

FIRE RISK ASSESSMENT



The Cabbage Patch

**67 London Road, Twickenham, Middlesex,
TW1 3SZ**

VALID BETWEEN 01/07/2021 - 01/07/2024

ASSESSED BY Tracy Wood
ASSESSED ON 01/07/2021

APPROVED BY Michael Wells TIFSM
APPROVED ON 06/07/2021

ASSESSMENT REF. QT273345-1

GENERATED 06/07/2021 07:24



1 SUMMARY

1.1 Fire Risk Assessment

ASSESSMENT AND CERTIFICATE REFERENCE
QT273345-1

PRODUCED FOR THE RESPONSIBLE PERSON
Fuller's cc

ASSESSED BY, ON
Tracy Wood, 01/07/2021

SPECIFICATION CONFORMS TO
Our own internal quality system.

APPROVED / VALIDATED BY, ON
Michael Wells TIFSM (Fire Risk Assessor), 06/07/2021

ASSESSMENT SCOPE
Assessment applies only to the building specified.

START DATE — RECOMMENDED REVIEW DATE
01/07/2021 — 01/07/2024

SIGNIFICANT FINDINGS
14 Actions
21 Controls

Assessed Property

PROPERTY NAME
The Cabbage Patch

ADDRESS
67 London Road
Twickenham
Middlesex
TW1 3SZ

PROPERTY REFERENCE
RB-L8RMS6

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

SEVERITY **MODERATE HARM**

RISK **MODERATE**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING / ACCREDITED ORGANISATION
Morgan Fire (Marlowe Group)



2 PROPERTY

2.1 Address

PROPERTY NAME

The Cabbage Patch

ADDRESS

67 London Road
Twickenham
Middlesex
TW1 3SZ

PROPERTY REFERENCE

RB-L8RMS6

2.2 Property Information

Property Construction and Occupancy

Height and Storeys

2 storeys < 4.5m

Construction and Materials

The premises are a link detached property of conventional brick and block construction with a pitched roof to tile.

Fire / Arson History

No

People and Use

Manager's Flat

No

Staff Accommodation / HMO

Yes

Hotel / Rooms for Hire

No

Locally Responsible Person

Stuart Green

Occupancy Description

Ground Floor

Approx. clear door width. Max. number

Main entrance to the Saloon. 1300 250

Three side exit doors at the Saloon. One only to be counted. 1100 210

Rear exit door at the International Room. 1400 270

Main entrance to the Sports bar. 750 100

Rear exit at the Billy Williams. 750 100

Concertina doors at the sports bar if opened. 1400 270

Total 1,200

Discount largest door -270

Shared exits Rear at Billy Williams & Rear at International room. International room already discounted, Billy Williams discounted as shared exit. -100

Total capacity using door widths = 1,200 – 370 = 830

Approx. area of ground floor 420m²

OCCUPANCY LOAD FACTORS for standing = 420/0.3 = 1,400

With seating = 420/1 = 420

Therefore, max capacity when used as standing only with tables etc removed is approx. 830 including staff. The actual figure may be lower allowing for fixed chairs/tables that cannot be removed.

First Floor

Approx. clear door width. Max. number

Rear stairwell access via double doors. 1200 230

Main stairwell to and from the club

leading to double doors at the front area. 1100 210

Total 440

Discount largest door -230

Total capacity using door widths = 440 – 230 = 210

Approx. area of first floor 110m²

OCCUPANCY LOAD FACTORS for standing = 110/0.3 = 366

With seating = 110/1 = 110

Therefore, max capacity when used as standing only with tables etc removed is approx. 210 including staff.

