist questions accordingly.

Where the subject referred to in the audit question (subject matter) was not applicable to the premises, or was applicable but was considered by the assessor as being satisfactory and not a significant risk, the assessor will validate the finding as "No Issue".

Where hazards were observed and the existing control measures were not considered adequate, the assessor will use their professional judgement to rate the degree of risk and to recommend suitable remedial actions that should be taken by the Responsible Person in order to eliminate or reduce the risk so far as is reasonably practicable.

You are advised to maintain records of the status and progress of the actions as part of your 'Due Diligence' records which may need to be produced in your defence should the need ever arise.

Recommended Timescales for Actions

Individual significant issues of this report have been rated as either: Serious Imminent Danger (SID or A*); High (A); Medium (B); Low (C). It is recommended that you prioritise the risk reduction actions as follows:

Itemised Risk Rating	Recommended Timescales for Action
SID / A*	Action to commence immediately upon formal notification of the issue
High / A	Action to commence within one calendar month of formal notification of the issue
Medium / B	Action to commence within three calendar months of formal notification of the issue
Low / C	Action to commence within ten calendar months of formal notification of the issue

Note:

Where the assessor identifies an issue that presents a Serious Imminent Danger (SID or A*) they will, before leaving the premises, advise the site contact (where they are contactable) of the issue and describe any immediate actions that should be taken to reduce the risk. They will also advise the Metro SRM office of their findings and the office will, in turn, advise the client of the issue by telephone and email as soon as practicable.

30 RISK ASSESSMENT CHECKLIST

Audit Ref.	Hazard	Status
1	**Sources of Ignition**	
1.1	Are smoking restrictions and control measures effective with no signs of illicit smoking taking place within the premises?	No Issue
1.2	Is the fixed electrical installation free from any obvious signs of damage, deterioration or inappropriate alteration?	No Issue
1.3	Where electrical distribution boards and meters are located within the means of escape, are they enclosed in fire resisting construction or otherwise considered to present a tolerable risk?	No Issue
1.4	Is the use of extension leads, multi-gang socket outlets and multi-plug adaptors appropriate under the circumstances and suitably controlled?	No Issue
1.5	Were the electrical appliances and the electrical equipment (not including electrical heaters) observed during the site visit appropriately located and being correctly used?	No Issue
1.6	Are electrical appliances free from obvious faults and damage?	No Issue
1.7	Are light fittings separated from combustible materials by a distance of at least 500mm?	No Issue
1.8	Is the use of portable heaters managed, restricted and controlled as is appropriate for the premises?	No Issue
1.9	Is there anything to indicate that there has been recent history of anti-social behaviour directed at, or in the near vicinity, of the premises?	No Issue
1.10	Are appropriate security measures in place to deter arson (wilful fire setting) by outsiders?	No Issue
1.11	Where heat generating plant and equipment, such as ovens and cooking equipment, autoclaves, boilers, generators, combustion engines and the like are present, is it clear of all combustible storage and either attended at all times when operating, or designed to operate unattended and provided with suitable fire safety systems and arrangements?	No Issue
1.12	Are there any other observations relating to potential ignition sources?	No Issue
2	**Sources of Fuel**	
2.1	Are there any instances of inappropriate storage of combustible materials, i.e. in escape routes, common parts, gas meter or electrical cupboards, plant rooms etc.?	No Issue
2.2	Are the quantities of combustible materials within the premises in keeping with the purpose and use of the building and are they stored in accordance with best practice and in a manner that will restrict fire growth?	No Issue

Audit Ref.	Hazard	Status
2.3	Where provided for the benefit of occupants by the landlord, owner, employer, or service provider are upholstered and soft furnishings, including curtains, in good condition and compliant with the applicable fire safety codes and standards?	No Issue
2.4	Where present, are the quantities of combustible materials used for decoration or display purposes within acceptable limits?	No Issue
2.5	Are arrangements for the collection, storage and disposal of waste suitable and sufficient?	No Issue
2.6	Where present, are piped or bottled flammable gases and associated appliances being used and stored correctly in the premises?	No Issue
2.7	Where required to reduce fire safety risks, are energy supplies (gas, electricity, fuel oil, etc.) to ovens, cooking ranges, deep fat fryers, boilers, generators, autoclaves and similar hazardous plant and equipment, provided with suitable automatic, or where appropriate, easily accessible manual shut-off facilities for use in the event of an emergency?	No Issue
2.8	Where gas meters are located within the means of escape, are they enclosed in fire resisting construction, and is there a gas shut off valve fitted adjacent to the meter with a lever handle firmly attached to the valve spindle? (Also see item 6. 2 in Means of escape)	No Issue
2.9	Are there any other observations relating to potential fuels?	No Issue
3	**Sources of Oxygen**	
3.1	Where oxygen is provided, stored or used in the premises, are there suitable controls in place to reduce the fire safety risks arising from the misuse of oxygen, the misuse or mishandling associated equipment and, or, atmospheric oxygen enrichment?	No Issue
3.2	Where used or held in significant quantities, are oxidising agents and peroxides stored, used and transported in and around the premises in a safe manner, in accordance with Health & Safety Executive guidance?	No Issue
3.3	Are there any other observations relating to the presence or use of oxygen in the building?	No Issue
4	**Fire Safety Management**	
4.1	Is the evacuation strategy (simultaneous, stay put, phased, PHE, Staff led etc.) that is in place in the building suitable bearing in mind the occupancy and building design?	No Issue
4.2	Where required, is a suitable and sufficient emergency plan in place for the building?	No Issue
4.3	So far as could be determined within the scope of this risk assessment, does the fire safety training and/or information that is provided to staff, residents/ tenants, guests and contractors, as is appropriate, appear to be suitable, sufficient and effective?	No Issue
4.4	Where two door protection to escape stairs is facilitated by a lobby arrangement within the flats, is there anything to indicate that these arrangements, and the need to maintain them for the benefit of all residents of the block, have been fully explained the the tenants / lease holders?	No Issue
4.5	Are suitable and sufficient control measures in place to ensure the safety of employees from the fire hazards present including remote and lone workers and those working 'out of hours'?	No Issue

