
Risk
ASSESSMENT

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

145 Drury Lane, Covent Garden, London, WC2B 5TA

Assessment carried out by Risk Assessment Limited
Doc No: 65204-RAL-FRA-PS-0015

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire. If you have any questions about this Fire Risk Assessment please contact:

Risk Assessment Limited
enquiries@firerisk.io

This fire risk assessment should be reviewed by a competent person if it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

This report has been prepared as a written record of the Fire Risk Assessment carried out at **145 Drury Lane, Covent Garden, London, WC2B 5TA** under the requirements of the Regulatory Reform (Fire Safety) Order 2005.

The objectives for this Fire Risk Assessment are:

- To identify all current significant fire hazards to which relevant persons on the premises, or in the vicinity of the premises, will be exposed.
- To reasonably quantify the level of residual fire risk that is attributed to the premises and its use, with regards to existing (preventive and protective) controlling measure.
- To advise on the nature and extent of any additional (preventive and protective) controlling measures which should be implemented in order to counteract this residual risk, in accordance with the 'Principles of Prevention' as designed in Article 10 of The Regulatory Reform (Fire Safety) Order 2005.

It is a requirement under Article 9(3) of The Regulatory Reform (Fire Safety) Order 2005 to review and modify the risk assessment when either:

- There is reason to suspect that it is no longer valid i.e. perhaps due to a gradual change in the nature of the tenancy numbers or type, wear & tear on facilities, a large number of small changes, an appreciation of a hazard, or
- The occurrence of an incident (e.g. fire or near miss), which triggers a need to review, OR there is a significant change in the matters to which it relates (i.e. a major organisational change or any refurbishment, alterations or extension) .

This risk assessment should be used as a guide to planning future actions aimed at improving the Health & Safety of tenants and staff who may be affected by a potential fire at the premises. It is recommended (and sometimes a requirement), that the Fire Risk Assessment is reviewed annually unless specified otherwise in the report.

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 requires every responsible person to make a suitable and sufficient assessment of the fire risks to which relevant persons are exposed, with respect to premises within their control. This is for the purpose of identifying the general fire precautions that are needed to comply with the requirements and prohibitions imposed by the Order. The responsible person, or any other person who has to any extent control the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control. Where the premises are licenses, an alterations notice is in force, or the responsible person has five or more employees, it is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk. This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005.

In order to identify the significant fire hazards within the premises, a checklist is used which considers the particular fire hazards associated with this type of building and the nature of the occupancy. The hazard identification process will consider each item with due regard to the existing 'control measures', which are either already inherent within the building fabric design or are implemented through the management policy procedures for the premises. The answers to all questions should be ***YES, NO*** *or* ***NOT APPLICABLE (N/A)***

Each identified hazard is assessed in accordance with the fire risk-rating matrix detailed within this report. This matrix has due regard to the person or group of persons who are likely to be affected by each hazard, by considering the hazards in terms of their potential to harm (severity) and their likelihood of actually occurring. This matrix allows the assignment of a specific risk rating for each perceived hazard, which subsequently assists in determining the nature and extent of any necessary additional controlling measures (both physical and procedural deficiencies), as well as the timescale in which these measures should be reasonably implemented.

Information for the completion of the assessment was obtained by a physical inspection of the premises, inspection of records and drawings (where available). For accurate identification of hazard location, digital photographs are enclosed to pin-point the specified hazard.

Client:	145 Drury Lane Ltd
Responsible person (e.g. employer) or person having control of premises:	145 Drury Lane Ltd
Address of premises:	145 Drury Lane, Covent Garden, London, WC2B 5TA
Person(s) consulted:	Caretaker
Assessor:	Fire Risk Assessor - Mr Philemon Sentongo - MIFE, AIFSM, L5FSM, NEBOSHFSM Tier 2 CFRAR - Competent Fire Risk Assessors Register (CFRAR)
Assessors statement:	The purpose of this PAS 79-2:2020 (Annex A) Housing risk report is to provide a non-invasive assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. This report does not address the risk to property or business continuity from fire. I certify that to the best of my knowledge, the information contained in this fire risk assessment is correct, based on information provided at the time the assessment was undertaken. The assessment is a non-intrusive inspection of measures to protect people from the consequences of a fire in the building and not specifically for the protection of the property or business. The fire risk assessor will not apply any tools or make any holes while on-site; will not operate any functional test of any equipment or systems on-site, will not provide or use any specialist access equipment and will not measure any sound or light levels. No samples will be taken of any materials on site. No follow-up meetings are included and no definitive methods or designs required for carrying out any recommendations made will be provided.
Report validated by:	Validator - Batir Turakulov - CMIOSH MIIRSM AIEMA DipFD DipFRA AIFireE MIFSM Tier 3 - Nationally Accredited Fire Risk Assessors Register (NFRAR)
Date of fire risk assessment:	08/07/2025
Date of previous fire risk assessment:	N/A
Suggested date for review:	08/07/2026

Fire Risk Assessment Review:	This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or there has been significant change in the matters to which it relates, or if a fire occurs. Given the conditions observed, it is recommended that this risk assessment be reviewed on an annual basis. However, an earlier review should be conducted if any of the following changes occur: - Alterations to the building structure, such as modifications to the internal layout. - Significant changes to furniture, fixtures, or fittings within the common areas. - Introduction, change of use, or increase in the storage of hazardous materials. - A noticeable increase in the number of residents or occupants. - Changes in occupancy that involve individuals with disabilities or specific needs. These circumstances could impact the fire safety profile of the property, and an updated assessment would ensure continued safety and compliance.
Report compliance:	This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 which requires that a fire risk assessment be carried out.
Disclaimer	This report aims to assess life safety risks from fire hazards and, where applicable, provide recommendations to ensure compliance with fire safety legislation. It does not address risks related to property loss or business continuity. The findings represent the consultant's best judgment based on information available at the time of the assessment. Please note: - No liability is accepted for the accuracy of information supplied by third parties. - The report is not a guarantee of future outcomes and does not imply that all risks have been identified or eliminated.

1.00	**THE PREMISES** *(Clause 12)*	
1.01	Number of floors at ground level and above:	7
	Number of floors entirely below ground level:	1
	Floors on which car parking is provided:	Basment
1.02	Approximate gross floor area:	Approx 891m².
1.03	Brief details of construction and approximate age of building:	145 Drury Lane, Covent Garden, London, WC2B 5TA (Block A) and 10 Wild Street, London (Block B) form part of a purpose-built residential development. The site comprises a basement, ground floor, and six upper storeys (G+6). Both blocks are of concrete frame and masonry construction, with brick-faced front elevations and rendered finishes to the rear. Each block is served by protected stair cores and lift access, with flats opening onto internal communal corridors. Block A and Block B are interconnected at ground floor courtyard level and via the shared basement, allowing unrestricted movement between them.
1.04	Occupancy:	Flats

1.05	Building Height	At the time of the assessment, no verified measurement of the building's overall height was available. An indicative estimation based on typical storey heights suggests the building may approach or exceed 18 metres. The building's height has not been formally verified. A formal measurement is recommended to determine regulatory applicability. In accordance with the Fire Safety (England) Regulations 2022, the Building Safety Act, and Approved Document B, certain height-specific requirements apply to buildings over 18 metres or seven storeys. These include the provision of a Secure Information Box (SIB) for the Fire and Rescue Service, wayfinding signage identifying floor and flat numbers, and monthly checks of evacuation and firefighting lifts. Additionally, the Responsible Person must ensure regular checks of fire safety systems, provide up-to-date building plans and external wall information to the Fire and Rescue Service, and conduct routine fire door checks (quarterly for communal doors and annually for flat entrance doors in residential buildings). Where relevant, details on the design and materials of external walls, including any combustible elements, must also be recorded and shared. These enhanced duties are critical in supporting safe evacuation and effective firefighting operations in taller buildings. As such, the Responsible Person is advised to obtain formal verification of the building's height via architectural plans or a qualified surveyor. Where the building does exceed the 18m threshold, these additional duties must be reviewed and implemented as appropriate
1.06	Number of Exits	7 exits in total — 4 serving Block A (including front and side), and 3 serving Block B via courtyard and basement connections.

1.07	Number of Stairwells	The development comprises two protected stairwells: one serving Block A and the other serving Block B. Each stairwell provides vertical circulation from the basement level up to the sixth floor (G+6). Both blocks are also served by a single lift; the lift in Block B serves all levels including the basement, while the lift in Block A does not serve the basement level. Neither lift is a designated firefighting lift and both are not intended for use during a fire evacuation. See 1.08 below for further details. At present, the building operates under a simultaneous evacuation strategy. Communal areas are fitted with sounders connected to an addressable fire alarm system; however, this system is not interlinked with the individual residential flats. Several duplex flats are present within the development, and their internal configuration may pose challenges in terms of alarm audibility and extended escape times. Given the building's construction, compartmentation, and vertical separation, a stay-put evacuation strategy would be more appropriate, subject to confirmation of adequate fire resistance and alarm provisions within flats. It was noted during the assessment that a staff member reported the communal alarm system was previously linked to the adjacent public house (Margot), although this premises is now closed.
1.08	Number of Lifts	Block A is served by a single passenger lift that does not access the basement, while Block B has one lift that does serve the basement; however, neither lift is a designated firefighting lift. Although a 'FIRE FIGHTING LIFT' sign is present inside the Block B lift car, the installation does not comply with the requirements set out in BS 9999 or BS EN 81-72 for firefighting lifts. It lacks critical features such as a removable ceiling hatch, external signage or indicators identifying it as a firefighting lift, and other essential protections including fire-resisting construction and dual power supply. The only provision is a lift intercom intended for fire service communication, which is insufficient on its own. There is no evidence of the lift having been designed or commissioned in accordance with the relevant standards, and it appears to have been designated a firefighting lift without supporting documentation or regulatory compliance. Further verification is therefore required to confirm the basis of this designation. If the lift is intended for firefighting use, it must be upgraded to meet full compliance; otherwise, the internal signage should be removed to prevent confusion and the lift designated for passenger use only.
1.09	Means of Escape	Means of escape is via protected stairwells in both blocks, serving all floors including the basement. Flats open onto internal communal corridors which lead directly to these stair cores. Final exits discharge to open air at street level or via the shared courtyard. The basement level connects both blocks and provides an additional escape route. Lifts are not to be used during evacuation.

1.10	Fire Assembly Point	Fire assembly point is located in the square on Great Queen Street.
2.00	**THE OCCUPANTS** *(Clause 12)*	
2.01	Approximate maximum number of employees at any one tim	1 porter for the premises working on shift basis i.e. 7.30am - 5pm
2.02	Approximate maximum number of residents and visitors at any one time:	Assumed 3no residents per flat. 3no residents x 53no flats = 159 residents across both blocks in total
2.03	Who are the occupants at risk?	Residents, Visitors, Contractors, etc.
3.00	**OCCUPANTS ESPECIALLY AT RISK FROM FIRE** *(Clause 12)*	
3.01	Sleeping occupants	Assumed 3no residents per flat. 3no residents x 53no flats = 159 residents across both blocks in total
3.02	Occupants in remote areas and lone workers:	Contractors/Maintenance/Cleaners/Caretaker
3.03	Others:	It is very likely that children or elderly persons reside within this residential building. These groups may require additional assistance or considerations during an emergency due to mobility, awareness, or specific health needs. To ensure their safety, fire safety planning should incorporate strategies that account for the presence of children and elderly residents, including clear evacuation instructions, accessible routes, and regular communication on emergency procedures.
3.04	Disabled occupants (if known):	At this time, it is not known if there are any occupants with disabilities or special needs in the building. Identifying residents who may need additional assistance during an emergency is essential for effective fire safety planning. To address this, a proactive approach could include encouraging residents to inform building management of any specific needs they may have. This information should be handled with sensitivity and confidentiality, ensuring that any necessary accommodations or evacuation assistance can be arranged. Regular engagement with residents, such as periodic surveys or direct communication, can help keep this information up to date and ensure that fire safety plans are inclusive and considerate of all occupants.