Fire Safety Protection

Fire Alarm System

L2

Ansul System

Yes

Extinguishers

Yes

Emergency Lighting

Yes

3 SERVICING AND INSPECTIONS

EQUIPMENT	FREQUENCY	DATE COMPLETED	STATUS
Ansul systems	Annual	16/12/2020	Compliant
Chimney Sweeping	Prior to each season	08/01/2021	Compliant
Duct Cleaning		07/05/2021	Compliant
Emergency Lights	Annual	04/02/2021	Non-compliant
Fire Alarm System	6 monthly	04/02/2021	Non-compliant
Fire Extinguishers	Annual	27/07/2020	Compliant
Fixed Wire Testing	20 % Annual Inspection Rolling	20/08/2020	Compliant
Gas Safety	Annual	10/02/2021	Compliant
Kitchen Equipment	Annual	24/11/2020	Compliant
PAT Testing	Annual	28/01/2021	Compliant

4 BUILDING LAYOUT

The premises are accessed via both a main front entrance and further final exit doors leading to the garden area. The ground floor is a pub and dining area with bar. There is a corridor accessed via the rear of the bar which provides staff access to the kitchen, music venue bar and office areas.

There is also a separate public entrance to the music venue bar with a second push bar exit available to the rear.

The first floor nightclub can be accessed directly via a separate public entrance from the street which leads in to a ground floor lobby and stairwell serving the first floor night club. There are also fire doors from the music venue bar communicating with this ground floor lobby and stair.

There is a staff exit via the cloak rooms on this floor, as well as a further double push-bar exit to the rear for customers.

5 SIGNIFICANT FINDINGS

This assessment identifies 14 actions and 21 controls.

14 ACTIONS		21 CONTROLS	
	INCOMPLETE		ONGOING
1 MONTH	4	ALL	21
6 MONTHS	8		
12 MONTHS	2		

Sources of Ignition

Does the fixed electrical system appear to be in a good condition with a recent professional inspection and appropriate fire protection? **YES**

Ensure rolling programme of works to check the fixed wiring system throughout is ongoing.

WHY Last certificate dated August 2019. The electrical installation must be in good condition in order to minimise the risk of electrical fires.

12 MONTHS
TRIVIAL

REFERENCE RB-Y7A1HH
DUE 01/07/2022
CATEGORY Repairs: General Maintenance

The fixed wiring system is subject to a rolling programme of inspection with 20% tested per annum.
Last certificate dated August 2019.

Does portable electrical equipment appear to be in a good condition, safely used and regularly tested? **YES**

Policies seemed to be implemented and effective. All portable electrical equipment (both in commercial and private accommodation areas) appeared to be in a good condition and had in-date PAT tests. There were no overloaded sockets or trailing leads or cables. All items observed were asset tagged and certificates were available to show that they were PAT tested in the past 12 months. PAT carried out 28/01/2021.

Were appropriate areas only used for smoking? **YES**

There was a suitable area for staff to smoke and extinguish cigarettes. Ashtrays for patrons are provided on outside tables. There were no inappropriately discarded cigarette butts.

Were all fixed heating and cooling systems properly maintained and used safely? **YES**

A gas central heating system is installed throughout. This is subject to annual maintenance by a competent party, with most recent service inspection completed 10/02/2021 with the appliance being found safe for use.

Were open fires or portable heaters (including external / patio heaters) used appropriately and safely? **YES**

The open fire within the bar area is maintained in a good condition and subject to periodic sweep and fan clean. Most recent attendance by a competent contractor 8/1/2021.

Sources of Fuel

- ? Was the kitchen well managed, including regular duct cleaning, up-to-date equipment servicing and a gas interlock device? **YES**
- The kitchen was clean and well managed, with all appliances regularly serviced, grease traps emptied and ductwork professionally cleaned.
Ductwork last professional clean: 07/05/2021
Kitchen gas safe inspection and equipment service last completed 24/11/2021.
An Ansul system is installed to the cooking area which was last serviced 16/12/2020
- ? Was any fuel or flammable or dangerous liquids or stored gases kept securely and in a safe location? **YES**
- Cooking oils are stored in suitable containers, away from potential ignition sources and escape routes.
- ? Was waste regularly collected and stored in appropriate quantities, safely away from the building? **YES**
- The perimeter of the building was clear of combustible items, the bins were not over-filled and kept away from the building. Waste cooking oil was kept separately and securely.