Audit Ref.	Hazard	Status
4.6	Are suitable and sufficient control measures in place to protect vulnerable persons who are visiting or working in the premises, from the fire hazards present (the sensory impaired, disabled people , elderly persons, young persons, children, the sick, injured, pregnant or infirm)?	No Issue
4.7	Are suitable and sufficient control measures in place to protect vulnerable and dependent persons* who reside in the building, either on a short term or long term basis, from the fire hazards present?	High
4.8	Where present, and appropriate, have staff been suitably trained and instructed on evacuation procedures, including participating in evacuation drills?	No Issue
4.9	Where appropriate, is there an effective policy in place to control the introduction of personal furnishings, electrical appliances or equipment, to ensure that they do not introduce a significant fire risk to the premises?	No Issue
4.10	Bearing in mind the size and purpose of the premises, occupancy type and the potential frequency of the premises, are the arrangements for briefing contractors on evacuation procedures and/or controlling hot works in the building suitable and sufficient?	No Issue
4.11	Where required to aid and inform responding fire fighters of the occupancy type and the risks present in the building, is a suitable emergency information pack (aka building information pack) available and easily accessible to them?	High
4.12	Where required, is the subject matter content of the site emergency pack / premises information box considered to be sufficient to adequately inform and assist responding Firefighters?	No Issue
4.13	Where National Government recommends the fire risk assessment of the external wall systems (including specified attachments) of tall buildings and buildings which include sleeping accommodation, has that assessment been carried out?	No Issue
4.14	Are the Responsible Persons in the building in possession of the external wall fire risk assessment, and are the risks arising from the external wall systems suitably controlled?	High
4.15	Are the Management and/or Responsible Persons ensuring any fire safety compartmentation or fire stopping works carried out, are in accordance with best practice and general fire safety guidance.	No Issue
4.16	Are there any other observations relating to the fire safety management of the building?	High
5	**Records**	
5.1	For premises which are large, complex, have fire engineered solutions, or achieve the functional fire safety requirements of the applicable National building codes and regulations, by means other than the application of those codes and recommendations, is a comprehensive and up to date Building fire safety strategy available?	No Issue
5.2	For premises which have been completed, or which have had notifiable works completed, within the last twelve months, or which incorporate fire engineered designs and solutions has a suitable fire safety file (known as a Building Regulation 38 file in England and Wales) which sets out the details of the fire safety design and arrangements that have been incorporated into the design, been compiled and handed to the Responsible Person, and is	No Issue

Audit Ref.	Hazard	Status
	that file available on site for inspection and reference? NOTE: Commissioning certificates and O&M manuals alone, without descriptions of the buildings fire safety strategy and the interaction and inter-dependency of the various fire safety systems and arrangement is not likely to constitute a comprehensive building fire safety file	
5.3	Is suitable, sufficient and effective fire safety training provided and were training records up to date at the time of the site visit?	No Issue
5.4	Are practice evacuation drills carried out at suitable frequencies and were associated records up to date at the time of the site visit?	No Issue
5.5	Were the evacuation aids training records and information complete and up to date at the time of the site visit?	No Issue
5.6	Was the periodic testing and servicing of equipment and services provided to assist in the safe evacuation of people with disabilities complete and up to date at the time of the site visit?	No Issue
5.7	At the time of the site visit, was there anything to indicate that routine fire safety checks of escape routes and final exits were not in place, or were not effective?	No Issue
5.8	Were the routine checks and tests of the fire detection and alarms complete and up to date at the time of the site visit?	No Issue
5.9	Were the periodic checks and servicing of the fire detection and alarms complete and up to date at the time of the site visit?	No Issue
5.10	Is the extent of the testing of the fire detection system cause and effects that is carried out, sufficient to provide confidence that the fire safety systems within the building will operate as required in the event of a fire alarm activation?	No Issue
5.11	Are the AOV (Automatic Opening Vent/s) subject to periodic testing and maintenance?	Medium
5.12	Are suitable controls in place to minimise the occurrence of unwanted (false) fire alarms?	No Issue
5.13	Are records of fire alarm isolations (disablements) and false alarm activations maintained and are the number of false alarms within recommended parameters set out in BS 5839?	No Issue
5.14	Were the routine (weekly and monthly) checks and tests of the emergency lighting complete and up to date at the time of the site visit?	Medium
5.15	Were periodic maintenance checks and servicing of the emergency lighting system complete and up to date at the time of the site visit?	Medium
5.16	Were the routine (weekly) checks of the fire extinguishers complete and up to date at the time of the site visit?	No Issue
5.17	Were the periodic checks and servicing of the fire extinguishers complete and up to date at the time of the site visit?	No Issue
5.18	Were the routine (weekly and monthly) checks and tests of the wet fixed suppression system up to date at time of visit?	No Issue
5.19	Was the periodic servicing and testing of the wet fixed suppression systems and equipment complete and up to date at the time of the site visit?	No Issue

Audit Ref.	Hazard	Status
5.20	Was the periodic servicing and testing of the wet riser / dry riser systems and equipment complete and up to date at the time of the site visit?	Medium
5.21	Was the periodic testing and servicing of the smoke and fire dampers complete and up to date at the time of the site visit?	No Issue
5.22	Was the periodic testing and servicing of the fire shutters complete and up to date at the time of the site visit?	No Issue
5.23	Was the periodic cleaning and servicing of the kitchen extract systems complete and up to date at the time of the site visit?	No Issue
5.24	Was the periodic testing and servicing of the kitchen cooking range suppression systems complete and up to date at the time of the site visit?	No Issue
5.25	Was the periodic testing and servicing of the portable appliances complete and up to date at the time of the site visit?	No Issue
5.26	Was the Electrical Installation Condition Report (Formally known as a periodic inspection report) complete and up to date at the time of the site visit?	No Issue
5.27	Was the periodic testing and servicing of the lightning conductor up to date and records complete at the time of the site visit?	Medium
5.28	Was the periodic servicing and testing (Gas Safe Checks) of the natural/town gas installation and appliances complete and up to date at the time of the site visit?	No Issue
5.29	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)?	Medium
5.30	Were routine checks of the site emergency pack / premises information box condition and accessibility complete and up to date at the time of the site visit?	No Issue
5.31	Were routine checks of the site emergency pack / premises information box contents and the currency thereof complete and up to date at the time of the site visit?	No Issue
5.32	Are there any other observations relating to the fire safety records and information management of the building?	No Issue
6	**Means of Escape**	
6.1	Are escape routes (internal or external) maintained free from defect, stored items and equipment or other obstructions or hazards?	No Issue
6.2	Where installed or located in escape routes, are building services, plant equipment, and occupants facilities, enclosed in suitable fire resisting construction or otherwise compliant with National fire safety guidance? (Also see item 2.9 in sources of fuel).	No Issue
6.3	Are two way travel distances acceptable, bearing in mind the applicable design standards, sector specific guides, and the overall risk?	No Issue
6.4	Are single direction (dead end) travel distances acceptable bearing in mind the applicable design standards, sector specific guides, and the overall risk?	No Issue
6.5	Where required to protect the means of escape, are cross corridor fire doors provided at suitable locations?	No Issue