4.00	**FIRE LOSS EXPERIENCE**	
4.01	Fires in the past:	No information was provided to the assessor regarding fire damage. From a visual inspection of the external and internal areas, there was no evidence of fire damage to the property.
4.02	Cost of past fire losses:	N/A
5.00	**OTHER RELEVANT INFORMATION**	
5.01	Fire Strategy	No fire safety strategy has been observed for the building. In the absence of an existing fire strategy, it is highly recommended to develop and implement a retrospective fire strategy to ensure compliance with fire safety standards.
5.02	Evacuation Strategy	The building is currently operating under a simultaneous evacuation strategy, with sounders installed within the communal areas to alert occupants in the event of fire. However, this approach appears inconsistent with the building's construction and fire safety provisions, which include concrete and masonry compartmentation and FD60S-rated flat entrance doors. Communal doors are also FD60S-rated and fitted with intumescent strips and cold smoke seals, supporting containment of fire and smoke within defined compartments. These features are indicative of a design intended to support a stay-put evacuation strategy. Furthermore, the fire alarm system is not extended into individual flats, limiting the effectiveness of a full evacuation approach in reaching all occupants. Given the robust compartmentation and passive fire protection measures in place, a stay-put policy would be more appropriate - subject to verification of adequate fire-stopping and compartmentation as well as continued maintenance of fire doors throughout the building.

5.03	Details:	The responsible person, or any other person who has to any extent control of the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control. It is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk. This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005. This assessment is a Type 1 Fire Risk Assessment taking into account the common areas (non-intrusive/destructive). Access was gained to flats where possible to determine condition of the entrance doors. No certification was issued out prior to inspection for review. Risk Assessment LTD accepts no responsibility for any fire which may occur on your premises. This fire risk assessment, if acted upon, will reduce the likelihood of a fire occurring in the areas inspected. It will not however, guarantee that a fire will never occur. If you follow the recommendations contained herein, as abide by good practice in relation to workplace health and safety, the effects of any fire will be mitigated and reduce the risk to life and property to an acceptable level. Please ensure that you have the appropriate insurance in place at all times to cover any loss or damage in the event of a fire.

6.00	RELEVANT FIRE SAFETY LEGISLATION	
6.01	Legislation and Standards	This Fire Risk Assessment Report is produced in accordance with the statutory requirements of the Regulatory Reform (Fire Safety) Order 2005, the Housing Act 2004, the Fire Safety (England) Regulations 2022, and the Fire Safety Act 2021. -Government guidance document(s) supporting the Regulatory Reform (Fire Safety) Order 2005 or Fire (Scotland) Act 2005 -Building Regulations 2010 – Volume 1 Dwellings 2019 edition incorporating 2020 amendments – for use in England -PAS 79-1:2020 Fire risk assessment – Part 1: Premises other than housing - Code of practice -PAS 79-2:2020 Fire risk assessment – Part 2: Housing - Code of practice -Building Regulations 2010 – Volume 2 Buildings other than dwellings 2019 edition incorporating 2020 amendments – for use in England -BS9991 : 2024 Fire safety in the design, management and use of residential buildings. Code of practice -British Standard 5839 - 1 & 6 Fire detection and fire alarm systems for commercial buildings and domestic buildings. -Code of practice for system design, installation, commissioning and maintenance of fire alarm systems. -BS 5266-1:2016, BS EN 50172:2024 Code of practice for system design, installation, commissioning and maintenance of emergency lighting. -BS 5306 - Fire extinguishing installations and equipment on premises. Code of practice for commissioning and maintenance of portable fire extinguishers. -BS 7671 Requirements for Electrical Installations. IET Wiring Regulations. -BS EN 62305 Protection against lightning. Physical damage to structures and life hazard. -BS 476-22: Fire Resistance Test to Building Material – Non-loadbearing elements. -BS EN 13501 Fire classification of construction products and building elements. Classification using data from reaction to fire tests. -BS 9990 Non automatic fire-fighting systems in buildings. Code of practice. - The Building Safety Act 2022

6.02	The above legislation is enforced by:	Local Fire Authority (London Fire and Rescue Service)
6.03	Other legislation that makes significant requirements for fire precautions in these premises	Housing Act 2004
6.04	The other legislation referred to above is enforced by:	Local Council
6.05	Is there an alterations notice in force?	None as confirmed by the client
6.06	Relevant information and deficiencies observed:	Action plan at the rear of this report provides a list of deficiencies observed during this assessment.
6.07	*Other information if required:*	N/A
	INSPECTED AREAS	
	Areas not inspected	The following areas were not inspected during the assessment: the staff office located in the basement, various locked storage cupboards within the basement area, and plant rooms or electrical intake enclosures, all of which were inaccessible at the time. No internal access was granted to individual flats, and no intrusive inspection of riser voids or ceiling-level service penetrations was undertaken.
	Areas inspected:	All accessible communal areas were inspected, including entrance lobbies, stairwells, lift lobbies, corridors, refuse stores, the full basement car park, and associated circulation spaces. Electrical intake cupboards and riser cupboards located within the stairwells and flat lobby areas were inspected internally, with a good sample taken across floors. Roof-level AOVs, communal fire doors, and vent controls were also reviewed. Flat 32 was accessed for the purpose of reviewing the domestic fire detection system only.

	Provision of information to Fire & Rescue Service	Provide premises information box with details to assist the fire and rescue service. The building is an existing building and exceeds 18m in height. No fire safety plans were available at the time of the assessment to identify the location of key fire protection measures within the building. For buildings exceeding 18 metres in height, the Fire Safety (England) Regulations 2022 (Regulation 6) require the Responsible Person to prepare and maintain detailed floor plans and a building plan for use by the Fire and Rescue Service. These plans must clearly show the location of fire-fighting shafts, fire-fighting and evacuation lifts, dry or wet risers, fire alarm panels and zones, smoke control systems, sprinkler control valves (if present), and any control equipment for smoke ventilation or suppression systems. These plans must be stored in hard copy within a Secure Information Box (SIB), in accordance with Regulation 4. In addition to these operational plans, it is recommended that general fire plans be produced to support fire safety management and resident awareness, showing the location of fire exits, detectors, manual call points, alarm panels, emergency lighting, and fire-fighting equipment. These general fire plans should not be confused with fire alarm zone plans and should be reviewed and maintained as part of the building’s fire safety documentation.

	Executive Summary	
	Assessors Executive Summary	The overall fire risk to life at this property is considered Moderate, with key fire safety provisions generally in place. The development consists of two interconnected purpose-built blocks of flats, each served by communal stairwells, fire-rated doors, and an addressable fire alarm system installed within common areas. A simultaneous evacuation strategy is currently in operation; however, the building's construction—featuring concrete and masonry compartmentation and FD60S-rated flat entrance doors—is more suited to a stay-put approach. The presence of duplex flats and the lack of alarm interlinking between communal systems and individual dwellings introduces additional complexity to the current strategy. The fire risk assessment identified several moderate deficiencies requiring remedial action. These include deficiencies in compartmentation within service risers, minor defects to some fire doors, and insufficient fire detection coverage within certain flats. Additionally, a number of areas were not accessible at the time of assessment, including locked plant rooms, basement storage cupboards, and the majority of individual flats, limiting the ability to verify fire safety conditions in those locations. Further details of the findings, including recommended remedial actions and their prioritisation, are provided in the main body of this report.

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
7.00	**ELECTRONIC SOURCES OF IGNITION** *(Clause 13 and Annex B)*				
7.01	Are reasonable measures taken to prevent fires of electrical origin?		✓		Obtain an Electrical Installation Condition Report (EICR) for the electrical installation in the common parts from a competent electrician, and establish a programme of periodic inspection and testing in accordance with BS 7671.
7.02	More specifically:				
7.02 a)	Are fixed installations periodically inspected and tested?		✓		As per 7.01
7.02 b)	Is portable appliance testing carried out?		✓		There was no evidence of portable appliance testing (PAT) within the staff station located in the ground floor communal area of Block A. Several electrical appliances, including a desktop monitor and desk fan, were plugged into wall sockets with no visible PAT labels. The presence of loosely managed cables and older appliances further highlights the need for formal PAT.
	Observations:				*The fixed electrical installation appears to be appropriately maintained. A valid periodic inspection label was observed on site, confirming the installation was inspected on 23/05/2023, with the next test due by 23/05/2028, in accordance with BS 7671 – Requirements for Electrical Installations. Electrical intake and riser cupboards were accessed within stairwells and flat lobby areas, with no signs of overloading or visible defects.* *However, no evidence of portable appliance testing (PAT) was found within the staff station on the ground floor of Block A. Several items, including a desk fan and monitor, were plugged in without any visible PAT labelling. Cabling was also loosely arranged along the floor. To ensure continued electrical safety and reduce the risk of ignition, it is recommended that all portable appliances under the control of the responsible person be tested and maintained in accordance with relevant safety standards and internal policy.*
8.00	**SMOKING** *(Clause 13 and Annex B)*				
8.01	Are reasonable measures taken to prevent fires as a result of smoking?		✓		Provide 'No Smoking' signage within the common area of the premises

8.02	More specifically:				
8.02 a)	Is smoking prohibited in appropriate areas?	✓			
8.02 b)	Are there suitable arrangements for those who wish to smoke?	✓			
8.02 c)	Did the smoking policy appear to be observed at the time of inspection?	✓			
8.02 d)	Are "No smoking" signs provided in the common areas?		✓		As per 8.01
	Observations:				*At the time of inspection, there was no evidence of smoking within the internal communal areas, and no signs of non-compliance with the smoking policy were observed. "No Smoking" signage was displayed inside the lift but was not observed within the wider communal areas. It is understood that designated external areas are available for those who wish to smoke, although this lies outside the scope of the FRA. Current arrangements appear broadly compliant with the Health Act 2006 and supporting guidance under the Regulatory Reform (Fire Safety) Order 2005.*
9.00	**ARSON** *(Clause 13 and Annex B)*				
9.01	Does basic security against arson by outsiders appear reasonable?	✓			
9.02	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	✓			
	Observations:				*Basic security measures against arson appear to be in place. Access to the building is controlled via fob, key or intercom, and the main entrance is monitored by CCTV. The basement car park gate is secured by a coded keypad, further limiting unauthorised entry to lower-level areas. The buildings are also staffed from 07:30 to 17:00, Monday to Friday, providing regular oversight during daytime hours. No signs of unnecessary fire loading were observed around final exits or external areas at the time of inspection. Internal storage rooms and bin stores should continue to be monitored to prevent excessive combustible build-up. Overall, the risk of arson from outsiders is considered low if current measures are maintained.*
10.00	**PORTABLE HEATERS, HEATING AND VENTILATION SYSTEMS** *(Clause 13 and Annex B)*				

