



Avondale House, Avondale Square Estate, SE1 5PE

The City of London Corporation

External Fire Risk Assessment

Prepared by:

Turner & Townsend

One New Change, London EC4M 9AF

Site information

Building Name Avondale House
Building Ref
Division Department of Community & Children's Services.
Estate Avondale Estate.
Property Name Avondale House
Property Ref

Name of the person responsible for fire safety - Premises Controller (Responsible Person): -

Name of the person: Estate Supervisor **Department name** DCCS (Housing)
Telephone **Mobile:**
Email address:

Name of the responsible person (Building Manager)

Name of the person: Estate Supervisor **Department name** DCCS (Housing)
Telephone **Mobile:** 07759 718 004
Email address:

Name of Liaisons managers (FM's) for fire safety matters or (Asset Managers) arranging corrective actions with third party.

Name of the person: - Property Services Officer **Department name** DCCS (Property Services)
Telephone TBC **Mobile:** TBC
Email address:

Name of competent persons ** (completing the yearly mandating)

Name of the person: - TBC **Department name**
Telephone **Mobile:**
Email address: @cityoflondon.gov.uk

**Not defined in order. Government direction as dame Judith Hackitt; Training, experience and knowledge create competency.

Name of any other Responsible Persons for a building (as well as Accountable Persons under the Building Safety Bill, if applicable)

Record their name, the extent of their responsibility for the building and UK-based contact information. i.e., owner stated on land registry or under repairing obligation.

Names of all contractors: responsible for the fire safety maintenance passive/ active and equipment installers.

Name of Contractors.

Name of person- TBC **Company name**
Telephone **Mobile:**

Email address: @cityoflondon.gov.uk

Event planner for the site when applicable: -

Direct contact details: - Not Applicable Department name

Office Mobile:

Email address: @cityoflondon.gov.uk

Assessor details

Name of the person: - Russell Peacey Department name Turner & Townsend

Telephone Mobile:

Email address: russell.peacey@turntown.co.uk

Date of the assessment : 22nd May 2024

Date of first draft reviewed : 20th June 2024

Date when finalised : 10th July 2024

Date sent to premises controller: : 12^h July 2024

Date of next assessment : (Use aide-mémoire 2) 22nd May 2027

Report Signed by Assessor

Signature: *Russell Peacey*

Print Name: Russell Peacey

Date: 20/06/2024

Name of Assessors reviewer:

Print Name : Gareth Jeffery

Signature of Assessor reviewer

Signature: *G. Jeffery*

Date of Review

Date: 10/07/2024

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Minor amendment history

Details of minor amendment history between detailed full assessment intervals, carried out. (Attached to rear of the main assessment)

Date of assessment	Department Assessor name	Brief details	Department Manager responsible for actioning

Preamble

This Fire Risk Assessment has been prepared to comply with the requirements of the Articles of the Regulatory Reform (Fire Safety) Order 2005.

The assessment process has been developed to meet the requirements of the City of London (CoL).

This Fire Risk Assessment document reflects the significant hazards associated with the operation of this site and identifies suitable controls to minimise risks to health and safety which need to be actioned by the CoL person responsible for undertaking corrective actions.

Executive Summary

Whilst the design of the premises does not align with current building regulations, Avondale House benefits from the recently fitted FD60S flat entrance doors which protect the stairwells.

The general management and housekeeping within the common areas of the blocks is considered satisfactory and therefore this fire risk assessment has been rated as Tolerable.

Overall risk assessment

The overall risk assessment of the building is a **Tolerable Risk**.

Overall comment on the Risk Assessment of health and safety. The health and safety arrangements on site were considered appropriate.

Significant General Safety Issues – None noted.

Survey Methodology

Avondale House consists of three detached buildings. As the blocks have a consistent design and as there are no significant deviations in the risk profile, all three blocks are considered by this single Type 1 Fire Risk Assessment, which was undertaken by Russell Peacey on 22.05.2024 and involved the physical survey of the buildings.

All internal and external means of escape were walked to check their availability.

Flat entrance doors were inspected externally to assess their performance, although this did not amount to a full and detailed inspection of the doors and no performance guarantee can be given. In addition, a 10% sample of flat entrance doors were checked in the open position.

Compartmentation was assessed as far as it was reasonably practicable without carrying out an intrusive survey.

Every electric intake cupboard was accessed as were the flat roof areas.

Further information was obtained by informal questioning of staff where necessary.