Audit Ref.	Hazard	Status
6.6	Are persons occupying inner rooms suitably protected from fire?	No Issue
6.7	Bearing in mind the potential occupancy numbers of the building or parts thereof, are there sufficient exits from all areas, and do the doors on the escape routes open in the direction of escape, where the numbers likely to use them warrant it?	No Issue
6.8	Are external escape routes suitably protected from a fire in the building from which they lead?	No Issue
6.9	Are escape routes that pass over roofs provided with adequate guard and hand rails, and accessible at all material times?	No Issue
6.10	Where there is no option but to have escape routes pass over, or through, a neighbouring demise or adjoining building, are those buildings and spaces under the same control / management as the buildings / areas from which the escape route originates, or are there legal and binding agreements in place to ensure the means of escape is maintained and available at all material times?	No Issue
6.11	Are escape stairs suitably protected from fire, by means of lobby approach, pressurization systems, or automatically opening smoke vents, (AOVs) as may be appropriate under the circumstances?	No Issue
6.12	Are external escape stairs in sound condition, provided with two hand rails and protected from the elements where required. Are they free from slip and trip hazards with non-slip treads?	No Issue
6.13	Where vertical ladders form part of the escape route, are they used because it is not practical to provide a conventional stair, do they serve rooms that are not normally occupied and are they exclusively for use by small numbers of able bodied staff who are familiar with the premises?	No Issue
6.14	Do all escape routes lead to a place of safety or relative safety?	No Issue
6.15	Where final exits discharge into streets, car parks, yards and the like, are the exterior thresholds of the exit doors protected from inadvertent obstruction by barriers, bollards or similar?	No Issue
6.16	Are doors on escape routes fitted with appropriate emergency exit door furniture taking into consideration the use and occupancy of the building and the number of people likely to use the exit?	No Issue
6.17	Is there anything to indicate that sliding doors, electrically locked doors, or doors which are held open with electrically devices, and which are located on a means of escape, do not reliably fail safe, enabling sliding doors to be easily opened by hand, locked doors to unlock, and held open doors to release and close, in the event of a fire alarm or power failure?	No Issue
6.18	Are electrically operated locks on doors on escape routes, provided with reliable manual release (over-ride) facilities, on the side of the door which is approached when leaving the building. Are the manual release devices suitable for the occupancy type, located within 2 metres of the door, and within easy reach and plain view of building occupants (around 1.2 meters above the finished floor level)?	No Issue
6.19	Where provided, are the type and actuation category of door holders that have been fitted to fire doors suitable, bearing in mind the use and occupancy of the premises, and any sector specific guidance. Also, are suitable means of automatically detecting fire, in the vicinity of the doors, provided and suitably located?	No Issue

Audit Ref.	Hazard	Status
6.20	Do automatically opening doors, that are located on the means of escape, fail safe, opening fully or disengaging, so that they can be opened by a single action, in the event of a fire alarm activation or a power failure?	No Issue
6.21	Is the provision of ordinary lighting and emergency lighting within the premises, throughout the escape routes, and externally where this is required, suitable and sufficient covering all changes of level, exit doors, stairs, corridor junctions, directional signs, fire alarm call points, fire fighting equipment, lifts, windowless rooms in excess of 8m² and rooms greater than 60m²?	No Issue
6.22	Are the arrangements for smoke control and ventilation in the means of escape suitable and sufficient?	No Issue
6.23	Where the premises can be accessed by persons who have significant mobility impairments, are there suitable and sufficient structural arrangements in place, and/or evacuation aides provided, to ensure that those persons are able to evacuate or can be evacuated in the event of an emergency?	No Issue
6.24	Are dwellings within basements provided with their own means of escape direct to a place of safety?	No Issue
6.25	Was the number of entrance doors to dwellings and/or demised areas that were inspected, sufficient to enable a suitable and sufficient appraisal of the general condition and suitability of the entrance doors in the building to be made?	No Issue
6.26	Are there any other significant issues relating to the means of escape arrangements that were noted?	No Issue
7	**Passive Protection**	
7.1	Where required, are fire doors fitted with intumescent strips and cold smoke seals and are the seals in serviceable condition?	No Issue
7.2	Are all fire doors that are not kept locked shut, closed fully into the door frame rebates, in a suitable time interval without slamming, from any angle of opening, under the control of a suitable automatic door closer?	No Issue
7.3	Are fire doors in a serviceable condition and confirmed as being compliant with current standards or do they appear to be compliant with earlier standards and acceptable as notional fire doors?	No Issue
7.4	Are all fire doors that separate risk rooms from escape routes and which do not close automatically under the control of a door closer, kept locked shut?	No Issue
7.5	Are all fire doors free of significant damage and unapproved fittings and/or fixtures?	High
7.6	Are double fire / smoke control doors with rebated leading edges controlled by a functioning door selector?	No Issue
7.7	So far as can be determined within the scope of this assessment, do all elements of compartmentation in the premises appear to be intact, in sound condition, and free from unstopped penetrations?	Medium
7.8	Where installed in elements of compartmentation, including fire doors, are air transfer grills and / or balance dampers suitably protected by automatic dampers?	No Issue

Audit Ref.	Hazard	Status
7.9	Where fitted, are letter boxes that breach fire doors or elements of construction between common parts and dwellings or other demised areas, located in the neutral plane or otherwise protected from fire?	No Issue
7.10	So far as can be determined within the scope of this risk assessment, was there anything to indicate that, where provided, common extract ducts in this multi-occupied building were not suitably protected?	No Issue
7.11	Was the extent of access to roof spaces, ceiling voids, lofts and entrance doors to demised areas sufficient to facilitate a suitable general assessment of the integrity of those elements of passive fire protection?	No Issue
7.12	Are there any structural elements of the building's exterior that might contribute to rapid or unrestricted fire spread and, or, which have not been confirmed as being compliant with national building regulations?	Medium
7.13	Is there a suitably located premises information box for the fire and rescue service?	No Issue
8	**Fire Detection and Alarm**	
8.1	So far as can be determined, is the means of detecting a fire and raising the alarm suitable and sufficient for the building design, purpose, occupancy and evacuation strategy?	High
8.2	Are the fire alarm control and indicating panels free from any fault (trouble) or fire indicator lamps?	No Issue
8.3	Is a current and clear zone plan of the fire alarm system located adjacent to the main fire alarm panel, and adjacent to repeater panels where necessary in accordance with BS 5839?	Medium
8.4	So far as can be determined within the scope of this risk assessment, was there any indication that the boundaries of the fire alarm zones do not follow the compartmentation lines within the building?	No Issue
8.5	Is cause and effects documentation available to describe which building services and systems are interfaced with the fire alarm and detections system and what effects the activation of the alarm has upon those systems?	Medium
8.6	So far as could be determined within the limits of this type of fire risk assessment, do all point detectors have a clear space of at least 500mm all the way around them, unobstructed by goods, walls, down stands, surface mounted light fittings, ventilation grills or other obstructions?	No Issue
8.7	So far as could be determined within the limits of this type of fire risk assessment, were all detectors uncovered and open to ambient atmosphere?	No Issue
8.8	Where provided, are all Manual Call Points (MCP's) easily accessible and unobstructed, provided with guards to reduce the incidence of accidental activation and can the test facilities be easily accessed?	No Issue
8.9	Where required to channel products of combustion towards smoke detectors mounted on the underside of ceilings, are the ceilings in tact and free from open grills or other openings?	No Issue