10.01	Is there satisfactory control over the use of portable heaters?			✓	
10.02	Are fixed heating and ventilation installations subject to regular maintenance?		✓		Provide Gas Safety Certification for the premises
	Observations:				*No heating provided in common hallway areas. Ensure a Gas Safety Certificate is provided for the systems within the individual flats where applicable i.e. boiler system or gas cooker. This is to be carried out on an annual basis by a competent contractor who is registered on the Gas Safe Register.* *If portable heaters are to be used in the winter to assist in reaching the appropriate temperature in the property then oil filled radiators are preferred due to being safer than fan or electrical heaters with exposed elements. They should be electrically powered and be able to be plugged directly into an electrical outlet i.e. without the use of an extension lead. Heaters should have a built-in thermostat to prevent overheating and be of a type approved by the British Electrotechnical Approvals Board (BEAB). Heaters should be suitably maintained in accordance with the manufacturer's instructions, be subject to regular visual inspections to check for damage and incorrect operation, and be included in a portable appliance testing regime.*
11.00	**COOKING** *(Clause 13 and Annex B)*				
11.01	Are reasonable measures taken to prevent fires as a result of cooking?			✓	
	Observations:				*No cooking takes place within the common area of the premises nor is there a communal/shared kitchen available via the common area. It is assumed individual flats have been provided with their own kitchen.*
12.00	**LIGHTNING** *(Clause 13 and Annex B)*				
12.01	Does the building have a lightning protection system?	✓			
	Observations:				*A lightning protection system is present. An external lightning conductor was observed affixed to the building façade, and an earth rod access point marked "Earth Rod" was identified within the basement area. These elements confirm that a system is installed. It is recommended that the responsible person ensures this system is tested and maintained in accordance with BS EN 62305 – Protection against lightning, with inspection records retained and available for review.*

13.00	**HOUSEKEEPING** *(Clause 13 and Annex B)*				
13.01	Is the overall standard of housekeeping adequate?		✓		Combustible items, including a vacuum cleaner, step ladder, and cardboard, were found stored within the ground floor electrical intake cupboard of Block A, in close proximity to electrical distribution equipment. This poses a clear and avoidable fire hazard, as these cupboards should be kept strictly clear of any combustible storage in accordance with BS 9991:2024 and best practice under the Regulatory Reform (Fire Safety) Order 2005. Immediate removal of these items is strongly recommended, and periodic checks should be implemented to ensure intake cupboards remain clear.
13.02	More specifically:				
13.02 a)	Do combustible materials appear to be separated from ignition sources?		✓		As per 13.02
13.02 b)	Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?		✓		As per 13.02
13.02 c)	Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?		✓		As per 13.02
	Observations:				*The general standard of housekeeping throughout communal areas was broadly acceptable. However, combustible materials were found stored within the ground floor electrical intake cupboard of Block A, including a vacuum cleaner, cardboard, and a step ladder. This poses a fire risk due to the proximity to electrical distribution equipment and should be addressed as a matter of priority.* *While no excessive accumulation of waste or combustibles was observed in general circulation areas or risers, intake cupboards must be kept clear of all non-essential items in accordance with good practice and the requirements of BS 9991:2024. Periodic checks and clearer management of these spaces are recommended to prevent recurrence.*

14.00	**HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS** *(Clause 13 and Annex B)*				
14.01	Is there satisfactory control over works carried out in the building?		✓		Ensure a suitable contractors management plan or policy is in place for the premises
14.02	Is there a suitable procedure in place for hot works permits?		✓		Ensure the contractors management plan or policy covers the hot works permit procedure for the premises
	Observations:				*There were no works being carried out in the building at the time of the inspection. Ensure any contractors who will work in the premises have suitable paperwork in place to carry out works i.e. safe systems of works, method statement and task briefing sheets, valid permits such as hot works permit and assessment paperwork such as COSHH assessments..* *(Suitable guidance is contained in the following publications:* *• Standard Fire Precautions for Contractors Engaged on Crown Works, Department of Environment, HMSO.* *• Fire Prevention on Construction Sites. Loss Prevention Council.* *• Fire Safety in Construction Work. HSE.* *It is recommended that the guidance contained in these references be incorporated in contracts with outside Contractors.)* *All works are overseen and managed by the responsible person. All staff including subcontractors receive a health & safety briefing prior to working on the contract. Any building specific fire risks are highlighted to operatives & contractors before visiting site.*
15.00	**DANGEROUS SUBSTANCES** *(Clause 13)*				
15.01	Are the general fire precautions adequate to address the hazards associates with dangerous substances used or stored within the premises?			✓	

	Observations:				*No dangerous substances were noted during inspection.. For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents. Small quantities of Hazardous substances with negligible impact on the appropriate fire precautions need not be taken into account.*
16.00	**OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION**				
16.01	**Hazards:**			✓	
	Observations:				*Avoid overloading power sockets and minimise the use of extension cables.* *Ensure all areas are kept tidy at all times and do not allow the build of combustibles in these spaces. Allow adequate ventilation in all areas where possible. Keep all hardware free from build-up of dust.* *Cable entanglements can be trip hazards. Ensure these are logically placed and cable tidies are used where possible.* *Ensure combustible items are not stacked too close to heat sources such as lighting or heaters.* *Try to limit the usage of light fittings within the premises. Overloading can lead to overheating and in turn ignition.* *Light bulbs and lighting to be kept away from curtains/furniture where possible and or to minimise.* *Use correct wattage of bulbs in accordance with manufacturer guidelines.*

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
17.00	**MEANS OF ESCAPE** *(Clause 15c) and Annex C)*				
17.01	Is the design and maintenance of the means of escape considered adequate?	✓			
17.02	More Specifically:				
17.02 a)	Are there reasonable distances of travel:				
17.02 a1)	Where there is escape in a single direction?	✓			
17.02 a2)	Where there are alternative means of escape?			✓	
17.02 b)	Is there adequate provision of exits?	✓			
17.02 c)	Do fire exits open in the direction of escape, where necessary?	✓			
17.02 d)	Are the arrangements provided for securing exits satisfactory?	✓			
17.02 e)	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	✓			
17.02 f)	Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?		✓		Fire doors to staircases and common areas were generally FD60S-rated and found to be consistent in build and specification across both blocks. Most doors were fitted with appropriate smoke seals, intumescent strips, and overhead closers. However, some minor defects were identified, including damaged seals and missing signage on selected store cupboards oneach floor and the door behind the concierge desk. These issues should be addressed through minor maintenance to restore full compliance.
17.02 g)	Are suitable self closing devices fitted to fire doors in the common areas?	✓			

17.02 h)	Is the fire resistance of doors to meter cupboards/store rooms/plant rooms in common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?	✓			
17.02 i)	Is the fire resistance of flat entrance doors considered adequate, and are the doors maintained in sound condition?	✓			The flat entrance door inspected during the assessment (Flat 32) was an FD60S-rated door, fitted with intumescent strips, cold smoke seals, and an overhead self-closer, with no letterbox present. The door construction appeared robust and compliant. Other flat entrance doors throughout the building were visually consistent in specification and installation. In the absence of access to additional flats, it is assumed they are of similar fire-resisting standard however it is recommended to verify this assumption periodically. A suitable contractor should conduct a fire door survey for all doors within the premises to identify any issues with the doors and form a suitable action plan to remedy the faults.
17.02 j)	Are suitable self closing devices fitted to flat entrance fire doors and, where fitted, maintained in good working order?	✓			
17.02 k)	Are there adequate smoke control provisions to protect the common escape routes, where necessary?	✓			
17.02 l)	Are all escape routes clear of obstructions?	✓			
17.02 m)	Are all fire exits easily and immediately openable?	✓			
17.02 n)	Are there reasonable arrangements for means of escape for disabled people?			✓	

	Observations:				*The overall design and layout of the means of escape is considered adequate. Escape routes are protected by fire-resisting construction (primarily masonry and concrete), with flat entrance and communal doors generally of FD60S standard. Escape distances appear reasonable, with both single and alternative escape routes available depending on the location within each block.* *Fire doors across the communal areas, stair cores, and lobbies were fitted with appropriate self-closing devices and generally maintained in good condition. Some minor defects were noted, such as damaged seals and missing signage on specific cupboard and service doors. Flat entrance doors were consistent in appearance and specification, with one sample (Flat 32) confirmed as FD60S. It is assumed that other flats are fitted with doors of a similar standard. All inspected flat doors included overhead closers in good working order.* *Meter and riser cupboards were mostly secure and of suitable fire-resisting construction, although combustible items were found stored in the ground floor intake cupboard of Block A, which should be rectified.* *Stairwells in both blocks were fitted with automatic opening vents (AOVs) or manual openable vents (MOVs) at appropriate points, providing adequate smoke control. Escape routes were free from obstruction, and final exit doors were readily openable at the time of inspection.* *Overall, the provisions are considered appropriate for the building's layout and use, subject to the minor issues noted above.*
18.00	**MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT** *(Clause 15g)*				
18.01	Is it considered that there is/are:				

FIRE PROTECTION FIRE RISK ASSESSMENT

18.01 a)	Adequate levels of compartmentation between floors and between flats and the common escape routes?		✓		The building is of concrete and masonry construction, providing a generally robust level of compartmentation between floors, individual flats, and the common escape routes. Flat entrance doors were observed to be FD60S-rated, offering adequate protection to the communal corridors in line with current guidance. However, several service riser penetrations—particularly within electrical intake cupboards and risers on the ground and second floors—were found to be inadequately sealed, with the use of non-compliant materials such as general-purpose expanding foam. These deficiencies compromise the building's compartmentation strategy and may allow the spread of fire and smoke between compartments. It is recommended that a targeted compartmentation survey be undertaken by a competent contractor, focusing on service risers, intake cupboards, and voids throughout the building. Identified defects should be rectified using tested and certified fire-stopping systems, installed in accordance with BS 9991:2024, the relevant parts of Approved Document B, and applicable BS EN standards (such as BS EN 1366 for penetration seals). All remedial works should be documented, and certification retained as part of the building's fire safety management system.

18.01 b)	Reasonable limitation of linings that may promote fire spread?		✓		The external walls are predominantly brick-faced, with rear elevations finished in direct-apply render over masonry substrates. Tap tests conducted during the assessment did not reveal evidence of ventilated cladding systems or concealed cavities, nor were any visible signs of high-risk external wall systems observed. Internal wall and ceiling linings appeared to be of limited combustibility and raised no immediate concerns with regard to internal fire spread. However, the tap-test is not a reliable method for determining the presence or type of insulation, cavity barriers, or other concealed elements that may affect external fire performance. In accordance with Approved Document B (ADB) Volume 1, Section 10, and MHCLG/BSA guidance (such as PAS 9980:2022), a visual inspection alone is insufficient for confirming compliance, particularly in buildings where the height, use, or construction details may trigger additional regulatory requirements. It is therefore recommended that the Responsible Person obtains supporting documentation confirming the external wall system's construction and fire performance, including details of insulation materials, presence and integrity of cavity barriers, and overall compliance with Regulation 7(2) of the Building Regulations 2010 (as amended). Where such documentation is not available, a desktop review or intrusive investigation by a competent specialist (e.g., a fire engineer or cladding assessor) may be required in accordance with the PAS 9980:2022 methodology for external wall risk assessment.
18.01 c)	As far as can be reasonably be ascertained, reasonable fire separation within any roof space?			✓	

18.01 d)	Adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?		✓		Inadequate firestopping was observed within the electrical risers located in the common areas, particularly at the ground and second floor levels. Service penetrations in these areas were sealed with non-compliant materials, including general-purpose expanding foam, which does not meet the requirements for fire-resisting sealing of openings. These deficiencies compromise the integrity of compartmentation and increase the risk of smoke and fire spread between floors or protected zones, contrary to the principles of Approved Document B (ADB) and the duties set out under the Regulatory Reform (Fire Safety) Order 2005. It is strongly recommended that a targeted compartmentation survey be undertaken by a competent contractor or fire-stopping specialist, focusing on vertical service risers and voids. Any non-compliant or damaged firestopping should be removed and reinstated using appropriate fire-resisting systems that are tested and certified to the relevant BS EN standards (e.g. BS EN 1366 for service penetration seals). All works should be recorded and supported with installation certification and photographic evidence for future audit and compliance verification.
18.02	As far as can be reasonably be ascertained, are fire dampers provided necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?		✓		Ventilation ductwork was observed within the basement car park and plant/service areas, and it is suspected that elements of the system may incorporate smoke extraction or damper-controlled mechanisms. However, during the assessment, the presence, condition, and exact locations of any fire or smoke dampers—particularly those serving or protecting protected shafts and escape routes—could not be confirmed. In accordance with BS 9999:2017, it is recommended that a competent person be appointed to locate, inspect, and, where required, functionally test any fire and smoke dampers installed throughout the building. This is to ensure they are suitably installed, operational, and maintained in accordance with the manufacturer’s instructions and the requirements of ongoing fire safety management procedures. Documentation of inspection and maintenance should be retained as part of the building’s fire safety records.