Note – There was no access to the resident's store cupboards located in the stairways.

Where provided, relevant documentation was reviewed to check compliance with recommended testing and maintenance regimes for fire safety equipment and procedures.

The Regulatory Reform (Fire Safety) Order 2005 does not require the detailed fire safety provisions of an existing building to comply with any particular standard in order to achieve a satisfactory fire risk assessment outcome. Rather, the Order places a duty on the responsible person to take such general fire precautions as will ensure, so far as reasonably practicable, the safety of his employees and relevant persons who are not his employees.

However, it is good practice to adopt a recognized standard or code of practice to act as a benchmark against which fire precautions should be assessed*.

This particular fire risk assessment made use of the following publications when assessing the suitability of general fire precautions:

- The Regulatory Reform (Fire Safety) Order 2005 – as amended 2023
- Fire Safety (England) Regulations 2022
- Local Government Association, Fire Safety in Purpose Built Blocks of Flats guidance.
- BS 9991:2015, Fire safety in the design, management and use of residential buildings. Code of practice.
- BS 5839 Part 6:2019, Code of Practice for the Design, Installation, Commissioning and Maintenance of Fire Detection and Fire Alarm Systems in Domestic Premises

City of London Housing residential building fire safety policy

Specific Site Survey Information

- *Is there evidence on site that fire deficiencies/ faults are addressed in a timely manner.*
 - The management and housekeeping in the communal areas is considered to be of a good standard.
 - There was generally no access to the tenant store cupboards opening into the stairways sheds as the majority are kept locked shut. However, several cupboards were noted to be open and/or had broken locks.
See Action 2
- *Escape routes not blocked & clearly marked.*
 - All communal means of escape were clear.
- *Fire doors with electrical hold open devices are closed by manual operation at 2200hrs (on final walk round in sleeping accommodation or earlier depending on site specifications).*
 - N/A
- *Are there any restrictions from Building Control, Planning & Heritage that could have an impact of the premises?*
 - None Known.
- *Are Salvage & business continuity plans are up to date and suitable and sufficient.*
 - None Known.
- *Is there any neighboring fire risk that could significantly impact on the future fire safety of the building?*
 - None Known.
- *During the inspection did you identified any cladding which was not already provided to you from the client documentation?*
 - From what can be ascertained from a visual non-intrusive observation from ground level, the external walls appear visually to be masonry brick and/or concrete construction. As such it is considered that there are no obvious features or “specified attachments” which could significantly increase the risk. On this basis, it is considered that no further action is required at this time, however, should additional information become available, which identifies potentially combustible materials within the external wall or any other aspect which could increase the risk, then a PAS9980 Fire Risk Appraisal External Walls, (FRAEW) may need to be undertaken by a competent fire engineer or specialist, on the nature of, and fire risk associated with the external wall construction including any cladding or other features.
- *Are the onsite PEEPs and GEEPs templates adequate?*

- It is understood that Col write to residents to ask them if they have any restrictions that will inhibit their ability to self-evacuate, and where this information is provided it will be recorded on a vulnerability list which is retained in the Premises Information Box.
- It is understood that CoL are monitoring the current government consultation regarding Emergency Evacuation Information Sharing+ (EEIS+) and CoL will review/amend their policies in response to any forthcoming changes to legislation/guidance. Changes to the required approach toward the management of evacuation for vulnerable persons are currently under review by the government and forthcoming fire risk assessment guidance such as BS9792 (currently in draft and out for consultation) is likely to require a revised approach.

See Action 1

- *Where there any occupant/visitors identified who could be incapacitated and unable to evacuate safely and were not covered under by a PEEPs and GEEPs?*

- An up-to-date vulnerability list is retained in the Premises Information Box for the information of fire fighters. Two vulnerable persons are recorded.

- *Are there inductions for staff and contractors?*

- The premises is not staffed.

- *Is there arrangement in place for the safe evacuations of visitors?*

- No specific arrangements are considered necessary in this residential premises.

- *Is there a Building Fire Strategy and a Fire Management Plan of the building?*

- It is understood that the fire management plan is under review.

- *During the inspection did you identified any current working practices that could be improved to reduce the fire risk to the property, e.g. removing sources of ignition or reduce the amount of fuel stored?*

- There are electrical cables installed above some flat entrance doors. These appear to be secured with fire resisting fixing, but this could not be confirmed. Poorly secured cables can be a hazard to fire fighters.