Audit Ref.	Hazard	Status
8.10	Are the fire alarm sounders distinct and easily distinguishable from any other type of alarm sounder in the building as recommended in BS 5839?	No Issue
8.11	Are all fire alarm sounders in the building of a common type?	No Issue
8.12	Are the types of fire alarm warning device provided in the building, suitable for the area under assessment and for the occupancy and activities undertaken in the area?	No Issue
8.13	So far as can be determined within the scope of this assessment, was there anything to indicate that the fire alarm warning devices are not clearly audible and / or visible in all parts of the building as required?	No Issue
8.14	Where required, or warranted by the occupancy risk, is the fire detection and alarm system linked to a remote Alarm Receiving Centre (ARC) and are calls to the ARC automatically escalated to the Local Fire & Rescue Service?	No Issue
8.15	Are there any other observations relating to the fire detection and alarm systems?	Medium
9	**Fire Fighting and Suppression**	
9.1	Are suitable types and quantities of fire extinguishers provided bearing in mind the adjacent risks and guidance found within BS 5306-8?	No Issue
9.2	Are the fire extinguishers correctly mounted on brackets, stands or in cabinets as specified in BS 5306 part B?	No Issue
9.3	Where naked flames are present or are likely to arise, are suitable fire blankets provided?	No Issue
9.4	Where open cooking ranges, in professional type kitchens, present a potential life safety risk to occupants, are they protected, either in part or throughout, with automatic suppression systems?	No Issue
9.5	Where automatic wet fire suppression systems are provided, are they appropriate for the life safety risks that they are protecting?	No Issue
9.6	Are there any other observations relating to the provision of facilities for fire fighting and suppression?	No Issue
10	**Signs and Information**	
10.1	Are sufficient legible and correctly completed fire action notices provided in prominent locations throughout the building?	No Issue
10.2	Where appropriate, are suitable floor plans posted in prominent locations, showing the fire compartmentation lines to assist in progressive horizontal evacuation?	No Issue
10.3	Where required, are escape routes clearly and unambiguously marked with directional signs throughout their length?	No Issue
10.4	Is the means of operation of the emergency exit door furniture appropriately signed?	No Issue
10.5	Where required to maintain the integrity of a fire compartment, are fire doors fitted with suitable blue and white fire door signage?	No Issue
10.6	Where liable to obstruction, are final exit doors provided with blue and white FIRE EXIT KEEP CLEAR signs on the external face of the door?	No Issue

Audit Ref.	Hazard	Status
10.7	Where fire extinguishers, fire blankets, hose reels and fire alarm call points are not in plain view, is their location clearly indicated by suitable signage?	No Issue
10.8	Where necessary, are locations of sprinkler stop valves, smoke control panels and switches, fire-fighters' switches and fire alarm panels, clearly sign posted?	No Issue
10.9	Where provided, are photo-luminescent signs and way finder markings adequately illuminated by artificial lighting at all times prior to, and during building occupation?	No Issue
10.10	Are lifts that continue to operate during a fire alarm activation appropriately signed with DO NOT USE signs or EVACUATION LIFT signs as is appropriate?	No Issue
10.11	Do all fire safety signs comply with the Health & Safety (safety signs & signals) regulations 1996 and British Standard 5499?	No Issue
10.12	Are 'NO SMOKING' signs posted at the entrances to the building or site?	No Issue
10.13	Where necessary, is the location of the premises information box clearly sign posted?	No Issue
10.14	Are there any other observations relating to the fire safety sign and information of the building?	No Issue

31 Significant Findings And Action Plan

4.7 Are suitable and sufficient control measures in place to protect vulnerable and dependent persons* who reside in the building, either on a short term or long term basis, from the fire hazards present?				
2	**Observation**	The requirement for tenants to evacuate simultaneously due to the presence of the external cladding, may give rise to issues regarding the means of escape for persons with disabilities.		
	Action	A review of the tenants should be undertaken to identify any known disabilities that may prevent them from self evacuating. Based on this review additional measures may be required.		
	Priority	**High**	**Target Date**	2nd December 2021
	Responsible Person		**Cost**	
	Comments			

4.11 Where required to aid and inform responding fire fighters of the occupancy type and the risks present in the building, is a suitable emergency information pack (aka building information pack) available and easily accessible to them?				
1	**Observation**	A building emergency information pack is not easily available to responding fire fighters.		
	Action	Create and maintain a suitable emergency information pack, which contains details of the access and egress routes within the building, the facilities provided for fire fighters, the fire safety systems installed in the building, the locations of hazardous installations and areas, and the location of isolation points for incoming building services. Ensure that the pack is always available to responding fire fighters, but secure from unauthorised access. The pack should also specifically make reference to the issues raised within the external wall survey.		
	Priority	**High**	**Target Date**	2nd December 2021
	Responsible Person		**Cost**	
	Comments			

4.14	Are the Responsible Persons in the building in possession of the external wall fire risk assessment, and are the risks arising from the external wall systems suitably controlled?			
4	**Observation**	There is no documented fire strategy available at the time of the assessment specifying the works and timescales to implement the risk reduction measures identified within the external wall assessment.		
	Action	A fire strategy should be produced detailing the remedial works programme and other associated issues and provisions.		
	Priority	**High**	**Target Date**	2nd December 2021
	Responsible Person		**Cost**	
	Comments			

4.16 Are there any other observations relating to the fire safety management of the building?

1	**Observation**	The current floor designations are different in the lift and building floor and flat floor level designations, i.e. The lift floor levels are correct and indicate the floors within the residential section as 2nd to 6th whereas the external and internal floor levels indicate the floors as the ground to the second floor.		
	Action	To avoid confusion to firefighters if attending the premises the same floor designations should be provided in the lift and floors and the residential floors, the residential floors are in fact on the 2nd-floor level as they start above the retail floor levels.		
	Priority	Low	**Target Date**	
	Responsible Person		**Cost**	
	Comments			
Mark Duly 16/10/2021 09:07	This issue remains outstanding.			

