

# FIRE RISK ASSESSMENT



**George Leybourne House**  
Fletcher Street  
London  
E1 8HW

# FIRE RISK ASSESSMENT

## REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

Responsible person (e.g. employer) or person having control of the premises:

Entryway Ltd

Address of premises:

George Leybourne House  
Fletcher Street  
London  
E1 8HW

Assessor:

Richard Whale (AIFSM)

Date of fire risk assessment:

13 May 2024

Date of previous fire risk assessment:

8<sup>th</sup> August 2019

Suggested date for review: <sup>1)</sup>

13 May 2025

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.

[Date]

13 May 2024

<sup>1)</sup> The original fire risk assessment should be reviewed again by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid or if there has been a significant change in the matters to which it relates, or if a fire occurs.

# FIRE RISK ASSESSMENT

## GENERAL INFORMATION

1. Significant changes identified since the time of the previous fire risk assessment in respect of:

1.1 The premises:

George Leybourne House is a seven-storey (B, G, 1, 2, 3, 4, 5) residential property which is off traditional brick, timber and concrete construction. The premise has a tiled roof. The building is purpose-built, with 56 flats on 6 floors.

The building has a swimming pool at Basement level, changing rooms and a sauna.

The premise also benefits from parking; under-croft (Basement) area and ground level both accessed by secure gate/key fob.

This fire risk assessment is for the communal areas only. No access was made into any roof space at the time of assessment.

Limited risk of external fire spread (brick/concrete) and good access and water facilities for the fire service.

1.2 The occupancy:

The total number of occupants for the residential properties is not known but it is unlikely to be excessive. Various ages. Visitors low and variable.

1.3 The occupants (including occupants especially at risk from fire):

As stated above.

1.4 Fire loss experience:

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None reported.

## 1.5 Application of fire safety legislation:

This fire risk assessment has been carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005 using the 'Lacors' Fire Safety guide amongst other references.

## 1.6 Other relevant information:

Automatic smoke vents are provided in the premise. Records indicate that they are checked quarterly.

The building takes mains electricity but not mains gas.

There are utility/riser cupboards (housing electrical meters) throughout.

There are electric heaters in the communal hallway areas outside the flats.

The evacuation strategy is a stay put policy.

There is a reception as you enter the building.

There are two cupboards (storage/security) opposite the reception desk.

See the recommendations in the Action Plan.

## **FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL**

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2. Significant changes in measures to prevent fire since the time of the fire risk assessment:

N/A

- 3.1 Are there adequate measures to prevent fire?

Yes  No

Comments and hazards observed:

An automatic interlinked fire alarm system is provided in most of the communal areas. There is a control panel sited in the lobby at the main front entrance to the building behind the concierge desk. The fire alarm system is directly linked to the London Fire Brigade control.

It is not clear what level of detection is provided in each flat. I was allowed entrance into two flats – both of which were provided with a single stand-alone battery powered detector. There appeared to be no detection in the swimming pool area.

Additional issues have been raised during this report. Please refer to Section 10.1.

- 4.1 Are housekeeping and maintenance adequate?

Yes  No

Comments and deficiencies observed:

Generally housekeeping in the premise is very good.

However, the following points were noted:

Some parts of communal areas are being used for storage purposes, for example, see photographs 1-2.

Some of the utility/riser cupboards are being used as dumping areas for unwanted materials, for example, see photographs 3-5.

See the recommendations in the action plan.

## FIRE PROTECTION MEASURES

- 5.1 Significant changes in fire protection measures since the time of the fire risk assessment:

N/A

- 6.1 Are the means of escape from fire adequate?

Yes  No

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Comments and deficiencies observed:

The means of escape route from the common parts is considered satisfactory.

The fire exits are via the main entrance door and rear fire exit doors from ground floor and basement level (PUSH BAR TO OPEN).

7.1 Is Compartmentation and linings satisfactory? <sup>2)</sup>

Yes  No

Comments and deficiencies observed:

The fire doors are the original 'nominal' fire resisting doors. Flats 32, 48 and 55 were checked. The lobby fire doors have Georgian wired glazing and have intumescent strips. The utility cupboard fire doors are solid.

The following points were noted:

The front entrance door to flat 32 does not close tightly into its frame, see photograph 6.

The front entrance door to flats 48 and 55 have no self-closing devices, see photographs 7-8.

Some fire doors have missing or partially missing intumescent strips, for example, see photograph 9.

The fire doors do not have fire-rated hinges, for example, see photograph 10.

There are damaged utility riser panels throughout, for example, see photographs 11-12.

There are fire stopping issues noted throughout, for example, see photograph 13.

There is a hole in the ceiling next to an emergency light on the first floor, see photograph 14.

See the recommendations in the action plan.

8.1 Is there reasonable emergency escape lighting? <sup>3)</sup>

Yes  No

Comments and deficiencies observed:

There are emergency lights provided within the common areas.

9.1 Are there adequate fire safety signs and notices?

Yes  No

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Comments and deficiencies observed:

Fire exit, fire action notices and lift signs provided.

The following points were noted:

Not all of the PUSH BAR TO OPEN devices have signs, for example, see photographs 15-16.

See the recommendations in the action plan.

10.1 Are the means of giving warning of fire adequate? 4)

Yes

No

Comments and deficiencies observed:

Automatic fire alarm system provided for communal areas with panel located behind reception desk on the ground floor. This is linked to smoke detectors, call points and sounders in the communal areas.

Inconsistent detection in flats.

There appeared to be no detection in the swimming pool area.