	Observations:				*The building is of solid masonry and concrete construction, offering a generally robust standard of compartmentation between floors, individual flats, and communal escape routes. Flat entrance doors and compartment walls are understood to provide 60 minutes' fire resistance, consistent with an FD60S rating and the requirements of modern guidance. However, several service riser cupboard penetrations—particularly on the ground and second floors—were found to be inadequately sealed, with general-purpose expanding foam observed. These deficiencies compromise compartmentation and should be remediated using tested and certified fire-stopping systems in accordance with BS 476-22 and relevant BS EN standards (e.g. BS EN 1366-3 for penetration seals).* *Internal and external surfaces did not display any evidence of high-risk linings, and no combustible cladding materials were identified. Rear elevations are treated with direct-apply render over masonry, which typically presents low fire risk. Nonetheless, the Responsible Person should obtain supporting documentation confirming the construction and fire performance of the external wall system, including details of insulation materials, the presence and condition of cavity barriers, and overall compliance with Regulation 7(2) of the Building Regulations 2010 (as amended). In the absence of such documentation, a desktop review or intrusive inspection by a competent specialist—such as a fire engineer or cladding assessor—should be undertaken in accordance with the PAS 9980:2022 methodology for external wall risk assessment.* *No accessible roof voids were available for inspection during the assessment, and there was no evidence available to confirm the presence of fire separation above the top floor. The Responsible Person should verify whether appropriate compartmentation or firestopping exists within the roof structure, particularly where services may breach fire-resisting elements.* *Ventilation ductwork was observed within basement and service areas; however, the presence, condition, or operation of any fire dampers could not be confirmed. It is recommended that a competent person is appointed to inspect and confirm the presence, location, and maintenance status of any fire or smoke dampers—particularly where systems penetrate compartment lines or serve critical escape routes—in accordance with BS EN 1366-2 and the management recommendations outlined in BS 9999:2017.*
19.00	**EMERGENCY ESCAPE LIGHTING** *(Clause 15e)*				
19.01	Has a reasonable standard of emergency escape lighting system been provided?	✓			

	Observations:				*Emergency lighting is provided throughout communal areas in accordance with BS 5266-1. All lighting units appear to be fully functional at the time of survey. This was based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.*
20.00	**FIRE SAFETY SIGNS AND NOTICES** *(Clause 15d)*				
20.01	Is there a reasonable standard of fire safety signs and notices?		✓		Wayfinding signage was missing within the building. This needs to be installed in the ground floor communal areas, as well as opposite each lift, so it's clearly visible when exiting the lifts.
	Observations:				*Emergency escape lighting was installed throughout communal areas, including stairwells, corridors, and lobby spaces. Fittings were visually present at appropriate locations to illuminate key escape routes and exit doors. While no functional testing was carried out at the time of assessment, the system appeared to be of a reasonable standard and consistent with the expectations set out in BS 5266-1:2016. The responsible person should ensure regular testing and maintenance are carried out in accordance with statutory requirements and manufacturer guidance. However, wayfinding signage was missing within the building.*
21.00	**MEANS OF GIVING WARNING IN CASE OF FIRE** *(Clause 15b)*				
21.01	Is a reasonable fire detection and fire alarm system provided in common areas, where necessary?		✓		A communal fire detection and alarm system is installed throughout both blocks, with separate MxPro4 addressable panels in Block A and Block B. Communal areas are equipped with smoke detectors, manual call points, and audible sounders, providing a reasonable level of detection and warning in case of fire. However, at the time of assessment, both alarm panels were displaying faults, which should be investigated and resolved by a competent alarm engineer without delay. Additionally, while the communal system includes sounders, it is not interlinked with individual flats a design more consistent with a stay-put strategy, although the building is currently operating under a simultaneous evacuation approach. This inconsistency should be reviewed to ensure alignment with the building's fire strategy and resident safety.

21.02	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?		✓		As per 21.01
21.03	Where appropriate, has a fire alarm zone plan been provided?		✓		Provide a fire alarm zone plan of the system adjacent to the main fire control panel.
21.04	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	✓			
	Observations:				*A communal fire detection and alarm system is installed across both Block A and Block B, with each block served by an MxPro4 addressable panel. Communal areas are equipped with smoke detectors, manual call points, and audible sounders, providing a reasonable level of coverage in accordance with BS 5839-1. Override switches and reset controls were observed to be present and accessible adjacent to each panel.* *At the time of inspection, both alarm panels were displaying active faults. These must be investigated and rectified by a competent fire alarm engineer to ensure continued system reliability and compliance with maintenance requirements under BS 5839-1:2017 (Clause 45).* *The system does not extend into individual flats, and there is no interlink between the communal system and domestic alarms, which is consistent with a stay-put evacuation strategy. However, the building is currently operating under a simultaneous evacuation approach, creating a discrepancy between the alarm configuration and the evacuation policy. This inconsistency should be formally reviewed by the Responsible Person in consultation with a competent fire engineer. If the building reverts to a stay-put strategy, the communal sounders should be removed or disabled, as recommended by BS 5839-6 and the National Fire Chiefs Council (NFCC) guidance on fire alarm systems in purpose-built blocks of flats.* *Additionally, fire alarm zone plans were not displayed at either control panel. These plans are a mandatory requirement under BS 5839-1 (Clause 23.2) and should be provided to assist the Fire and Rescue Service in quickly identifying the location of activations during an emergency.*

22.00	**MANUAL FIRE EXTINGUISHING APPLIANCES** *(Clause 15f)*				
22.01	Is there reasonable provision of manual fire extinguishing appliances?	✓			
22.02	Are all fire extinguishing appliances readily accessible?	✓			
	Observations:				*Manual fire extinguishing appliances, including CO and dry powder extinguishers, were provided and observed within the basement car park and plant/service areas. These units were wall-mounted and clearly visible, appearing readily accessible and appropriately located to address the local fire risk in non-residential zones. There were no extinguishers provided within the residential common areas, which is consistent with current guidance that extinguishers are generally not required in the communal areas of purpose-built blocks of flats under normal circumstances.* *It is recommended that extinguishers provided for use by staff or contractors be subject to routine inspection and maintenance in accordance with BS 5306-3.*
23.00	**RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS** *(Clause 15h)*				
23.01	Type of fixed system(s):				
23.01 a)	Sprinkler system?		✓		A sprinkler system is installed within the premises; however, at the time of the assessment, it was noted from a recent service record that the system had been temporarily disabled due to a compressor fault. The record confirms that maintenance was in progress, but the system was not operational at the time of inspection. This temporarily disables a key active fire protection measure and may reduce the level of life and property protection provided. It is recommended that the sprinkler system is returned to full operational status without delay, and that ongoing maintenance is carried out in accordance with the relevant standard—BS EN 12845 for commercial/industrial systems or BS 9251 for residential systems. The fire risk assessment should be reviewed once the system has been reinstated and confirmed to be fully functional.

23.01 b)	Misting system?			✓	
	Observations: (*List fixed systems)*				*A sprinkler system was identified within the building; however, a review of recent maintenance records indicated that the system had been temporarily disabled due to a compressor fault. Although servicing appears to be in progress, the system was not operational at the time of the assessment. This presents a temporary reduction in active fire protection coverage. The system should be returned to full working order without delay, and maintained in accordance with BS EN 12845 or BS 9251, as applicable. Confirmation of full reinstatement and ongoing maintenance should be retained as part of the building's fire safety records.*
24.00	**OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT** *(Clause 15i)*				
24.01	Type of other fixed system(s) installed:			✓	
24.02	Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?			✓	
	Observations:				*N/A*

INDEX	DETAIL	YES	NO	N/A	CONTROL MEASURES
25.00	**PROCEDURES AND ARRANGEMENTS** *(Clause 16)*				
25.01	Safety assistance:			✓	The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protection measures (i.e. relevant general fire precautions) is 145 Drury Lane Ltd
25.02	Fire safety at the premises is managed by:			✓	The fire safety at the premises is managed by 145 Drury Lane Ltd

25.03	Is there a suitable record of the emergency action plan for the premises?		✓		Provide an emergency management plan as well as fire plans for the premises. A building-specific Fire Safety Management Plan must be developed to ensure compliance with legal obligations and to support effective day-to-day fire safety management. This plan should be a formal, documented set of procedures outlining key responsibilities—including those of the Principal Accountable Person (for higher-risk residential buildings) and any Responsible Persons under the Regulatory Reform (Fire Safety) Order 2005. It should include arrangements for fire risk assessments, staff training and communication, maintenance and testing of fire protection systems, emergency procedures, and ongoing monitoring, review, and record keeping. The Fire Safety Management Plan must be clearly communicated to all relevant persons, effectively implemented, and subject to regular review to reflect any changes in occupancy, building use, legislation, or fire safety systems. No fire safety plans were available at the time of the assessment to identify the location of key fire protection measures within the building. For buildings exceeding 18 metres in height, the Fire Safety (England) Regulations 2022 require the Responsible Person to prepare and maintain detailed floor plans and a building plan for use by the Fire and Rescue Service. These plans must clearly show the location of fire-fighting shafts, fire-fighting and evacuation lifts, dry or wet risers, fire alarm panels and zones, smoke control systems, sprinkler control valves (if present), and any control equipment for smoke ventilation or suppression systems. These plans must be stored in hard copy within a Secure Information Box (SIB). In addition to these operational plans, it is recommended that general fire plans be produced to support fire safety management and resident awareness, showing the location of fire exits, detectors, manual call points, alarm panels, emergency lighting, and fire-fighting equipment. These general fire plans should not be confused with fire alarm zone plans and should be reviewed and maintained as part of the building’s fire safety documentation.
25.04	Evacuation strategy:			✓	The evacuation strategy for this sleeping risk premises is: Simultaneous evacuation

25.05	Are procedures in the event of a fire appropriate and properly documented, where appropriate?		✓		As per 25.03 & 25.07
25.06	Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections?		✓		Ensure that all required routine fire inspections are carried out and check sheets are logged appropriately and placed in a fire safety folder
25.07	Is there suitable cooperation & coordination with other premises occupiers, neighbouring premises, emergency services and other authorities in place and documented? Is there a Building Safety Case in place for the premises? Have electrnoic floor plans and building orientation plan been submitted to the local Fire and Rescue Service?		✓		Co-operation & coordination with other premises occupiers, neighbouring premises, emergency services and other authorities should be included within the sites fire emergency plan. In accordance with Regulation 7 of the Fire Safety (England) Regulations 2022, the Responsible Person for high-rise residential buildings must have a procedure in place for notifying the local Fire and Rescue Service if any firefighting lift or other essential firefighting equipment becomes defective and remains out of service for more than 24 hours. This includes systems such as smoke control systems, dry or wet risers, and any other equipment intended to assist the Fire and Rescue Service during an emergency. The Responsible Person must ensure that such procedures are clearly documented, actively used, and supported by suitable record-keeping to demonstrate compliance. It is recommended that these arrangements are reviewed and confirmed, and that all relevant staff are aware of the reporting process. At the time of assessment, there was no evidence that the Responsible Person (or, where applicable, the Principal Accountable Person) had submitted the required electronic floor plans and a building orientation plan to the local Fire and Rescue Service, as required under Regulation 6 of the Fire Safety (England) Regulations 2022. These plans are critical for supporting effective firefighting operations and must clearly identify the layout of each floor, the building footprint, and the location of key firefighting systems. It is recommended that the Responsible Person takes immediate steps to prepare and submit these plans in the prescribed format, and ensures they are reviewed and updated following any material changes to the building.