2	**Observation**	There is no evidence that effective communication has been undertaken with London Fire Brigade reference the presence of combustible cladding and other associated external wall issues.		
	Action	Effective written correspondence and communication should be undertaken with London Fire Brigade to ensure that they have been informed of the presence of the combustible cladding and the associated remediation measures.		
	Priority	**High**	**Target Date**	2nd December 2021
	Responsible Person		**Cost**	
	Comments			

5.11 Are the AOV (Automatic Opening Vent/s) subject to periodic testing and maintenance?

1	**Observation**	There is no evidence that the AOV/s are subject to periodic testing and maintenance in accordance with BS7346, BS5588 and EN12101.		
	Action	Have the installation checked and serviced by a competent person in accordance with BS7346, BS5588 and EN12101. Automatically opening vents, or those vents which are electrically controlled and manually operated require regular maintenance and servicing. AOVs and electrically operated OVs should be tested once a month using the manual controls to ensure they are working as intended. In addition, once a year, a full test should be performed which includes checking the functionality of smoke detectors and AOV controls. The manufacturer's instructions will provide further details on what should be tested.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

5.14 Were the routine (weekly and monthly) checks and tests of the emergency lighting complete and up to date at the time of the site visit?

2	**Observation**	Records of periodic maintenance and testing were not available for inspection.		
	Action	Confirm that routine checks and testing of the emergency lights is being carried out and ensure that site based staff are able to locate, and produce, appropriate records when required to do so by an inspecting officer or fire risk assessor.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

5.15	Were periodic maintenance checks and servicing of the emergency lighting system complete and up to date at the time of the site visit?			
2	**Observation**	Records of periodic maintenance and servicing were not available for inspection.		
	Action	Confirm that periodic maintenance and servicing of the emergency lights is being carried out and ensure that site based staff are able to locate, and produce, appropriate records when required to do so by an inspecting officer or fire risk assessor.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

5.20	Was the periodic servicing and testing of the wet riser / dry riser systems and equipment complete and up to date at the time of the site visit?			
2	**Observation**	Records were not available / could not be produced on site.		
	Action	Ensure that site based staff are able to locate and produce test records when required to do so by an inspecting officer or fire risk assessor.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

5.27	Was the periodic testing and servicing of the lightning conductor up to date and records complete at the time of the site visit?			
2	**Observation**	Test records were not available / could not be produced on site.		
	Action	Ensure that site based staff are able to locate and produce test records when required to do so by an inspecting officer or fire risk assessor		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

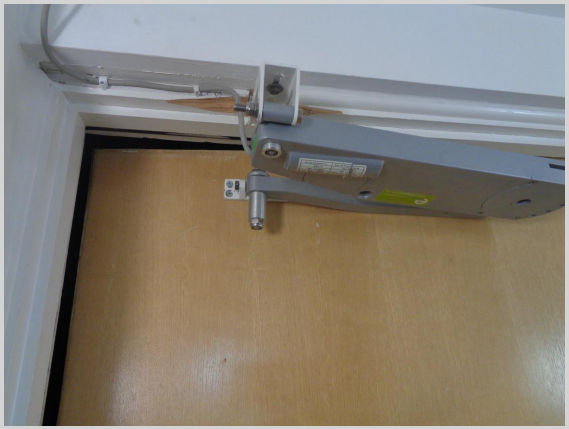
5.29 Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)?

2	**Observation**	Test records were not available / could not be produced on site.		
	Action	Ensure that site based staff are able to locate and produce test records when required to do so by and inspecting officer or fire risk assessor.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

7.5 Are all fire doors free of significant damage and unapproved fittings and/or fixtures?

1	**Observation**	The following fire doors have suffered damage which is likely to significantly reduce their fire resisting capabilities and operation as an automatic opening vent: 1. Smoke shaft door 4th floor.		
	Action	Have the doors repaired, or replaced by a competent fire door installer / maintainer.		
	Priority	**High**	**Target Date**	2nd December 2021
	Responsible Person		**Cost**	
	Comments			

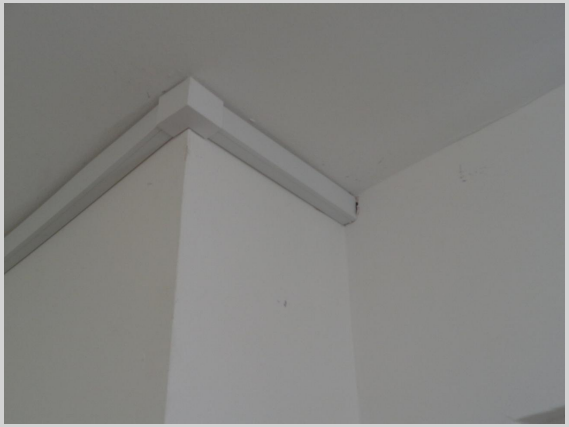
Question 7.5/1



7.7 So far as can be determined within the scope of this assessment, do all elements of compartmentation in the premises appear to be intact, in sound condition, and free from unstopped penetrations?

3	**Observation**	The new installation of the common parts fire alarm system comprises of a cable routed through the compartment wall separating the stair from the lobby at each floor level. It could not be verified that the cable penetration had been sealed with appropriate materials or methods.		
	Action	Confirm that the cable penetrations have been suitably fire stopped using materials that comply with BS476 and the ASFP colour guides.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

Question 7.7/3



7.12	Are there any structural elements of the building's exterior that might contribute to rapid or unrestricted fire spread and, or, which have not been confirmed as being compliant with national building regulations?			
	Observation	An external wall survey has been carried out at Quince House, with comments and recommendations made from a suitably qualified fire engineer in the form of a phase 3 report. Issues arising from the phase 3 report include: Cavity barriers were found during the survey at floor slab level, party wall lines, and between the residential unit and stair core. However, most were incorrectly fitted between the PIR insulation and the brick/block skin. Others did not completely close the cavity leaving a ~35mm cavity between the mineral wool cavity barrier and the brickwork outer skin; In some cases, gaps around the closer were noted to be infilled with expanding polyurethane foam. The survey determined the cavity closers to openings did not incorporate any fire-resisting material; Small voids (around 45mm) were noted behind the timber cladding over blockwork. Voids should not extend over 10m in any direction.		
2	**Action**	Immediate Risk Reduction Measures: Providing a wireless heat detection and warning system to all flats, capable of achieving simultaneous evacuation in case of a developed fire within a flat and amending evacuation procedure. Medium Term Risk Reduction Measures: Replace combustible insulation with material achieving Euroclass A2 or better; Replace timber cladding with a material achieving Euroclass A2; Ensure cavity barriers are suitably installed around openings; Ensure all openings have cavity closers provided.		
	Priority	Medium	**Target Date**	
	Responsible Person		**Cost**	
	Comments			
Mark Duly 16/10/2021 09:07	A wireless fire alarm system incorporating heat detection within the flats has been installed and fire action notices amended to reflect simultaneous evacuation. The remaining actions are outstanding.			