See the recommendations in the action plan.

11.1 Is the provision of fire extinguishing appliances adequate?

Yes

No

Comments and deficiencies observed:

Fire extinguishers have been provided. They have been serviced and are in date with a record kept by the main concierge area. Serviced by 'Merryweather/Morgan Fire Protection' 1/24.

The following point was noted:

There is a loose bracket holding a fire extinguisher on the first floor, see photograph 17.

See the recommendations in the action plan.

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12.1 Comments on other fixed fire protection systems:

N/A

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2) Based on a sample inspection of readily accessible areas.

## MANAGEMENT OF FIRE SAFETY

13.1 Significant changes in management of fire safety since the time of the fire risk assessment:

N/A

14.1 Are arrangements for management of fire safety adequate?

Yes  No

Comments and deficiencies observed:

See 15.1 below.

15.1 Are fire procedures adequate?

Yes  No

Comments and deficiencies observed:

Please refer to Section 9.1.

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16.1 Are the arrangements for staff training and fire drills adequate?

Yes  No

Comments and deficiencies observed:

See the recommendations in the action plan.

17.1 Are the arrangements for testing and maintenance of fire protection systems and equipment adequate?

Yes  No

Comments and deficiencies observed:

See the recommendations in the action plan.

18.1 Are there adequate records of testing, maintenance, training and drills?

Yes  No

Comments:

See sections 15.1-18.1 above.

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On the basis of the criteria set out in the original fire risk assessment, it is considered that the current risk to life from fire at these premises is:

Trivial     Tolerable     Moderate     Substantial     Intolerable

## ACTION ON PREVIOUS ACTION PLAN

Have all previous recommendations been satisfactorily addressed?

Yes     No

Brief details of recommendations not yet implemented:

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## NEW ACTION PLAN

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level:

Trivial

Tolerable

Definition of priorities (where applicable):

Job No	Job Description	Timescale	Action by whom	Date action undertaken
1.	1.6 –Based on the available information from the current legislation and guidelines on smoke control system, there is no specific form of logbook required. The only directly specified test are the weekly checks described in BS9999:2008: V.3.5 Smoke control systems for means of escape Actuation of the system should be simulated once a week. It should be ensured that any fans and powered exhaust ventilators operate correctly, smoke dampers close (or open in some systems), natural exhaust ventilators open, automatic smoke curtains move into position etc.	When necessary/appropriate	Entryway Ltd	
2.	4.1 – The communal areas and utility cupboards should be kept clear. For example, see photographs 1-5.	Immediate	Entryway Ltd Residents	
3.	7.1 – It must be pointed out that all flat entrance doors must be fully fire resisting and provided with self-closing devices. Self-closers should be added if/where missing. Intumescent strips and smoke seals should be considered over a medium-longer term timeframe for the flat entrance doors and fire doors if/where missing. The same applies to having three fire-rated hinges. All fire doors should shut tightly into their frame under their	Six Months		



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	<p>In the meantime, it should be confirmed that each flat has at least a working domestic smoke alarm.</p> <p>These should be mains-wired but at the very least – battery detectors.</p>	Immediate		
6.	<p>11.1- All fire extinguishers must be held securely to the wall. See photograph 17 (first floor).</p>	One Month	Entryway Ltd	
7.	<p>16.1- It must be ensured the member of staff who works on the reception desk has received basic fire awareness training.</p>	One Month	Entryway Ltd	
8.	<p>17.1 – On the whole, very good records were kept. However, the monthly test record for the emergency lights could not be found. I suggest a little bit of housekeeping with regard the fire log books. Perhaps consideration could be given to 'dead file' or store off site any details of works carried out some time in the past. The emergency lighting system should be maintained in accordance with British Standard 5266 (tested monthly and serviced annually) and records held on site in the fire log book.</p>	When necessary/appropriate	Entryway Ltd	
9.	<p>Miscellaneous – During any building works, a documented procedure is recommended for ensuring all contractors are controlled on site and only operate within their approved industry standards. This should include a permit to work and a hot work permit procedure where necessary. All contractors should be advised of the emergency procedures and hazardous areas within the premises.</p> <p>All lights should work. Bulbs should be replaced where necessary.</p>	When necessary/appropriate	Septor	

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## Photographs



Photograph 1



Photograph 2

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Photograph 3



Photograph 4

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Photograph 5



Photograph 6

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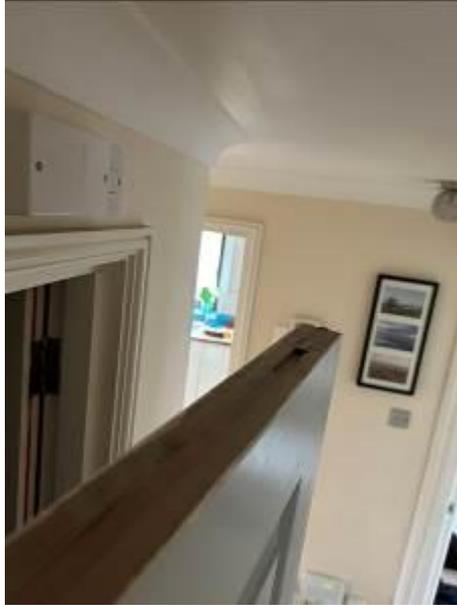


Photograph 7



Photograph 8

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Photograph 9



Photograph 10

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Photograph 11



Photograph 12

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Photograph 13



Photograph 14

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Photograph 15



Photograph 16

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Photograph 17