See Action 3

- *Is there evidence of up-to-date electrical In-Service Inspection and Testing of Electrical Equipment in place?*

- Planned preventative maintenance information has previously been demonstrated for this site but no up to date records were available on site for review as part of this assessment.

See Action 4

- *Is the fire detection & warning system type adequate for the building use?*

- In accordance with current guidance, as these premises have a stay put strategy, they are not fitted with a communal fire alarm system.
- It is understood that the CoL tenanted flats are fitted with at least Grade D LD3 fire alarm systems which meets the minimum standard.
- *Are the fire action notices compliant provide the reader with relevant instruction and position correctly positioned?*
 - Yes
- *Are there adequate sign to maintain the exit routes e.g. keep clear, floor marking etc.?*
 - The direction of escape via the stairs is obvious. The current provision of directional signage is considered satisfactory.
- *Are the existing active Fire Protection Measures sufficient for the buildings use?*
 - The only active fire protection measure in the communal areas is the emergency lighting. Based on a visual inspection, this appears to be satisfactory.
- *Is there evidence on site of regularly fire door inspections?*
 - It is understood that CoL have aligned fire door checks in residential buildings below 11m with those required for buildings 11m+ under the Fire Safety (England) Regulations.
 - It is understood that estate staff have been trained to complete fire door condition checks.
 - CoL have confirmed that all communal doors are checked on a 3 monthly basis and recorded on i-auditor. In addition, as all blocks have a daily walk through and cleaning, any identified defect in communal doors are raised immediately with the Estate Supervisor and Repairs.
 - For the 12 monthly flat entrance door check, CoL have indicated that two contractors will undertake the checks on CoL's behalf. One contractor for the new Gerda doors and the other contractor for existing door types until new flat entrance door installs are complete.
- *Having checked 10% of fire door shutters and curtain were any trends identified that could impact the safety of the building (Please list doors and curtain checked)*
 - Flat Entrance Doors had recently been replaced and all appeared to be in a good condition. Flat entrance doors checked in the open position had effective self-closers.
- *Is there evidence of regularly local checks and annual testing by competent?*

See Action 4

- *Has the site identified emergency responders' routes and fire hydrants and documented these?*
 - Not seen
- *Are there any known neighboring activities that could jeopardy a prompt arrival of the emergency responders?*
 - None known.
- *Is there evidence of anti-social behaviour at the site?*
 - None seen.
- *Are there any seasonal activities undertaken by the site or naturally occurring events which could affect the fire risk profile of the site e.g. bush fires etc?*
 - None known.
- *Are there any renewable energy source at the site that cannot be readily isolated at source in the event of a fire?*
 - None seen or advised.
- *Are back up generation tested to ensure they provided adequate supplies to fire safety devices?*
 - N/A
- *Is the premises controller aware of the CoL guidance on Hot Works?*
 - Understood that the CoL permit process is under review. A robust permit system must be implemented for works within the building.
- *Are they evacuation procedures for all time the building is in used e.g. out of hours procedures for weekend?*
 - The premises have a Stay Put strategy. This is considered to be satisfactory.
 - Fire Action notices describe the Stay Put strategy.
 - Since the previous assessment the Regulatory Reform (Fire Safety) Order 2005 has been amended and requires the Responsible Person to provide residents with additional fire safety information (this is in addition to FSER information to resident's requirements requirements).

See Action 6
- *Upon review of on-site documentations, how long did it take the building to evacuate?*
 - N/A – fire drills are not appropriate for this type of occupancy.

- *Are security and arrangements adequate to deter deliberate fire attempt (e.g. terrorist and arson) in an event?*
 - No obvious security issues were identified.
- *Is large lithium-ion battery charged on site?*
 - None Identified.
- *When was thermographic inspection last undertaken at site?*
 - Not known.
See Action 4
- *Has the property had any unintentional fires over the last two years if so, please provide details?*
 - None reported.
- *Were there any significant gaps identified in the compartments (please list details)?*
 - There appear to be unsealed vertical service penetration(s) between the electrical intake cupboards and stairways risers.
See Action 5
- *How are contractors fire risk controlled locally?*
 - Understood that the CoL permit process is under review. A robust permit system must be implemented for works within the building.
- *Is there up to date maintenance records for all fire systems on site?*
See Action 4
- *Is the fire logbook in accordance with CoL guidance policy (see appendix)?*
 - No on-site logbook seen, understood that all maintenance and testing records are held electronically.
See Action 4

Description of site

Avondale House consists of three detached 5-storey blocks of purpose-built general needs flats. There are two single stairway blocks and one four-stairway block (this block has four independent entrances and stairways that are linked via a flat roof). The three blocks are arranged around a central garden / playground area.

