

# **FIRE SAFETY 2000**

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



## **Fire Risk Assessment Annual Review**

**DLD College London**

199 Westminster Bridge Road

London

SE1 7FX

Keith Simmons G.I.FireE.

24<sup>th</sup> June 2021

<b>Responsible Person(s)</b>	Mr Richard Jones – Property Director Mr Irfan Latif - Principal
<b>Person Consulted</b>	Paul Anderson – Facilities Manager
<b>Address of Property</b>	DLD College London 199 Westminster Bridge Road, London SE1 7FX
<b>Contact Telephone Number</b>	020 7935 8411
<b>Date of Original Fire Risk Assessment</b>	8 <sup>th</sup> February 2016
<b>Date of Previous Fire Risk Assessments</b>	1 <sup>st</sup> February 2017 5 <sup>th</sup> December 2017 2 <sup>nd</sup> October 2018 3 <sup>rd</sup> June 2019 26 <sup>th</sup> November 2020
<b>Date of Fire Risk Assessment Review</b>	24 <sup>th</sup> June 2021
<b>Suggested Date for Review</b>	May 2022
<b>Assessor</b>	Keith Simmons G.I.FireE. Fire Safety 2000

The purpose of this report is to provide an assessment of the risk to life from fire in this building 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.

This **Fire Risk Assessment Review** has been carried out in compliance with **The Regulatory Reform (Fire Safety) Order 2005**, Building Regulations & Guidance Documents issued by HM Government namely:

- Home Office Guidance Document 5 – Educational Premises
- Building Regulations Approved Document B – Fire Safety
- Building Regulations Approved Document M – Access & Facilities for Disabled Persons
- Building Bulletin 100

## Premise Fire Risk Assessment Report

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## Premise Fire Risk Assessment Report

### Section 1: Premise Details

<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wet Sprinkler System installed throughout to BS EN 12845: 2004</li> <li><input checked="" type="checkbox"/> Smoke Ventilation System installed in accordance with the requirements of BS 9999</li> <li><input checked="" type="checkbox"/> Fire Alarm System installed in all non-residential areas to Bs 5839: Part 1.</li> <li><input checked="" type="checkbox"/> A domestic fire alarm detection system to BS 5839: Part 6 installed in all residential areas.</li> <li><input checked="" type="checkbox"/> A Voice Communication System is installed to BS 5839 Part 9.</li> <li><input checked="" type="checkbox"/> Automatic Fire Detection System installed to L2 category level throughout the whole building.</li> <li><input checked="" type="checkbox"/> Emergency Lighting installed throughout to BS 5266: Parts 1 &amp; 7.</li> <li><input checked="" type="checkbox"/> Fire Dampers installed to BS EN1366</li> <li><input checked="" type="checkbox"/> Fire Curtains installed – 2<sup>nd</sup> Floor Level</li> <li><input checked="" type="checkbox"/> Wet Rising Fire Main installed in the two firefighting shafts.</li> </ul>	New Build	September 2016
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Basement present:</li> <li><input checked="" type="checkbox"/> Mezzanine Floors present: 2</li> <li><input checked="" type="checkbox"/> Number of Fire Lifts installed: 2</li> <li><input checked="" type="checkbox"/> Number of Fire Fighter Shafts / Stairways provided: 2</li> <li><input checked="" type="checkbox"/> Fire safety signage displayed.</li> <li><input checked="" type="checkbox"/> Fire extinguishers provided.</li> </ul>	No of floor levels: 23	20 floors plus basement and 2 mezzanine floors
<p>Current Numbers:</p> <ul style="list-style-type: none"> <li>- Number of Students (DLD College):127</li> <li>- Number of Staff (DLD College): 116</li> <li>- Number of Resident Staff: 6</li> <li>- Number of Resident Students: 172</li> </ul> <p>Due to Covid restrictions the numbers of students and staff continue to fluctuate.</p>	Building Footprint (m <sup>2</sup> )	130 x 130 approx.
	Detached, semi-detached terraced, within complex etc	Detached (Horseshoe Shape)
	General Construction description	Steel framed, with concrete floors, External glass & aluminium cladding
	Main use of the building	Educational Premises with Student Accommodation
	Multi Occupied Building List names of all occupiers:	1. Alpha Plus 2. Urbanest 3. Build studios

**SECTION 2: Document Information and Scope of Inspection**

See Fire Risk Assessment report dated 8<sup>th</sup> February 2016

**SECTION 3: Brief Description of Building & Associated Fire Precautions****General Description**

Urbanest and DLD College occupy a 23 storey multi-occupied educational building in Westminster Bridge Road, London. The building is horseshoe in shape and has an open-air terraced garden at third floor level. The building is designed to accommodate over 6000 staff and students. The top 17 floors are used for student accommodation and the 5 lower floors used for educational and recreational purposes.

This Fire Risk Assessment Review applies to those areas used by DLD College and includes all communal areas.