8.1	So far as can be determined, is the means of detecting a fire and raising the alarm suitable and sufficient for the building design, purpose, occupancy and evacuation strategy?			
7	**Observation**	The building has been provided with a fire alarm and detection system incorporating heat detection located within each dwelling to address the risk presented from the external cladding. There was no fire alarm strategy available at the time of the assessment to be able to assess the suitability of the provision to address the risk presented by the cladding. The provision of heat detectors is different in some flats. The majority of flats have a single heat detector in the internal hallway and others have detection in all rooms adjoining the external wall. There does not appear to be justification of this differing provision.		
	Action	The provision of the fire alarm system and specifically the location of detection should be detailed and justified within a fire alarm strategy. It should be verified that the system has been installed in accordance with that strategy and satisfactorily addresses the risk posed by the external cladding risk.		
	Priority	**High**	**Target Date**	2nd December 2021
	Responsible Person		**Cost**	
	Comments			

8.3	Is a current and clear zone plan of the fire alarm system located adjacent to the main fire alarm panel, and adjacent to repeater panels where necessary in accordance with BS 5839?			
1	**Observation**	There are no zone plans provided.		
	Action	Provide, and secure into place, legible current zone plans which should be laminated or otherwise protected from the weather, sunlight and vandalism, adjacent to the fire alarm panel(s).		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

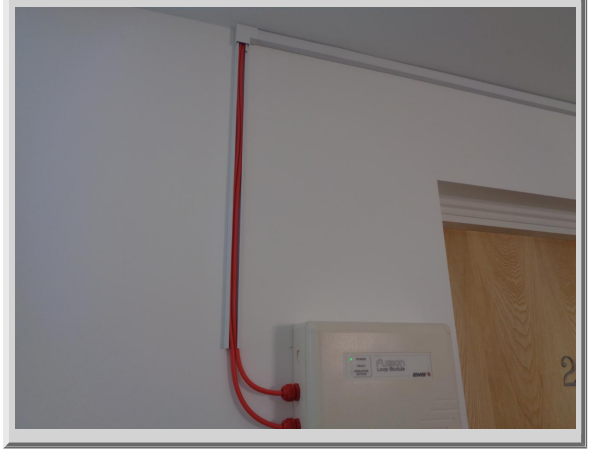
8.5 Is cause and effects documentation available to describe which building services and systems are interfaced with the fire alarm and detections system and what effects the activation of the alarm has upon those systems?

3	**Observation**	There is no fire alarm and detection system cause and effects information available on site. It could not be verified if all three blocks operate a single simultaneous evacuation strategy on operation of the fire alarm system.		
	Action	A cause and effects document should be drafted which accurately describes the interfacing of the fire alarm system and other building systems and services and the desired effects on those systems as designed and approved.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

8.15 Are there any other observations relating to the fire detection and alarm systems?

1	**Observation**	The fire alarm cable routed at ceiling level within the lobby at each floor level is affixed within plastic trunking. It could not be verified if the cable was affixed with suitable fire rated clips as required by BS5839 Part 1:2017.		
	Action	It should be verified that the cables are affixed with suitable fixtures to ensure that they do not present a hazard to fire fighters in the event of a fire.		
	Priority	Medium	**Target Date**	1st February 2022
	Responsible Person		**Cost**	
	Comments			

Question 8.15/1



32 COMPLETED SIGNIFICANT FINDINGS AND ACTION PLAN

THERE ARE NO COMPLETED ACTIONS

11 GLOSSARY OF TERMS

Terminology	Explanation
A Star (A*)	See Serious and Imminent Danger
Access room	A room through which the only escape route from an inner room passes.
Alternative escape routes	Escape routes sufficiently separated by either direction and space, or by fire-resisting construction, to ensure that one is still available, irrespective of the location of a fire.
As low as reasonably practical	The process of reducing the risk so far as is possible, unless the risk reduction measures can be ruled out because they involve grossly disproportionate sacrifices in the terms of time, effort or money.
CLASP Construction	Between 1945 and 1975 were system / modular built. A large number of these were erected according to the Consortium of Local Authority Special Programme (CLASP). They were designed to be of standard construction using a relatively light-weight steel girder construction with panel infill. Large quantities of asbestos were used in their construction, in such diverse locations as ceilings, partition walls, heaters, water tanks, pipes and window surrounds. (Also see SCOLA Construction).
Common parts	Those parts of a buildings that are used by occupants of more than one demise or flat for the purposes of access and egress.
Compartment wall or floor	A fire-resisting wall or floor that separates one fire compartment from another.
Compartmentation	Sub-division of a building by fire-resisting walls or floors for the purpose of limiting fire-spread within the building.
Dead end	Area from which escape is possible in one direction only.
Emergency escape lighting	Lighting that provides illumination for the safety of people leaving the building when the normal lighting fails.
Enforcing authority	The bodies identified within the Regulatory Reform order and the Fire Scotland Act as being responsible for enforcing Fire Safety legislation.
Escape route	Route forming part of the means of escape from any point in a building to the final exit.
Evacuation strategy: Delayed	See Evacuation strategy: Stay put.

Evacuation strategy: Phased	An evacuation strategy that is adopted in buildings, usually larger premises, that are designed and constructed with escape routes that are protected from fire and smoke, and an advanced fire alarm system which is capable of broadcasting an evacuation signal to the floors / areas from where the alarm originates and which are in imminent danger from a fire and an alert signal to floors / areas that are at a lesser risk. On hearing the alert signal, occupants prepare to evacuate but do not need to leave the building unless the alarm escalates to an evacuation signal or the occupants have mobility restrictions and will benefit by leaving prior to the general evacuation.
Evacuation strategy: Progressive horizontal	An evacuation strategy that is adopted in buildings that are designed and constructed with high degrees of fire compartmentation (typically hospitals and care homes and the like) where the occupants of a fire compartment in which a fire starts, are moved or move to adjoining compartments and then progressively onward to other compartments and away from the fire.
Evacuation strategy: Simultaneous	The most common form of evacuation strategy where all building occupants commence evacuation at the same time when the fire alarm sounds. The strategy is primarily used in buildings with limited structural fire compartmentation.
Evacuation strategy: Single stage	An evacuation strategy that is adopted in buildings where the occupants are predominantly independent and are required to, and can, leave the building immediately on hearing the fire alarm.
Evacuation strategy: Stay put	An evacuation strategy that is adopted in buildings that are designed and constructed with high degrees of fire compartmentation where the occupants of flats, rooms or specific parts of a building that are not directly involved in a fire in a neighbouring flat, room or part of a building may remain in place until they are evacuated by the fire service or until they feel that their safety is at risk. Sometimes also known as Delayed Evacuation Strategy.
Exit: Final	An exit from a building which takes people to a place which is not at-risk fire and smoke and from which they can continue to disperse
Exit: Storey	The exit from a floor into an escape stair
External wall systems	Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note (CAN) for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/building-safety-advice-for-building-owners-including-fire-doors). The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building. Consistent with guidance to fire risk assessors from the Fire Industry Association (FIA), assessment of the fire risks of external walls and any cladding are excluded

from the scope of this current fire risk assessment. Accordingly, 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.