Alarms and Fire-fighting

- ? Does there appear to be an appropriate level of fire detection and sounders to public, working and guest accommodation areas? **YES**
- A fire alarm consisting of automatic detection and manual call points is installed and has an appropriate L2 level of coverage (including all escape routes and high risk areas).
- ? Is an appropriate level of fire detection provided to staff accommodation and any manager flats? **YES**
- Detection is installed in the shared accommodation lobby. No access to individual staff accommodation communicating with the lobby to confirm presence of automatic fire detection within each unit, however staff confirm this is installed - RP to confirm.

WHY	Individual staff bedrooms are risk rooms and therefore should be covered by automatic fire detection in order to provide earliest warning of a fire and minimise risk of spread to the escape route prior to occupants of other sleeping accommodation on the first floor being able to make a safe and prompt escape.
LOCATION	1st floor staff accommodation.
 - A zone plan should be installed adjacent the fire panel.

WHY	In order to assist the fire services with location of a potential fire and layout of the building.
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- 1 MONTH
SERIOUS
- REFERENCE RB-F4ANSW
DUE 01/08/2021
CATEGORY Capital Works: Alarm Installation
- 12 MONTHS
BEST PRACTICE
- REFERENCE RB-43WRF3
DUE 01/07/2022
CATEGORY Repairs: General Maintenance
- ? Is appropriate portable fire extinguishing equipment properly installed and serviced? **YES**
- Care must be taken to avoid obstructing the fire extinguishers and this should be monitored by all staff at all times.

WHY	Extinguishing appliances should be easily accessible at all times in order to minimise delay in their use.
LOCATION	Currently unused music venue and nightclub.
- 6 MONTHS
TRIVIAL
- REFERENCE RB-6ID28C
DUE 01/01/2022
CATEGORY Management: Housekeeping

- The kitchen was fitted with an appropriately serviced ansul system to the cooking area and appropriate portable fire fighting equipment in the form of a fire blanket. A suitable number of extinguishing appliances are provided throughout the premises, appropriate to the local risks and within acceptable travel distances of any potential user. Extinguishing appliances in good condition and adequately indicated with appropriate signage.

- If (wet or dry) risers are installed do they appear in a good condition and regularly serviced?
- Does the kitchen have a suitably installed and maintained automatic fire suppression system?
 - An ansul system is installed in the kitchen. Servicing paperwork was available and in-date - last test 16/12/2020 - and the nozzles were aligned over the fryers.

RISERS NOT INSTALLED

YES

Escape from Fire

Do escape routes have adequate signage and are they free from obstruction and fire load?

NO

- Internal and external escape routes should be kept clear of combustibile materials and obstructions at all times. This must be continually monitored by staff.

WHY Escape routes must be kept clear in order to facilitate a safe and prompt egress from the premises in the event of a fire.

LOCATION External escape route from currently unused music venue, accommodation escape stair.



1 MONTH

SERIOUS

REFERENCE RB-CDYQZ5

DUE 01/08/2021

CATEGORY Management: Housekeeping

Was a reasonable standard of emergency lighting provided and was it regularly serviced and tested?

NO

- A number of failed emergency lighting fittings were noted on the engineers most recent service visit. Ensure these faults are rectified - no documentation made available.

WHY Emergency lighting is required throughout the premises in order that a safe and prompt egress is possible for all occupants in the event of an emergency.

LOCATION Light fitting no's 8,17,20,31,35,63,64,65,70,80.

1 MONTH

SERIOUS

REFERENCE RB-AT9RAG

DUE 01/08/2021

CATEGORY Capital Works: New Emergency Lighting

- Emergency lighting to the club stairwell was not tested for full duration last service visit as engineer could not find key switch. These lights should be tested to ensure they are in good working order.