DLD occupy part basement, ground & first floor including the both mezzanine levels. They also occupy the second floor and terrace garden for their college activities and part of the residential areas located from 3<sup>rd</sup> to 17<sup>th</sup> floor level which is used for student and staff accommodation. Each residential floor level includes a shared communal kitchen / dining room.

The college facilities include a Global Kitchen canteen, kitchen, a centrally located atrium area, classrooms, offices an open-air terrace garden plus student accommodation on all upper floors.

## **Associated Fire Precautions**

### **Compartmentation**

Every floor is a fire compartment. Each floor is subdivided into a number of fire compartments thereby permitting safe evacuation from the point of greatest danger to a place of comparative safety.

Fire curtains are installed to cover specific areas on mezzanine floor levels.

### **Means of Escape**

Two separate firefighting shafts are provided throughout the full height of the building incorporating a wet rising fire main, the stairs also provide a fire protected route of escape for occupants. Each of the two stairways incorporate a smoke extraction system. Additional stairways installed at lower levels provide alternative means of escape.

Residential floor levels have fire protected corridors that incorporate automatic smoke extraction systems that ensure a smoke free escape route is maintained throughout any fire incident

Two firefighting lifts are available and during any fire emergency and will automatically return to the ground floor for use by fire service personnel.

Refuge areas are available within protected stairways and each are provided with a communication system linked to the control centre when assistance is required.

### **Sprinklers**

A sprinkler system is installed throughout.

The residential areas and top floor plant room has a sprinkler rating of OH1 hazard classification, and all non-residential areas has a sprinkler rating of OH3 classification.

### **Smoke control**

The building incorporates a smoke extraction system at 2<sup>nd</sup> floor level to cover the atrium and smoke extracting systems covering all residential escape routes that have extended travel distances. Mechanical ventilation is also installed to cover the refuse area within the basement

### **Fire Alarm & Fire Detection Systems**

Two types installed:

1. An automatic fire alarm and fire detection to BS5839: Part 1, L2 to cover all non-residential areas.
2. An automatic fire alarm and detection to BS 5839: Part 6, L2 to cover all residential areas.

### **Emergency Lighting**

Emergency lighting is installed throughout the building to BS 5266.

**Fire Safety Signage & Notices**

Fire exit signage is displayed throughout to ensure persons do not become confused as to the way out of the building

A notice detailing the actions to be taken in the event of fire are displayed throughout the college areas.

**Fire Fighting Equipment**

Adequate provision of fire extinguishers is provided and strategically located throughout the building and readily available for use.

A fixed fire suppression system is installed to cover the cooking range within the kitchen.

**Fire Control Centre**

A fire control centre is located at ground floor level and manned by trained staff 24/7.

**Fire Brigade Access & Response**

Access for emergency vehicles is satisfactory with an expected response time from the local fire brigade of 3-5 minutes.

## Section 4: Compliancy Table

The table below gives a quick assessment of whether items such as fire alarm and emergency lighting are compliant with legislative requirements.

**Rating**

A – Compliant                      B – Non-compliant                      REC - Recommended

	Rating
<b>Compartmentation</b>	A
<b>Means of Escape (MOE)</b>	A
<b>Sprinkler System &amp; Smoke Control</b> Landlords responsibility	A
<b>Wet Riser Fire Mains</b> Landlords responsibility	A
<b>Fire Alarm &amp; Fire Detection</b>	A
<b>Emergency Lighting</b>	A
<b>Fire Safety Signage</b>	A
<b>Fire Fighting Equipment</b>	A



**Section 5: Ignition Sources, Smoking Policy & Housekeeping Arrangements**  
See Fire Risk Assessment report dated 8<sup>th</sup> February 2016

<b>SECTION 6 – Significant Findings Fire Safety Deficiencies Requiring Attention</b>	
<b>Basement</b>	Satisfactory
<b>Ground Floor</b>	Satisfactory
<b>Mezzanine Floors 1 &amp; 2</b>	Satisfactory
<b>1st Floor</b>	Satisfactory
<b>Second Floor</b>	Satisfactory
<b>Third Floor</b>	Satisfactory
<b>4 -17 Floors</b>	Satisfactory – Random fire inspection checks were made in a number of student bedrooms on Floors: 4, 11, & 14. Selected at random.

<p><b>General Comments</b></p>	<p>1. Refuge point communication equipment was working intermittently and arrangements were in had to repair as necessary.</p> <p>2a) It was noted the Fire Sprinkler System Service and Certificate were 46 days overdue.</p> <p>2b) The A.O.V smoke ventilation installations testing &amp; certificate were 38 days overdue.</p> <p>It must be stressed that the sprinkler system and automatic opening vents are essential lifesaving installations that are required to be a monitored and maintained to a scheduled program. The number of days overdue for completion of these works is excessive. The landlord has responsibility for ensuring fire safety installations are checked, tested and serviced in accordance with the standards set by relevant British Standards.</p> <p>3. Please pass my thanks to Paul Anderson the Facilities Manager for his help and assistance throughout my inspection. Once again a good standard of fire safety is being maintained throughout all Alpha Plus areas.</p>
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**SECTION 7 – Health & Safety, Slip, Trips and Falls**