					Under the Building Safety Act 2022, the Principal Accountable Person (PAP) for a Higher-Risk Building has a legal duty to prepare and maintain a Building Safety Case Report, which sets out how building safety risks—particularly the risk of fire and structural failure—are being identified, managed, and mitigated.
	Observations:				*Fire safety at the premises is reportedly managed by on-site staff during working hours (Monday to Friday, 07:30–17:00). A documented simultaneous evacuation strategy is in place; however, the building's passive fire safety features—such as protected lobbies and compartmentation—suggest it may have originally been designed for a stay-put strategy. This should be formally reviewed in consultation with a competent fire engineer or the enforcing authority, to determine whether the current evacuation strategy remains appropriate.* *No emergency action plans were provided at the time of inspection, and it was unclear whether appropriate fire procedures, routine in-house fire safety checks, or any coordination with neighbouring premises (e.g. the now-closed Margot restaurant) are documented or in place. These elements should be reviewed and clarified by the Responsible Person, and where absent, formally implemented in line with Regulation 10 of the Fire Safety (England) Regulations 2022 and the general duties set out in the Regulatory Reform (Fire Safety) Order 2005.*
26.00	**TRAINING AND DRILLS** *(Clause 16h)*				
26.01	Are all staff given adequate fire safety instruction and training on induction?		✓		At the time of assessment, no training records were presented to confirm that staff had received fire safety instruction on induction. It is essential that all personnel, especially those working within residential blocks with active fire alarm systems, receive appropriate fire awareness training aligned with their role. This includes understanding the building's evacuation strategy, alarm response procedures, and use of firefighting equipment where relevant. The responsible person should ensure fire safety training is documented and refreshed periodically in accordance with the Regulatory Reform (Fire Safety) Order 2005, Article 21.

26.02	When the employees of another employer work in the premises, is appropriate information on the fire risks and fire safety measures provided?		✓		At the time of the assessment, there was no clear evidence that appropriate fire safety information (e.g. evacuation procedures, fire risks, alarm response) is routinely provided to contractors, cleaners, or visiting staff from other employers working on site. In accordance with Article 22 of the Regulatory Reform (Fire Safety) Order 2005, the responsible person must ensure that all third-party workers are given adequate instruction on relevant fire precautions and site-specific risks. It is recommended that a contractor induction process be formalised and documented, including provision of fire safety briefings and access to the emergency plan where applicable.
	Observations:				*At the time of assessment, there were no visible records or indications that staff had received fire safety training upon induction. It was also unclear whether contractors or staff from external companies (e.g. alarm engineers, cleaners, etc.) are given any fire safety information when working on site. No induction log or handover notes were seen, and nothing was provided during the visit to confirm these arrangements are in place.*
27.00	**MAINTENANCE OF FACILITIES TO ASSIST FIRE-FIGHTERS** *(Clause 16j)*				

27.01	Is there adequate maintenance of the premises?		✓		In accordance with Regulation 5 of the Fire Safety (England) Regulations 2022, the Responsible Person for a high-rise residential building must ensure that monthly functional checks are carried out on all essential firefighting equipment. This includes, but is not limited to: firefighting lifts, dry and wet riser systems, smoke control and ventilation systems, fire suppression systems, evacuation alert systems (where provided), and any fire alarm interface devices designed to support firefighting operations. A detailed logbook or digital record must be maintained, documenting each inspection, identifying any defects, and recording remedial actions taken. These records should be readily accessible for audit by the Fire and Rescue Service or enforcing authority, and form part of the building's wider fire safety management system. In accordance with the Building Safety Act 2022 and the Building Safety (Mandatory Reporting of Safety Occurrences) Regulations 2023, the Principal Accountable Person for any higher-risk building must establish and maintain a Mandatory Occurrence Reporting (MOR) system. This system must enable the identification and prompt reporting of any safety-related event that presents a significant risk to life. It is recommended that the Responsible Person and Accountable Person coordinate to ensure that suitable reporting procedures are implemented, maintained, and regularly reviewed in line with regulatory requirements.
27.02	Is weekly testing and periodic servicing of fire detection and alarm system undertaken?		✓		Ensure that weekly fire alarm tests and bi-annual periodic servicing are carried out and recorded as per BS5839-1 by competent persons
27.03	Is monthly and annual testing routines for emergency lighting?		✓		Ensure that monthly flick tests and annual emergency lighting servicing is carried out and recorded as per BS5266-1 by competent persons
27.04	Is annual maintenance of fire extinguishing appliances undertaken?		✓		Ensure that annual fire extinguisher servicing and monthly fire extinguisher inspections are conducted and recorded as per BS 5306-3:2017
27.05	Are six-monthly inspection and annual testing of rising mains undertaken?		✓		Ensure that periodic inspections of the dry riser system as per BS9990 within the premises is carried out and recorded. The dry riser inlets are located at the front of both block A and Block B and the outlets are located within the flat lobby areas adjacent to the lifts on each floor of the premises.

27.06	Are weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lift(s) provided for the use by firefighters or evacuation of disabled people (evacuation lifts)?		✓		No evidence was available to confirm that the required routine inspections and testing of the firefighting lift(s) or evacuation lift(s) are being carried out. This is a significant non-compliance with the inspection and maintenance requirements set out in BS EN 81-72 (for firefighting lifts), BS 9999:2017, and, where applicable, BS 8300 and BS 9991 (for evacuation lifts used by disabled occupants). Furthermore, under Regulation 5 of the Fire Safety (England) Regulations 2022, the Responsible Person is legally required to carry out monthly checks of any lifts provided for use by firefighters or for emergency evacuation. In addition to these functional checks, weekly routine inspections, six-monthly servicing, and annual load testing should be arranged by a competent lift maintenance contractor in line with the manufacturer's guidance and current standards. Immediate action is required to establish a compliant inspection and maintenance regime and to ensure all lift-related fire safety provisions remain fully functional and available in an emergency. It's worth noting however, neither lift is a designated firefighting lift. Although a 'FIRE FIGHTING LIFT' sign is present inside the Block B lift car, the installation does not comply with the requirements set out in BS 9999 or BS EN 81-72 for firefighting lifts. It lacks critical features such as a removable ceiling hatch, external signage or indicators identifying it as a firefighting lift, and other essential protections including fire-resisting construction and dual power supply. The only provision is a lift intercom intended for fire service communication, which is insufficient on its own. There is no evidence of the lift having been designed or commissioned in accordance with the relevant standards, and it appears to have been designated a firefighting lift without supporting documentation or regulatory compliance. Further verification is therefore required to confirm the basis of this designation. If the lift is intended for firefighting use, it must be upgraded to meet full compliance; otherwise, the internal signage should be removed to prevent confusion and the lift designated for passenger use only.
27.07	Is there suitable access and egress for fire services?	✓			

27.08	Other relevant inspections or tests?		✓		Ensure that periodic inspections of all fire doors within the premises is carried out and recorded as per Fire Safety (England) Regulations 2022 which states all common doors require quarterly inspection & flat entrance doors require annual inspections. Ensure that periodic testing and periodic servicing of the smoke vent system as per BS9991 are carried out and recorded by competent persons. Lightning Protection system is to be tested and maintained in accordance with BS EN 62305 – Protection against lightning, with inspection records retained and available for review.
	Observations:				*Various fire safety systems were present across the site; however, evidence of ongoing maintenance was limited at the time of assessment. Records of weekly fire alarm tests and emergency lighting checks were not provided, and while a recent service record for the sprinkler system was observed, it indicated a compressor fault and noted the system had been temporarily disabled during maintenance.* *Some firefighting provisions, such as dry risers and smoke vents, were in place and appeared functional, but it remains unclear if the required testing frequencies (e.g. annual dry riser tests, six-monthly emergency lighting) are being consistently followed or documented. No records were seen confirming testing of the lifts used by fire services or evacuation.* *Access for the fire service appeared to be generally suitable via the front and side entrances, but it is recommended that a central log of all fire system inspections and maintenance be compiled and made available for future audits.*
28.00	**RECORDS** *(Clause 16k)*				
28.01	Are there appropriate records of:				
28.01 a)	Fire alarm tests (where relevant)?		✓		Provide and maintain a register of records for fire alarm tests as per BS5839-1
28.01 b)	Emergency escape lighting tests?		✓		Provide and maintain a register of records for emergency lighting tests as per BS5266-1
28.01 c)	Maintenance and testing of other fire protection equipment?		✓		As per Section 27.