The blocks appear to be below 11m in height (ground to base of 4th storey).

The buildings are of traditional construction with brick walls, concrete floors and stairways, and flat roofs. Flats open directly into the single stairways. There are no lifts. Constructed circa 1922.

In each stairway on floors ground to three, there are two flats per floor (8 per stairway and a total of 48 flats). There are also tenant store cupboards accessed on these landings.

The fourth-floor landings provide access to doors leading onto the flat roofs. The stairs in the four-stairway block each have roof access doors, so providing a potential secondary means of escape via the roof.

Under stair electrical intake cupboards are accessed externally next to each stair entrance door.

The stairways can be ventilated by openable windows and by opening the doors to the roof.

There is an external detached bin room and sub-station.

Use of Site

Purpose-built residential block of flats.

Passive Fire Precautions

Flats entrance doors

All flat entrance doors had recently been replaced with self-closing FD60S door sets. These are considered to be satisfactory and provide a compensatory feature to the flats opening directly into the stairways.

Communal fire doors.

The communal fire doors include those to the electric intake cupboards and the residents store cupboards. The store cupboard doors are considered to be notional fire doors and provided they are maintained in good condition and kept locked, are considered to be satisfactory. The electrical cupboards had recently been fitted with new FD30S fire doors.

Construction of flats

The walls between the internally accessed flats and protected means of escape are a concrete/masonry wall which if imperforate should provide at least a notional 60-minutes fire resistance.

Protection of stairways.

Flats open directly into the stairways which does not meet current design standards. This is considered tolerable as it is understood the flats have protected entrance halls, and because the flats have been fitted with FD60S entrance doors.

Smoke ventilation.

The stairways could be ventilated by firefighters by opening the windows in the stairways or the doors to the roof tops.

Facilities for fire fighters**Premises Information Box (PIB)**

A PIB is located externally by the bin store. It contains a Vulnerability List with flats highlighted where the resident may need assistance from the Fire Brigade. The PIB also contains layout plans.

Fire Fighters Entry Switches

Each block entrance is fitted with a drop key type firefighters switch.

Active Fire System**Fire Alarms**

In accordance with current guidance, as these premises have a stay put strategy, they are not fitted with a communal fire alarm system.

Domestic systems in the flats.

It is understood that CoL rented flats are fitted with Grade D LD3 fire alarm systems as defined by BS5839 part 6 2019 (as amended) with interlinked hard wired smoke alarms in the entrance halls and heat alarms in the kitchens. This meets the minimum required standard as is considered satisfactory.

Emergency Lighting (EML)

EML appears to be fitted throughout the common stairways and is considered satisfactory.

Fire Ignition Sources

Within the common parts the most significant ignition sources in the building are considered to be the fixed electrical systems. Providing the fixed wiring is appropriately maintained and the electrical cupboards are kept sterile this is considered a tolerable risk.

Fire Training

The building is not staffed. It is understood that the Avondale Estate Manager is required to complete CoL's mandatory fire safety training which includes the use of fire extinguishers.

Make an assessment of the fire risk.

Likelihood of fire occurring at the property

Medium

Likelihood of fire spreading through the building

Low

Likelihood of loss of life due to fire

Low

Formulate and document an action plan.

If it is considered that the fire risk and existing fire precautions are such that no improvements are necessary, this should be recorded within the fire risk assessment. The action plan should address both physical fire precautions, managerial issues and should normally prioritise measures so that the appropriate effort and urgency is clear. The measures within the action plan should both practically implement and maintain, taking into account the nature of the building and its occupants. With the best solution to bring about improvement with a possible pragmatic solution.