This assessment by specialists should follow the process set out in the CAN and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4 in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building“. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance but should include a clear statement on the level of risk and its acceptability.

This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

· The type of evacuation strategy used in the building, i.e. simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation becomes necessary;

· Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;

· The construction of the external walls, including any cladding and its method of fixing;

· The presence, and appropriate specification of, cavity barriers;

· The height of the building;

· The vulnerability of residents;

· Exposure of external walls or cladding to an external fire;

· Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);

· Apparent quality of construction, or presence of building defects;

· The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;

· The location of escape routes; and

· The complexity of the building.”;

· The premises’ emergency, plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulation, and information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over

	for compliance with Regulation 38 of the Building Regulations); It is unlikely that an EWS form will provide adequate assurance on its own.
Fire door	A door or shutter complete with the door frame and door furniture which is located within an element of fire compartmentation and intended for the passage of people, goods or air and which, when closed, restricts the passage of fire and/or smoke to a predictable level of performance.
Fire Fighting Lift	A lift with additional safety features, controls and communication systems that enable responding Fire |Fighters to take control of the lift and facilitate its safe use. May, with the agreement of the Fire Service be used for the evacuation of people with disabilities in a fire.
Fire risk assessment: Destructive	A fire risk assessment in which, by means of destructive exposure, access is obtained to view concealed construction.
Hazard (Asset protection)	In the context of an asset protection fire risk assessment or business continuity assessment means a source, situation, act or omission with the potential for harm in terms of property and/or business loss or damage, or a combination of these
Hazard (Life Safety)	In the context of a life safety fire risk assessment means a source, situation, act or omission with the potential for harm in terms of human injury or ill health, or a combination of these
Internal linings	The finishes that are applied to the internal walls, floors and ceilings of a room or building. In terms of Fire risk assessment this can include wall hangings, notices and notice boards, seasonal decorations etc.
Lift: Evacuation	A lift with additional safety features which ensure that it can be used by people with disabilities in the event of a fire without significant additional risks usually associated with the use of lifts during a fire.
Lift: Fire Fighting	A lift with additional safety and control features which enable it to be taken under the direct control of responding Fire fighters who are fighting a fire.
Liquid: Extremely flammable	Liquids which have a flash point lower than 0°C and a boiling point (or, in the case of a boiling range, the initial boiling point) lower than or equal to 35°C.
Liquid: Flammable	Liquids with a flash point of between 21°C and 60°C. Prior to 2015, the upper limit was 55°C. The change brings fuel oils such as diesel into the category of flammable liquid.
Liquid: Highly flammable (HFL)	Liquids which have a flash point below 21°C but which are not extremely flammable.

Material: Combustible	A material that will support combustion and which, when exposed to an ignition or significant heat source, will ignite and burn, producing heat and combustion gases.
Material: Limited combustibility	A material which, when involved in a fire, flames momentarily, but which contributes relatively little to the increase in temperature. Classified as non-combustible materials in Scotland.
Material: Non combustible	A material that, when subjected to fire or heat, will not ignite, burn, support combustion, release flammable vapours, does not flame or contribute to an increase in temperature.
No Issue	The subject referred to in the audit question*(subject matter) was not applicable to the premises or was applicable but was considered by the assessor as being satisfactory and not a significant risk.
P.A.T. Testing (Portable Appliance testing)	The periodic testing of portable appliances to ensure that they are maintained in a safe working condition in accordance with the Electricity at Work Regulations 1989.
Periodic checks and tests / maintenance	Fire safety tests and servicing of systems and equipment that are carried out by persons with specialist knowledge. Usually at three monthly, six monthly or twelve-monthly intervals as is recommended by; the relevant British or BS-EN standard, an appropriate trade association or manufacturers guidance. See also Routine checks and tests.
Person / Resident; Dependent	Persons who are not described as being dependent or highly dependent. Dependent people include those with mental health problems irrespective of their mobility. Also see independent and highly dependent
Person / Resident; Highly dependent	A person whose care requirements or condition renders them highly dependent on staff, and for whom immediate evacuation could be potentially life threatening. Also see independent and dependent.
Person / Resident; Independent	A person who is able to respond to a fire emergency and leave the building without assistance of staff or with minimal assistance of another person. Also see dependent and highly dependent
Person; Responsible	(a) in relation to a workplace, the employer, if the workplace is to any extent under his control; (b) in relation to any premises not falling within paragraph (a) - (i) the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or (ii) the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

Person; Child	A person who is not over compulsory school age, construed in accordance with section 8 of the Education Act 1996. (Also see Young person).
Person; Competent	A person with enough training and experience or knowledge and other qualities to enable them to properly assist in undertaking the fire safety measures recommended in this guide.
Person; Employee	A person who is or is treated as an employee for the purposes of the Health and Safety at Work etc. Act 1974 and related expressions are to be construed accordingly.
Person; Owner	The person for the time being receiving the rack-rent of the premises in connection with which the word is used, whether on his own account or as agent or trustee for another person, or who would so receive the rack-rent if the premises were let at a rack-rent.
Person; Relevant	Any person, including the responsible person, who is or may be lawfully on the premises. And any person in the immediate vicinity of the premises who is at risk from fire on the premises. (This does not include operational fire fighters carrying out emergency response type duties).
Person; Young	Any person who has not attained the age of 18. (Also see Child).
Place of relative safety	A place within a building where, for a predetermined period of time of usually no less than thirty minutes, people will have a degree of safety from the effects of fire and smoke. Usually a protected corridor, stairwell or lobby.
Place of safety	In relation to premises, means a safe area beyond the premises.
Premises type: Dwelling	For the purposes of Metro-SRM fire risk assessments, dwellings include any facility that is used as living accommodation by an individual, a family group, or a group of individuals living as single household. Depending on the circumstances, dwellings may or may not be formed from robust fire resisting construction, (the fire box principle) and therefore, may or may not be able to support a ‘Stay put’ fire response strategy.
Premises type: Flats; converted property	Buildings that were not originally designed or built as purpose-built flats, but which have been converted at some point, from their original purpose to flats. Depending on the design principles applied at the time of conversion, these premises may not be subdivided into discreet fire resisting compartments (the fire box principle) and may not be suitable to support a ‘Stay put’ fire response strategy.
Premises type: Flats; purpose built; blocks of	Properties, irrespective of their age, that were designed and constructed to provide two or more self-contained domestic dwellings within a single building envelope. The premises are subdivided by fire resisting construction into discreet sixty-minute fire compartments (following the fire box principle) Such buildings support a ‘Stay put’ fire response strategy.