28.02	Is the fire emergency plan available to the enforcing authority?		✓		Ensure that fire emergency plan is readily available for enforcing authority inspection.
28.03	Are Personal Emergency Evacuation Plans (PEEPS) required and in place?			✓	
	Observations:				*Logbook to be provided and placed on site recording all tests carried out on systems on site. Fire emergency plan to be disseminated to all residents as well as made available in the common area and for inspection by local authority or from any other enforcing authorities.*
29.00	**PREMISES INFORMATION BOX** *(Clause 15c)*				
29.01	Is there a suitably located premises information box for the fire and rescue service?		✓		Provide premises information box with details to assist the fire and rescue service. The building is an existing building and exceeds 18m in height. No fire safety plans were available at the time of the assessment to identify the location of key fire protection measures within the building. For buildings exceeding 18 metres in height, the Fire Safety (England) Regulations 2022 require the Responsible Person to prepare and maintain detailed floor plans and a building plan for use by the Fire and Rescue Service. These plans must clearly show the location of fire-fighting shafts, fire-fighting and evacuation lifts, dry or wet risers, fire alarm panels and zones, smoke control systems, sprinkler control valves (if present), and any control equipment for smoke ventilation or suppression systems. These plans must be stored in hard copy within a Secure Information Box (SIB), in accordance with Regulation 4. In addition to these operational plans, it is recommended that general fire plans be produced to support fire safety management and resident awareness, showing the location of fire exits, detectors, manual call points, alarm panels, emergency lighting, and fire-fighting equipment. These general fire plans should not be confused with fire alarm zone plans and should be reviewed and maintained as part of the building's fire safety documentation.
29.02	Are there arrangements to keep the premises information box up to date?		✓		Regularly check and update the premises information box upon installation of the fire safety document box
30.00	**ENGAGEMENT WITH RESIDENTS** *(Clause 16l)*				

MANAGING FIRE SAFETY FIRE RISK ASSESSMENT

30.01	Has information on fire procedures been disseminated to residents?		✓		Provide a clear fire safety information for all residents i.e. fire management plan, fire plans, evacuation procedures. The Responsible Person should ensure that appropriate arrangements are in place for the annual provision of fire safety information to residents, including clear instructions relating to fire doors and evacuation procedures, as required under Regulation 9. For buildings classified as higher-risk, the Principal Accountable Person must also develop and implement a formal Resident Engagement Strategy in line with the Building Safety Act. These duties form part of a broader approach to resident safety, transparency, and accountability, and must be embedded within the building's fire safety management system.
30.02	Is fire safety information disseminated to residents?		✓		As per 30.01

FIRE RISK ASSESSMENT

Risk Value Matrix

Likelihood	Value	Severity of Outcome(s)
Rare (Almost unimaginable under current conditions; no history or near-misses; strong controls)	1	Insignificant (Minor injury (if any); negligible property damage; no impact on operations)
Unlikely (Possible, but not expected; limited ignition sources; existing safeguards well-maintained)	2	Minor (Non-life-threatening injury or small-scale damage; limited disruption)
Possible (Could happen; typical hazards present; occasional near-misses or issues noted)	3	Moderate (Serious injuries requiring medical attention; measurable property/operational impact)
Likely (Will occur if additional controls are not in place; repeated near-misses or documented issues)	4	Major (Fatalities or multiple serious injuries; extensive property loss; long-term closure)
Almost Certain (Frequent or inevitable without immediate remedial action; multiple known incidents and unaddressed hazards)	5	Catastrophic (Multiple severe injuries/fatalities or extensive damage)

Severity \ Likelihood	1	2	3	4	5
1	1	2	3	4	5
2	2	4	6	8	10
3	3	6	9	12	15
4	4	8	12	16	20
5	5	10	15	20	25

Likelihood	Severity	Risk Rating Score:
3	3	9

Risk Rating	Score	Action PAS 79-1:2020	Timeframes
Advisory (Optional)	N/A	Optional best-practice. Monitor for occupancy/process changes that may elevate risk in the future.	Ongoing Review
Trivial Risk	1-2	No significant action required beyond current measures. Document in the FRA for completeness. Ensure conditions do not deteriorate before the next review.	Review annually
Tolerable Risk	3-4	Broadly acceptable risk but maintain effective controls. Minor improvements or housekeeping may be beneficial. Monitor via routine checks or the next FRA review.	Within 3 months
Moderate Risk	5-9	Prioritise additional controls. Implement remedial measures promptly and track their progress. Escalate if delays or complications arise.	Within 1 month
Substantial Risk	10-16	Significant resources may be required. Promptly enhance fire safety systems. Frequent interim checks until the risk is adequately reduced.	Within 1 week
Intolerable Risk	17-25	Unacceptable level of risk. Occupancy of the area/building must cease or restricted unless the hazard is immediately mitigated. Urgent measures (e.g., isolate unsafe areas, 24/7 fire watch).	Within 24 hours

QUESTION	SIGNIFICANT HAZARDS	RISK LEVEL	TARGET DATE
7.00	**ELECTRONIC SOURCES OF IGNITION** *(Clause 13 and Annex B)*		
7.01	Obtain an Electrical Installation Condition Report (EICR) for the electrical installation in the common parts from a competent electrician, and establish a programme of periodic inspection and testing in accordance with BS 7671.	Moderate Risk	1 Month
7.02 b)	There was no evidence of portable appliance testing (PAT) within the staff station located in the ground floor communal area of Block A. Several electrical appliances, including a desktop monitor and desk fan, were plugged into wall sockets with no visible PAT labels. The presence of loosely managed cables and older appliances further highlights the need for formal PAT.	Moderate Risk	1 Month
8.00	**SMOKING** *(Clause 13 and Annex B)*		
8.01	Provide 'No Smoking' signage within the common area of the premises	Moderate Risk	1 Month
9.00	**ARSON** *(Clause 13 and Annex B)*		
10.00	**PORTABLE HEATERS, HEATING AND VENTILATION SYSTEMS** *(Clause 13 and Annex B)*		
10.02	Provide Gas Safety Certification for the premises	Moderate Risk	1 Month
11.00	**COOKING** *(Clause 13 and Annex B)*		
12.00	**LIGHTNING** *(Clause 13 and Annex B)*		
13.00	**HOUSEKEEPING** *(Clause 13 and Annex B)*		
13.01	Combustible items, including a vacuum cleaner, step ladder, and cardboard, were found stored within the ground floor electrical intake cupboard of Block A, in close proximity to electrical distribution equipment. This poses a clear and avoidable fire hazard, as these cupboards should be kept strictly clear of any combustible storage in accordance with BS 9991:2024 and best practice under the Regulatory Reform (Fire Safety) Order 2005. Immediate removal of these items is strongly recommended, and periodic checks should be implemented to ensure intake cupboards remain clear.	Substantial Risk	1 Week
14.00	**HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS** *(Clause 13 and Annex B)*		

14.01	Ensure a suitable contractors management plan or policy is in place for the premises	Moderate Risk	1 Month
14.02	Ensure the contractors management plan or policy covers the hot works permit procedure for the premises	Moderate Risk	1 Month
15.00	**DANGEROUS SUBSTANCES** *(Clause 13)*		
16.00	**OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION**		
17.00	**MEANS OF ESCAPE** *(Clause 15c) and Annex C)*		
17.02 f)	Fire doors to staircases and common areas were generally FD60S-rated and found to be consistent in build and specification across both blocks. Most doors were fitted with appropriate smoke seals, intumescent strips, and overhead closers. However, some minor defects were identified, including damaged seals and missing signage on selected store cupboards oneach floor and the door behind the concierge desk. These issues should be addressed through minor maintenance to restore full compliance.	Moderate Risk	1 Month
17.02 i)	The flat entrance door inspected during the assessment (Flat 32) was an FD60S-rated door, fitted with intumescent strips, cold smoke seals, and an overhead self-closer, with no letterbox present. The door construction appeared robust and compliant. Other flat entrance doors throughout the building were visually consistent in specification and installation. In the absence of access to additional flats, it is assumed they are of similar fire-resisting standard however it is recommended to verify this assumption periodically. A suitable contractor should conduct a fire door survey for all doors within the premises to identify any issues with the doors and form a suitable action plan to remedy the faults.	Moderate Risk	1 Month
18.00	**MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT** *(Clause 15g)*		

18.01 a)	The building is of concrete and masonry construction, providing a generally robust level of compartmentation between floors, individual flats, and the common escape routes. Flat entrance doors were observed to be FD60S-rated, offering adequate protection to the communal corridors in line with current guidance. However, several service riser penetrations—particularly within electrical intake cupboards and risers on the ground and second floors—were found to be inadequately sealed, with the use of non-compliant materials such as general-purpose expanding foam. These deficiencies compromise the building's compartmentation strategy and may allow the spread of fire and smoke between compartments. It is recommended that a targeted compartmentation survey be undertaken by a competent contractor, focusing on service risers, intake cupboards, and voids throughout the building. Identified defects should be rectified using tested and certified fire-stopping systems, installed in accordance with BS 9991:2024, the relevant parts of Approved Document B, and applicable BS EN standards (such as BS EN 1366 for penetration seals). All remedial works should be documented, and certification retained as part of the building's fire safety management system.	Moderate Risk	1 Month
18.01 b)	The external walls are predominantly brick-faced, with rear elevations finished in direct-apply render over masonry substrates. Tap tests conducted during the assessment did not reveal evidence of ventilated cladding systems or concealed cavities, nor were any visible signs of high-risk external wall systems observed. Internal wall and ceiling linings appeared to be of limited combustibility and raised no immediate concerns with regard to internal fire spread. However, the tap-test is not a reliable method for determining the presence or type of insulation, cavity barriers, or other concealed elements that may affect external fire performance. In accordance with Approved Document B (ADB) Volume 1, Section 10, and MHCLG/BSA guidance (such as PAS 9980:2022), a visual inspection alone is insufficient for confirming compliance, particularly in buildings where the height, use, or construction details may trigger additional regulatory requirements. It is therefore recommended that the Responsible Person obtains supporting documentation confirming the external wall system's construction and fire performance, including details of insulation materials, presence and integrity of cavity barriers, and overall compliance with Regulation 7(2) of the Building Regulations 2010 (as amended). Where such documentation is not available, a desktop review or intrusive investigation by a competent specialist (e.g., a fire engineer or cladding assessor) may be required in accordance with the PAS 9980:2022 methodology for external wall risk assessment.	Moderate Risk	1 Month

18.01 d)	Inadequate firestopping was observed within the electrical risers located in the common areas, particularly at the ground and second floor levels. Service penetrations in these areas were sealed with non-compliant materials, including general-purpose expanding foam, which does not meet the requirements for fire-resisting sealing of openings. These deficiencies compromise the integrity of compartmentation and increase the risk of smoke and fire spread between floors or protected zones, contrary to the principles of Approved Document B (ADB) and the duties set out under the Regulatory Reform (Fire Safety) Order 2005. It is strongly recommended that a targeted compartmentation survey be undertaken by a competent contractor or fire-stopping specialist, focusing on vertical service risers and voids. Any non-compliant or damaged firestopping should be removed and reinstated using appropriate fire-resisting systems that are tested and certified to the relevant BS EN standards (e.g. BS EN 1366 for service penetration seals). All works should be recorded and supported with installation certification and photographic evidence for future audit and compliance verification.	Moderate Risk	1 Month
18.02	Ventilation ductwork was observed within the basement car park and plant/service areas, and it is suspected that elements of the system may incorporate smoke extraction or damper-controlled mechanisms. However, during the assessment, the presence, condition, and exact locations of any fire or smoke dampers—particularly those serving or protecting protected shafts and escape routes—could not be confirmed. In accordance with BS 9999:2017, it is recommended that a competent person be appointed to locate, inspect, and, where required, functionally test any fire and smoke dampers installed throughout the building. This is to ensure they are suitably installed, operational, and maintained in accordance with the manufacturer's instructions and the requirements of ongoing fire safety management procedures. Documentation of inspection and maintenance should be retained as part of the building's fire safety records.	Moderate Risk	1 Month
19.00	**EMERGENCY ESCAPE LIGHTING** *(Clause 15e)*		
20.00	**FIRE SAFETY SIGNS AND NOTICES** *(Clause 15d)*		
20.01	Wayfinding signage was missing within the building. This needs to be installed in the ground floor communal areas, as well as opposite each lift, so it's clearly visible when exiting the lifts.	Moderate Risk	1 Month
21.00	**MEANS OF GIVING WARNING IN CASE OF FIRE** *(Clause 15b)*		