CoL Specific Hazard identification and Action plan template

Each hazard risk is to be identified in the assessment and is to include the following sections: as the following example: -

- *Location: Specific to the building area i.e. 2nd floor north wing room A23 (use of the standard door marking for monthly testing is good practice as a location point)*
- *Observations: Controls in Place - a list of what controls are in place to control the fire hazard, subjective appraisal*

- *Missing Controls / Problem - an explanation of any missing controls or safety problems identified during the risk survey to include thumbnail photographs where they help to clarify the problem & further action required - the individual actions that should be taken to control the hazards and put corrective actions in place.*
- *Risk Priority - The assessor's opinion of how urgent the action is, that needs be taken to reduce risk to a tolerable level. This is subjective and is based on the CoL Matrix below.*
- *CoL Service level: Time frame for contractors to attend in hours / days as our service level agreement with service providers.*
- *Actioned by: The CoL member on the site who reports the defects.*
- *PSD: Property service desk number given when reporting (undertaken by CoL staff when assessor informs them whilst on site)*
- *Completed date or date followed up (Maximum 28 days for items to be followed up and recorded in the table)*
- *When possible, the assessor is to place a photo below the concerns A9 size 37mm x 52mm.*

Ref No. Location:	Observations	Recommended further action	Risk Rating Low Medium High	Priority Level (please refer to table 1)	Action by Whom & When (Person task with action by premise controller)	Date Completed
1.	<p>Vulnerable Persons / PEEPS.</p> <p>It is understood that CoL are monitoring the current government consultation regarding Emergency Evacuation Information Sharing+ (EEIS+) and CoL will review/amend their policies in response to any forthcoming changes to legislation/guidance.</p> <p>Changes to the required approach toward the management of evacuation for vulnerable persons are currently under review by the government and forthcoming fire risk assessment guidance such as BS9792 (currently in draft and out for consultation) is likely to require a revised approach.</p>	<p>CoL should ensure they keep the government requirements regarding vulnerable persons information sharing requirements and emergency evacuation arrangements under review and update their vulnerable persons management arrangements accordingly (and as required).</p> <p>Future requirements have not yet been confirmed but may include EEIS+ and "Person-centred Emergency Plans" per BS9792.</p>	Low	D		

2.	There was generally no access to the tenant store cupboards opening into the stairways sheds as the majority are kept locked shut. However, several cupboards were noted to be open and/or had broken locks.	<p>To minimise the risk of any combustible materials being exposed to a fire and providing fuel, ensure the tenant store cupboards are kept locked shut. Any broken locks should be repaired or replaced.</p> <p>Residents should be informed of the requirement to keep their cupboards locked shut.</p> <p>This should be checked by routine block inspections.</p>	Low	D		
3.	There are electrical cables installed above some flat entrance doors. These appear to be secured with fire resisting fixing, but this could not be confirmed. Poorly secured cables can be a hazard to fire fighters.	If not previous completed, confirm that the cables in the stairways are appropriately secured in accordance with BS7671 so that they remain secure even in a fire condition.	Low	D		
4.	No statutory testing and maintenance records provided within 21 days of completing the fire risk assessment visit for some systems.	<p>CoL should review their maintenance and testing records to ensure that appropriate arrangements are in place for the following:</p> <ul style="list-style-type: none"> • The 5-year fixed electrical wiring inspection. • Thermographic inspection of fixed electrical system. • The Lightning Protection System - annual. 	Medium	C		

		<ul style="list-style-type: none"> • Inspection records of communal fire door and flat entrance doors • Emergency Lighting - monthly and annual. 				
5.	There appear to be unsealed vertical service penetration(s) between the electrical intake cupboards and stairways risers.	Firestop any poorly sealed service penetrations in the electrical cupboards with an appropriate proprietary material that will provide 60 minutes fire resistance.	Low	D		
6.	Since the previous assessment the Regulatory Reform (Fire Safety) Order 2005 has been amended and requires the Responsible Person to provide residents with additional fire safety information (this is in addition to FSER information to resident's requirements requirements).	<p>If not already in place, CoL should ensure information provided to residents is in compliance with:</p> <p>Regulation 9 of the Fire Safety (England) Regulations 2022 - new residents must be provided with information on the evacuation strategy and also relating to fire doors. This information must be given to all residents annually.</p> <p>Article 21A of the Regulatory Reform (Fire Safety) Order 2005 (as amended by Section 156 of the Building Safety Act 2022)) - The responsible person must give residents of the domestic premises comprehensible and relevant information about the relevant fire safety matters.</p>	Low	D		

		<p>Guidance can be obtained from –</p> <ul style="list-style-type: none"> • Check your fire safety responsibilities under the Fire Safety (England) Regulations 2022 - Understand your duties as a responsible person under the Fire Safety (England) Regulations 2022. • Check your fire safety responsibilities under Section 156 of the Building Safety Act 2022 - GOV.UK (www.gov.uk). 				
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Action time frame in accordance with CoL service level agreements