<p><b>General Comments</b></p>	<p>4. Glass bolts located on uppers floors were identified as a risk of injury if broken. The glass element was removed from the device and a plastic securing tag fitted which proved to be unsuccessful .</p> <p>The glass element has now been reinstated and a small plastic tray fitted below the device to collect broken glass fragments.</p>
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## Section 8: Fire Emergency Plan

### **NOTE: Fire Evacuation Procedures**

In my previous inspection report dated 26<sup>th</sup> November 2020 it was agreed with Urbanest on a trial basis that the fire alarm system will not be silenced while a full evacuation is in progress. During the course of this year the trial appears to have ended without any further consultation which resulted in an alarm operating, then silenced causing confusion.

A Teams meeting was arranged for 11<sup>th</sup> May 2021 with representatives from Urbanest and DLD College and myself to discuss the issue. The outcome was Urbanest would consider the matter and respond. I did ask Urbanest for a quick response as this matter needs to be resolved. To date no response has been received from Urbanest. This matter was first raised in my email to Urbanest dated 10<sup>th</sup> November 2019.

The Fire Strategy Document (Page 4 (4.2) for this building clearly states:

*“For all non-residential areas (except for the Affordable Work Space) a double knock procedure with a search and investigation period will be adopted to reduce potential false alarms. In the case of smoke detection, the alarm will be raised in the area immediately adjacent, and the building managers/concierge/security will be summoned to investigate. **If the fire is confirmed by either a second smoke detector, a manual call point, a member of staff or activation of a sprinkler head, all non-residential areas will be evacuated simultaneously.**”*

In my view Urbanest are wrong to deviate from the above procedure as it has now been proven that switching off the fire alarm system during an evacuation has caused nothing but confusion which is not needed during an emergency.

I recommend to you that London Fire Authority be consulted on this matter and I am happy to do so on your behalf.

<b>SECTION 9: Fire Safety Control &amp; Maintenance – Records</b>		
See Fire Risk Assessment report dated 8 <sup>th</sup> February 2016		
<b>Date of Last Recorded Tests:</b>		
12 Monthly Sprinkler Servicing -	23 <sup>rd</sup> June 2021	Satisfactory
12 Monthly AOV Servicing -	23 <sup>rd</sup> June 2021	Satisfactory
Monthly Fire Curtains -	6 <sup>th</sup> July 2021	Satisfactory
12 Monthly Ansul Fire Suppression -	5 <sup>th</sup> July 2021	Satisfactory
Weekly Fire Alarm –	6 <sup>th</sup> July 2021	Satisfactory
12 Monthly Fire Alarm Service –	14 <sup>th</sup> August 2020	Satisfactory
Monthly Emergency Light Test –	6 <sup>th</sup> June 2021	Satisfactory
12 Monthly Emergency Light Service –	6 <sup>th</sup> June 2021	Satisfactory
12 Monthly Fire Extinguisher Service –	3 <sup>rd</sup> June 2021	Satisfactory
12 Monthly PAT Testing –	20 <sup>th</sup> September 2020	Satisfactory
12 Monthly Gas Installations –	5 <sup>th</sup> February 2021	Satisfactory
5 Yearly Electrical Installations –	15 <sup>th</sup> January 2019	Satisfactory
Term Fire Evacuation Exercise College –	26 <sup>th</sup> April 2021	Satisfactory
Boarding Fire Drill -	22/23/24 June 2021	Satisfactory
Fire Safety Training – Fire Training can now be carried out online using Teams.		
Please contact Fire Safety 2000 for 2021 training		
<b>SECTION 10: Arson Prevention</b>		
See Fire Risk Assessment report dated 8 <sup>th</sup> February 2016		

<b>SECTION 11: Review Date</b>
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These premises should be re-inspected on an annual basis.

Any changes to the layout of the building affecting the means of escape or to any fire related equipment, process or procedure must instigate a further risk assessment being carried out and an amendment(s) to this document.


This Document should be initialled and dated following each Review Inspection.

May 2022	2023	2024	2025	2026
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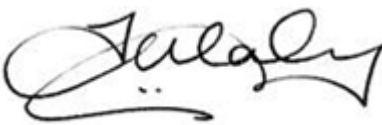
**Section 3: Accountability Signatures –**

**DLD College London**

I confirm I have completed a full visual inspection of the premises in the forming of this Fire Risk Assessment Review

Name	Signature	Date
Keith Simmons G.I.FireE Fire Safety Consultant		21 September 2021

I confirm as the Responsible Person acting on behalf of the owners of the building. I have signed to accept responsibility for the safe keeping of this legal document and will make all reasonable attempts to ensure outstanding significant findings are brought to the attention of the owners and rectified accordingly.

Name (please print)	Mr Irfan Latif	Signature	Date
Position	Principal		14 July 2021

**The Responsible Person MUST sign & date**