21.01	A communal fire detection and alarm system is installed throughout both blocks, with separate MxPro4 addressable panels in Block A and Block B. Communal areas are equipped with smoke detectors, manual call points, and audible sounders, providing a reasonable level of detection and warning in case of fire. However, at the time of assessment, both alarm panels were displaying faults, which should be investigated and resolved by a competent alarm engineer without delay. Additionally, while the communal system includes sounders, it is not interlinked with individual flats a design more consistent with a stay-put strategy, although the building is currently operating under a simultaneous evacuation approach. This inconsistency should be reviewed to ensure alignment with the building's fire strategy and resident safety.	Intolerable Risk	Immediately
21.03	Provide a fire alarm zone plan of the system adjacent to the main fire control panel.	Moderate Risk	1 Month
22.00	**MANUAL FIRE EXTINGUISHING APPLIANCES** *(Clause 15f)*		
23.00	**RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS** *(Clause 15h)*		
23.01 a)	A sprinkler system is installed within the premises; however, at the time of the assessment, it was noted from a recent service record that the system had been temporarily disabled due to a compressor fault. The record confirms that maintenance was in progress, but the system was not operational at the time of inspection. This temporarily disables a key active fire protection measure and may reduce the level of life and property protection provided. It is recommended that the sprinkler system is returned to full operational status without delay, and that ongoing maintenance is carried out in accordance with the relevant standard—BS EN 12845 for commercial/industrial systems or BS 9251 for residential systems. The fire risk assessment should be reviewed once the system has been reinstated and confirmed to be fully functional.	Substantial Risk	1 Week
24.00	**OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT** *(Clause 15i)*		
25.00	**PROCEDURES AND ARRANGEMENTS** *(Clause 16)*		

25.03	Provide an emergency management plan as well as fire plans for the premises. A building-specific Fire Safety Management Plan must be developed to ensure compliance with legal obligations and to support effective day-to-day fire safety management. This plan should be a formal, documented set of procedures outlining key responsibilities—including those of the Principal Accountable Person (for higher-risk residential buildings) and any Responsible Persons under the Regulatory Reform (Fire Safety) Order 2005. It should include arrangements for fire risk assessments, staff training and communication, maintenance and testing of fire protection systems, emergency procedures, and ongoing monitoring, review, and record keeping. The Fire Safety Management Plan must be clearly communicated to all relevant persons, effectively implemented, and subject to regular review to reflect any changes in occupancy, building use, legislation, or fire safety systems. No fire safety plans were available at the time of the assessment to identify the location of key fire protection measures within the building. For buildings exceeding 18 metres in height, the Fire Safety (England) Regulations 2022 require the Responsible Person to prepare and maintain detailed floor plans and a building plan for use by the Fire and Rescue Service. These plans must clearly show the location of fire-fighting shafts, fire-fighting and evacuation lifts, dry or wet risers, fire alarm panels and zones, smoke control systems, sprinkler control valves (if present), and any control equipment for smoke ventilation or suppression systems. These plans must be stored in hard copy within a Secure Information Box (SIB). In addition to these operational plans, it is recommended that general fire plans be produced to support fire safety management and resident awareness, showing the location of fire exits, detectors, manual call points, alarm panels, emergency lighting, and fire-fighting equipment. These general fire plans should not be confused with fire alarm zone plans and should be reviewed and maintained as part of the building's fire safety documentation.	Moderate Risk	1 Month
25.06	Ensure that all required routine fire inspections are carried out and check sheets are logged appropriately and placed in a fire safety folder	Moderate Risk	1 Month

25.07	Co-operation & coordination with other premises occupiers, neighbouring premises, emergency services and other authorities should be included within the sites fire emergency plan. In accordance with Regulation 7 of the Fire Safety (England) Regulations 2022, the Responsible Person for high-rise residential buildings must have a procedure in place for notifying the local Fire and Rescue Service if any firefighting lift or other essential firefighting equipment becomes defective and remains out of service for more than 24 hours. This includes systems such as smoke control systems, dry or wet risers, and any other equipment intended to assist the Fire and Rescue Service during an emergency. The Responsible Person must ensure that such procedures are clearly documented, actively used, and supported by suitable record-keeping to demonstrate compliance. It is recommended that these arrangements are reviewed and confirmed, and that all relevant staff are aware of the reporting process. At the time of assessment, there was no evidence that the Responsible Person (or, where applicable, the Principal Accountable Person) had submitted the required electronic floor plans and a building orientation plan to the local Fire and Rescue Service, as required under Regulation 6 of the Fire Safety (England) Regulations 2022. These plans are critical for supporting effective firefighting operations and must clearly identify the layout of each floor, the building footprint, and the location of key firefighting systems. It is recommended that the Responsible Person takes immediate steps to prepare and submit these plans in the prescribed format, and ensures they are reviewed and updated following any material changes to the building. Under the Building Safety Act 2022, the Principal Accountable Person (PAP) for a Higher-Risk Building has a legal duty to prepare and maintain a Building Safety Case Report, which sets out how building safety risks—particularly the risk of fire and structural failure—are being identified, managed, and mitigated.	Moderate Risk	1 Month
26.00	**TRAINING AND DRILLS** *(Clause 16h)*		

26.01	At the time of assessment, no training records were presented to confirm that staff had received fire safety instruction on induction. It is essential that all personnel, especially those working within residential blocks with active fire alarm systems, receive appropriate fire awareness training aligned with their role. This includes understanding the building's evacuation strategy, alarm response procedures, and use of firefighting equipment where relevant. The responsible person should ensure fire safety training is documented and refreshed periodically in accordance with the Regulatory Reform (Fire Safety) Order 2005, Article 21.	Moderate Risk	1 Month
26.02	At the time of the assessment, there was no clear evidence that appropriate fire safety information (e.g. evacuation procedures, fire risks, alarm response) is routinely provided to contractors, cleaners, or visiting staff from other employers working on site. In accordance with Article 22 of the Regulatory Reform (Fire Safety) Order 2005, the responsible person must ensure that all third-party workers are given adequate instruction on relevant fire precautions and site-specific risks. It is recommended that a contractor induction process be formalised and documented, including provision of fire safety briefings and access to the emergency plan where applicable.	Moderate Risk	1 Month
27.00	**MAINTENANCE OF FACILITIES TO ASSIST FIRE-FIGHTERS** *(Clause 16j)*		

27.01	In accordance with Regulation 5 of the Fire Safety (England) Regulations 2022, the Responsible Person for a high-rise residential building must ensure that monthly functional checks are carried out on all essential firefighting equipment. This includes, but is not limited to: firefighting lifts, dry and wet riser systems, smoke control and ventilation systems, fire suppression systems, evacuation alert systems (where provided), and any fire alarm interface devices designed to support firefighting operations. A detailed logbook or digital record must be maintained, documenting each inspection, identifying any defects, and recording remedial actions taken. These records should be readily accessible for audit by the Fire and Rescue Service or enforcing authority, and form part of the building's wider fire safety management system. In accordance with the Building Safety Act 2022 and the Building Safety (Mandatory Reporting of Safety Occurrences) Regulations 2023, the Principal Accountable Person for any higher-risk building must establish and maintain a Mandatory Occurrence Reporting (MOR) system. This system must enable the identification and prompt reporting of any safety-related event that presents a significant risk to life. It is recommended that the Responsible Person and Accountable Person coordinate to ensure that suitable reporting procedures are implemented, maintained, and regularly reviewed in line with regulatory requirements.	Moderate Risk	1 Month
27.02	Ensure that weekly fire alarm tests and bi-annual periodic servicing are carried out and recorded as per BS5839-1 by competent persons	Moderate Risk	1 Month
27.03	Ensure that monthly flick tests and annual emergency lighting servicing is carried out and recorded as per BS5266-1 by competent persons	Moderate Risk	1 Month
27.04	Ensure that annual fire extinguisher servicing and monthly fire extinguisher inspections are conducted and recorded as per BS 5306-3:2017	Moderate Risk	1 Month
27.05	Ensure that periodic inspections of the dry riser system as per BS9990 within the premises is carried out and recorded. The dry riser inlets are located at the front of both block A and Block B and the outlets are located within the flat lobby areas adjacent to the lifts on each floor of the premises.	Moderate Risk	1 Month

27.06	No evidence was available to confirm that the required routine inspections and testing of the firefighting lift(s) or evacuation lift(s) are being carried out. This is a significant non-compliance with the inspection and maintenance requirements set out in BS EN 81-72 (for firefighting lifts), BS 9999:2017, and, where applicable, BS 8300 and BS 9991 (for evacuation lifts used by disabled occupants). Furthermore, under Regulation 5 of the Fire Safety (England) Regulations 2022, the Responsible Person is legally required to carry out monthly checks of any lifts provided for use by firefighters or for emergency evacuation. In addition to these functional checks, weekly routine inspections, six-monthly servicing, and annual load testing should be arranged by a competent lift maintenance contractor in line with the manufacturer's guidance and current standards. Immediate action is required to establish a compliant inspection and maintenance regime and to ensure all lift-related fire safety provisions remain fully functional and available in an emergency. It's worth noting however, neither lift is a designated firefighting lift. Although a 'FIRE FIGHTING LIFT' sign is present inside the Block B lift car, the installation does not comply with the requirements set out in BS 9999 or BS EN 81-72 for firefighting lifts. It lacks critical features such as a removable ceiling hatch, external signage or indicators identifying it as a firefighting lift, and other essential protections including fire-resisting construction and dual power supply. The only provision is a lift intercom intended for fire service communication, which is insufficient on its own. There is no evidence of the lift having been designed or commissioned in accordance with the relevant standards, and it appears to have been designated a firefighting lift without supporting documentation or regulatory compliance. Further verification is therefore required to confirm the basis of this designation. If the lift is intended for firefighting use, it must be upgraded to meet full compliance; otherwise, the internal signage should be removed to prevent confusion and the lift designated for passenger use only.	Moderate Risk	1 Month
27.08	Ensure that periodic inspections of all fire doors within the premises is carried out and recorded as per Fire Safety (England) Regulations 2022 which states all common doors require quarterly inspection & flat entrance doors require annual inspections. Ensure that periodic testing and periodic servicing of the smoke vent system as per BS9991 are carried out and recorded by competent persons. Lightning Protection system is to be tested and maintained in accordance with BS EN 62305 – Protection against lightning, with inspection records retained and available for review.	Moderate Risk	1 Month
28.00	**RECORDS** *(Clause 16k)*		

28.01 a)	Provide and maintain a register of records for fire alarm tests as per BS5839-1	Moderate Risk	1 Month
28.01 b)	Provide and maintain a register of records for emergency lighting tests as per BS5266-1	Moderate Risk	1 Month
28.02	Ensure that fire emergency plan is readily available for enforcing authority inspection.	Moderate Risk	1 Month
29.00	**PREMISES INFORMATION BOX** *(Clause 15c)*		
29.01	Provide premises information box with details to assist the fire and rescue service. The building is an existing building and exceeds 18m in height. No fire safety plans were available at the time of the assessment to identify the location of key fire protection measures within the building. For buildings exceeding 18 metres in height, the Fire Safety (England) Regulations 2022 require the Responsible Person to prepare and maintain detailed floor plans and a building plan for use by the Fire and Rescue Service. These plans must clearly show the location of fire-fighting shafts, fire-fighting and evacuation lifts, dry or wet risers, fire alarm panels and zones, smoke control systems, sprinkler control valves (if present), and any control equipment for smoke ventilation or suppression systems. These plans must be stored in hard copy within a Secure Information Box (SIB), in accordance with Regulation 4. In addition to these operational plans, it is recommended that general fire plans be produced to support fire safety management and resident awareness, showing the location of fire exits, detectors, manual call points, alarm panels, emergency lighting, and fire-fighting equipment. These general fire plans should not be confused with fire alarm zone plans and should be reviewed and maintained as part of the building's fire safety documentation.	Moderate Risk	1 Month
29.02	Regularly check and update the premises information box upon installation of the fire safety document box	Moderate Risk	1 Month
30.00	**ENGAGEMENT WITH RESIDENTS** *(Clause 16l)*		
30.01	Provide a clear fire safety information for all residents i.e. fire management plan, fire plans, evacuation procedures. The Responsible Person should ensure that appropriate arrangements are in place for the annual provision of fire safety information to residents, including clear instructions relating to fire doors and evacuation procedures, as required under Regulation 9. For buildings classified as higher-risk, the Principal Accountable Person must also develop and implement a formal Resident Engagement Strategy in line with the Building Safety Act. These duties form part of a broader approach to resident safety, transparency, and accountability, and must be embedded within the building's fire safety management system.	Moderate Risk	1 Month