*Table One Priorities for remedial action listed below; -
& time frame.*

Recommend priority code

Priority Action AA	Immediate action taken whilst on site attendance.	(P1) 2-hour
Priority Action A	Immediate action required	(P2) 24 Hours
Priority Action B	Action required in the short term	(P3) 4 Days
Priority Action C	Action required in the short term	(P4) 28 Days
Priority Action D	Remedial action required in the long term	3 Months.
Priority Action E	Action to be considered when refurbishing	Project Planning Stage
Priority Action H/S	Health & Safety Information	(P2) Action 24 hrs.
P3A over weekend when attendance will wait until Monday for attendance not warranting a 24hr P2.		

Additional Comments to the assessment:

This Fire Risk Assessment should be reviewed annually and whenever there is a material change in the use of the premises or part of the premises (including numbers of occupants) or when significant structural or layout changes to the premises are proposed or carried out. The table below is provided for the 'Responsible Person' at the premises to maintain a record of reviews and provides space for simple comments. If the review indicates significant change, then a new complete Fire Risk Assessment by our professional assessment providers should be carried out and fully documented.

Date	Reason for review	Results / Comments	Name, Position & Signature

Appendix One

Pre-Survey Questionnaire

Information Required Pre-Site Visit (21 days)

No information provided.

List of restriction applied by Building Control, Planning & Heritage interest impinging on the risk assessment.	
Salvage and Business Continuity of the building	
Structural alteration of the property, any project works being undertaken at the time of the assessment which could impinge on the assessment decision.	
Change of use of the property/process undertaken.	
Planning permission for new structures nearby.	
Structural use of decorative timber cladding/aluminum.	
Change in use of activities of the premises.	
Alcohol use on site by staff off duty or visitors.	
Unfamiliar surrounding for staff or visitors.	
Number of disabilities of staff/visitors.	
Surrounding risks which have the likelihood to affect business continuity of the premises.	
Building Fire Strategy for the site: <ul style="list-style-type: none"> • Means of Warning and Escape • Emergency lighting and Signature • Internal Fire Spread (lining) • External Fire Spread (structure) • Fire Service Access 	
Fire Management Plan covering: <ul style="list-style-type: none"> • How you manage fire safety day-to-day • PEEPS, particularly in housing the procedures for residents to follow in the event of Fire (stay put policy) • Number of Safety/Fire Marshall to cover site. • Method of calling the Fire Service • Full site evacuation plans, gas escape, planned and unplanned power failures. • Route for emergency service personnel and vehicles to the premise's day & night with the expected pre-determined attendance time from local authority fire station and works fire service i.e. Heathrow Animal Reception Centre. (HARC). 	
Security onsite covering: <ul style="list-style-type: none"> • anti-social behaviour • Protection from the threat of arson • CCTV-log 	

Secondary/Life Safety power generation on site	
Permit to work system: <ul style="list-style-type: none"> • Hot work permits to (CoL guidance note) • Roof Access • Fire Stopping Register for (internal & external contractor works/repairs) • Hazards introduced by contractors (<i>Acetylene cutting is not permitted on sites</i>). 	
Occupants in satellite buildings under the control of the site.	
Commercial Shop Units to detail areas of: <ul style="list-style-type: none"> • Location • Floor area • Activities undertaken. 	
Listed building (grade 1 or 2 or code ABC)?	
Entertainment licences in force <ul style="list-style-type: none"> • Seasonal activity undertaken by the site which affects the fire risk assessment 	
Fire Detection & Alarm Systems installed. Type and description including operation, fire detection and alarm interfaces with zone plan.	
List of enforcement/deficiency actions out-standing matters.	
AFA automatic fire alarms, AFA History of calls in rolling 12-month period of unwanted fire signals.	
Salvage /disaster recovery plans.	
Floor marking of wheelchairs in seating areas.	
Previous history of fires on the site over 20-year period	
Fire Safety arrangements which are in place including compromised fire safety due to external safety related event occurring (Terrorist Marauding) improvised devices.	
Fire Assembly Points suitable with alternative secondary available.	
Firefighting systems incorporated within the premises e.g. Pressurised staircases, Fixed installation water or gas systems, firefighting mains, Protection for Fire-Fighters	
COMAH sites within 800m	
COSHH cabinet on site Cleaning products	
Acetylene cylinders used within 250M	