Premises type: House of multiple occupancy (HMO)	A residence which does not consist of a single family unit, and where three or more residents share one or more basic facilities i.e. kitchen, toilets or bathroom. Can include house split into bedsits, a hostel, B&B hotel that is not exclusively available for holiday accommodation, some types of shared student accommodation.
Risk	The combination of the likelihood of an occurrence of a hazardous event or exposure(s) and the severity of injury or ill health that can be caused by the event or exposure(s).
Routine checks and tests	Fire safety checks, tests and inspections that require little specialist knowledge to perform and which are usually carried out either daily, weekly or monthly depending on the type of check or test being carried out. See also Periodic checks and tests.
SCOLA Construction	SCOLA (Second Consortium of Local Authorities). All were schools built between 1961-1990. Steel frame construction similar to CLASP construction. (Also see CLASP construction).
Serious and Imminent Danger (SID)	A situation arising from a condition, arrangement, system or circumstance which is likely to lead to a fire, or to the injury or death of one or more people, not including a person in the room of fire origin, if a fire were to start. May also be referred to as A* or an A star issue.
So far as is reasonably practical	See: As low as reasonably practical.

12 THE RISK ASSESSMENT OF EXTERNAL WALL SYSTEMS

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 Advice Note. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Consistent with guidance to fire risk assessors from the Fire Industry Association (FIA) (FIA Guidance), assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment. Accordingly, 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.

This assessment by specialists should follow the process set out in the CAN and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4 in Part B of Schedule 1 to the Building Regulations 2010 in England and Requirement B4 in Part B of Schedule 1 of the Building Regulations 2015 in Wales, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building“. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance but should include a clear statement on the level of risk and its acceptability. This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

- The type of evacuation strategy used in the building, i.e. simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation becomes necessary.
- Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service.
- The construction of the external walls, including any cladding and its method of fixing.
- The presence, and appropriate specification of, cavity barriers.
- The height of the building.
- The vulnerability of residents.
- Exposure of external walls or cladding to an external fire.
- Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection).
- Apparent quality of construction, or presence of building defects.
- The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc.
- The location of escape routes.
- The complexity of the building.
- The premises’ emergency, plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an EWS form will provide adequate assurance on its own.

13 APPLICABLE LEGISLATION

Applicable Residential Legislation in England and Wales

The Republic of Ireland and the four Countries of the United Kingdom each have their own National fire safety legislation.

The Regulatory Reform (Fire Safety) Order 2005, commonly known as the Fire Safety Order, is the relevant legislation in England and Wales.

Although each Country has its own distinct legislation, the Responsible Person or Duty Holder is commonly responsibility for compliance with the legislation. Generally, the overall Responsible Person (RP), or Primary Duty Holder (PDH), is the person who has control of the premises, be they the building owner, the landlord, or the employer.

The RP / PDH have a key statutory duty to undertake a Fire Risk Assessment of the premises under their control. The Fire Risk Assessment's objective is to identify fire safety hazards, evaluate the risks arising from those hazards, and devise and implement a plan to eliminate or reduce the risks, so far as is reasonably practical.

The RP / PDH can commonly delegate duties to employees, third party contractors and / or managing agents and the like. While delegation of a duty places a responsibility on the delegate, the overall duty always remains with the RP / PDH. Consequently it is important that the RP / PDH appoint competent assistance. Failure to do so is a breach of Fire Safety legislation.

There are fourteen distinct duties set out in The Regulatory Reform (Fire Safety) Order 2005. The Government produces guidance documents on how to comply with the relevant legislation and how to carry out a Fire Risk Assessment.

It should be noted that the Responsible Person or Primary Duty Holder is liable for prosecution if they are found to be in breach of legislation and the enforcing authorities are of the opinion that the circumstances which have given rise to the breach would, in the event of a fire, place relevant persons at risk of injury or death.

Legislation

The Fire Safety Order 2005 (AKA The Regulatory Reform (Fire Safety) Order 2005)

The Fire Safety (Employees' Capabilities) (England) Regulations 2010

The Housing Act 2004

The Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR)

The Control of Substances Hazardous to Health Regulations 2002 (COSHH)

Furniture and Furnishings (Fire) (Safety) Regulations 1988

The Health & Safety Signs and Signals Regulations

Smoking

England: Smoke Free (Premises and Enforcement) Regulations 2006

Wales: Smoke Free Premises etc. (Wales) Regulations 2007

Guidance documents

PAS 79 Fire Risk Assessment. Guidance and a recommended methodology

The DCLG Fire safety risk assessment sector specific guides published by HM Government in 2006

Various British and European standards

Government, trade association and special interest group guidance documents as applicable or appropriate

14 LIFE SAFETY FIRE RISK ASSESSMENT CERTIFICATE OF CONFORMITY

This certificate is issued by the organisation named in Part 1 of the schedule in respect of the fire risk assessments provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises in Part 3 of the schedule.	
Schedule	
Part 1a Name of Issuing Certificated Organisation:	MetroSRM
Part 1b BAFE Registration Number:	LOND318
Part 2 Name of Client:	A2Dominion Housing Group Ltd
Part 3a Address of Assessed Premises:	43-72 Quince House High Street TW13 4GF
Part 3b Part of premises to which this assessment applies:	Detailed in the Fire Risk Assessment report.
Part 4 The Fire Risk Assessment has been conducted in compliance with and completed in accordance with legislation detailed in the Fire Risk Assessment report.	
Part 5 Effective date of the Fire Risk Assessment:	22nd October 2021
Part 6 Recommended review frequency for the Fire Risk Assessment:	As specified in the Fire Risk Assessment report.
Part 7 Unique reference number:	LOND318 / 183524
We, being currently a 'Certificated Organisation' in respect of the Fire Risk Assessment identified in the above schedule, certify that the Fire Risk Assessment complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such Fire Risk Assessments.	
Signed for and on behalf of issuing Certificated Organisation: Name and Job Title:	 Richard Bull CFPA (Eu) Dip, EngTech GIFireE, DipFD MetroSRM Senior Fire Safety Advisor
Date of Issue:	1st November 2021
Third Party Certification Body:	SSAIB - 7-11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear NE25 9SX
BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH www.bafe.org.uk	