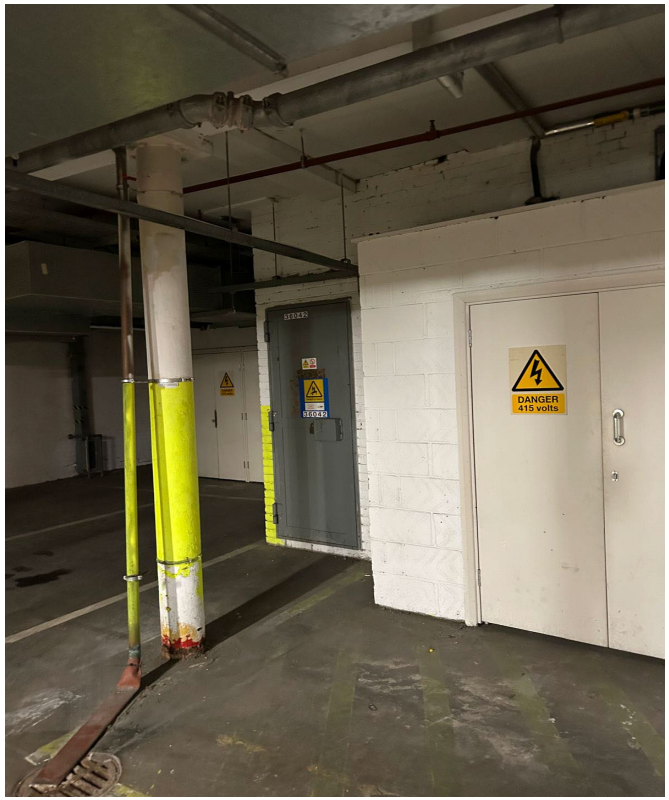
PHOTOGRAPHS

Photo 1

Photo 2

Photo 3

Photo 4



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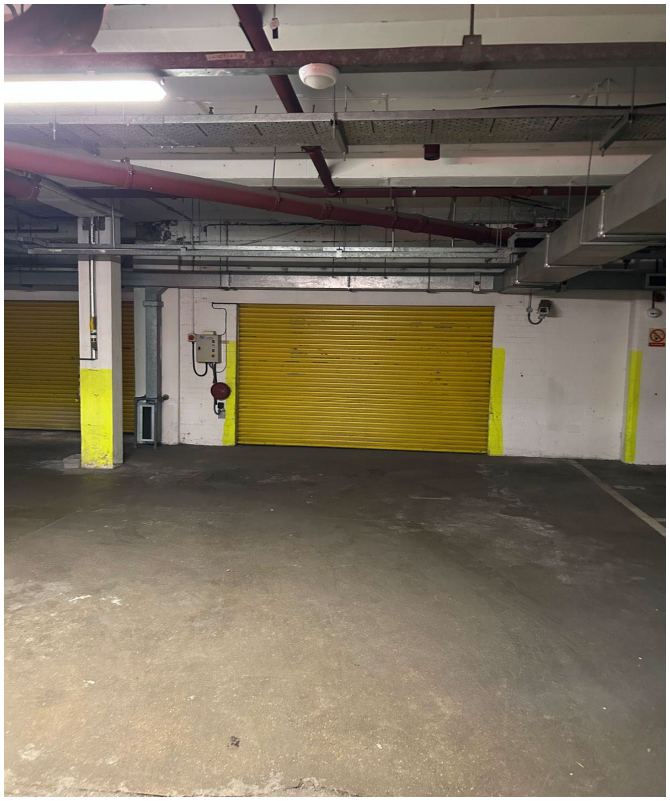

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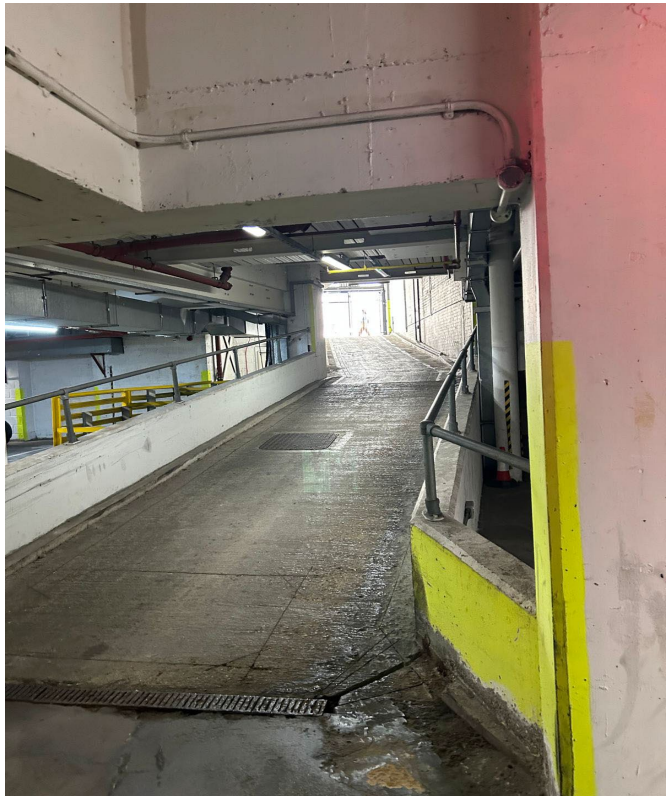

Photo 7

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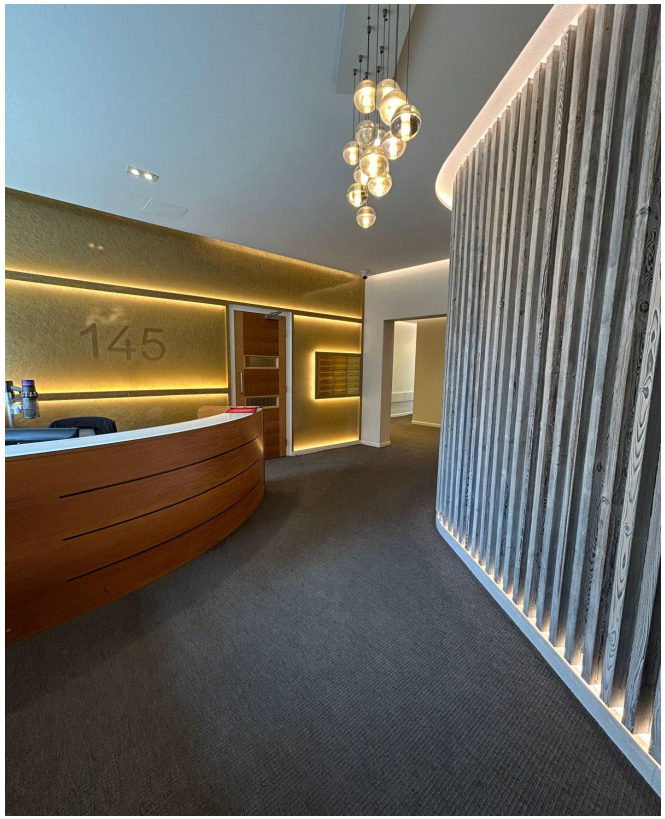

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Photo 20

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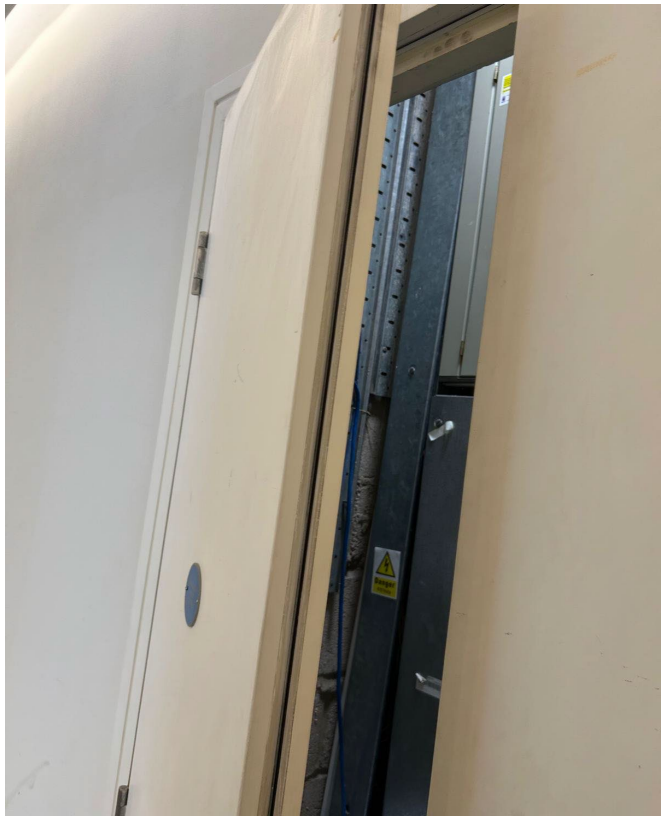

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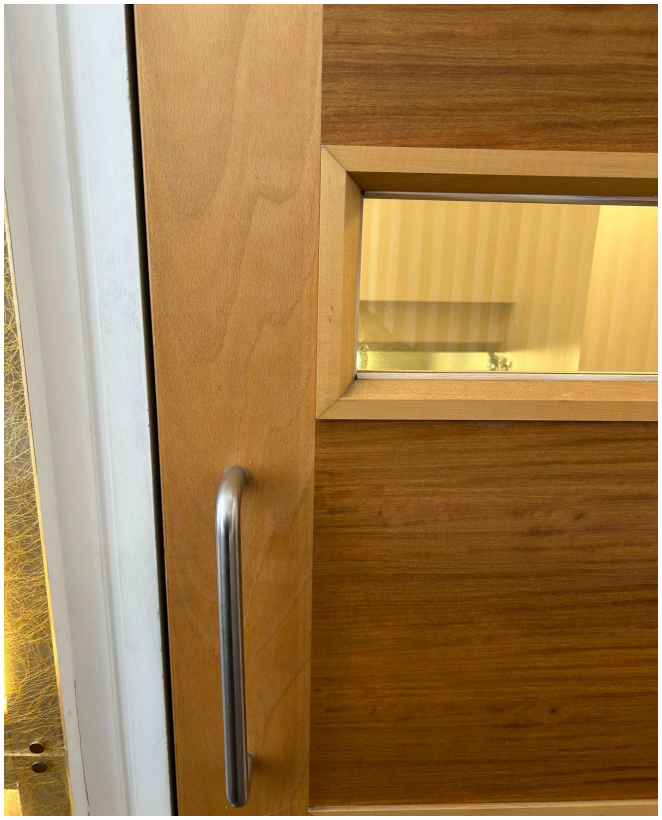

Photo 26

Photo 27

Photo 28

Photo 29

Photo 30

Photo 31

Photo 32

Photo 33

Photo 34

END OF REPORT