WHY The lighting in the club stairwell is integral to facilitating a safe and prompt egress from this area - particularly since this is first floor and significant numbers of persons will be using this escape route.

LOCATION Club main stairwell exit route.

1 MONTH

SERIOUS

REFERENCE RB-TVPH2J

DUE 01/08/2021

CATEGORY Servicing: Emergency Lighting

- Emergency lighting is installed throughout which appears to conform to guidance as contained within BS 5266. Last service inspection carried out 04/02/2021. No form of functionality testing or servicing has been carried out during this assessment by the Assessor.

Are there a sufficient quantity of final exits and do all travel distances seem reasonable?

YES

- There are a suitable number of exits from each area of the premises for the intended occupancy.

The means of escape for this premises are adequate, travel distances are acceptable and cannot practicably be reduced, and exits are well indicated.

The floor and surfaces are in good visual condition.

There were no inner rooms identified during this assessment.

Are all final exits easily openable (with electrical releases failing-safe)?

YES

- Exits throughout are easily opened without the use of a key - with the exception of the main front entrances which are locked outside of trading hours. Sufficient exits which do not require a key are available for those making escape from the sleeping accommodation.

Was the escape route suitable for disabled occupants?

YES

- Escape routes throughout the ground floor areas are suitable for those with a disability. A level of mobility would be required in order to access the first floor nightclub in the first instance. At this point any additional requirements for an individuals emergency evacuation would be identified.

Fire Spread & Development

Does there appear to be suitable provision of dampers and smoke extraction?

YES

- Windows and doors throughout each level open sufficiently adequate in number to allow for the clearance of smoke and products of combustion. Heating, ventilation and air conditioning units appear to be cassette type and therefore no ducting or dampers are installed.

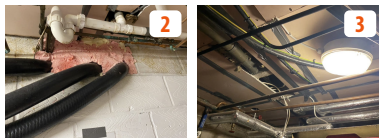
From a visual inspection, does compartmentation throughout the building appear to be uncompromised and offering a suitable level of protection?

NO

- Cellar ceiling does not appear to provide 30 minuted fire resistance. This should be boarded in 30 minutes fire resisting material including joins and seals. Inappropriate use of intumescent foam which is not suitable for large areas of fire stopping. A competent contractor should be engaged to ensure the ceiling is 30 minutes fire resisting throughout.

WHY 30 minutes fire resistance is required between the cellar and the floors above in order to protect the escape routes for those on the first floor sleeping accommodation.

LOCATION Cellar ceiling



6 MONTHS

SERIOUS

REFERENCE RB-4NVRN3
DUE 01/01/2022
CATEGORY Capital Works:
Compartmentation

- Cellar door has an excessive threshold gap which should be reduced to manufacturers tolerances.

WHY A threshold gap in excess of 10mm increases the risk of spread fire and products of combustion across compartments and potentially in to escape routes. Automatic fire detection is installed in the cellar which would provide early warning of any potential fire within this area.

LOCATION Cellar door.



6 MONTHS

TRIVIAL

REFERENCE RB-YUC7DZ
DUE 01/01/2022
CATEGORY Repairs: Doors

- Repairs are required to the ceiling behind the bar in the music venue (Eel Pie Club) to ensure adequate fire stopping between floors.

WHY Inadequate firestopping increases the risk of spread of smoke and fire between compartments.

LOCATION Behind bar in the Eel Pie Club.

6 MONTHS

SERIOUS

REFERENCE RB-HLQ3IE
DUE 01/01/2022
CATEGORY Capital Works:
Compartmentation



- Door communicating between the Eel Pie Club and internal corridor connecting the kitchen and main bar should be rehung to reduce the threshold gap to the region of 8-10mm in line with manufacturers recommended tolerances.

WHY Excessive threshold gaps increase the risk of spread of fire and products of combustion between compartments. In this instance, in to the escape route from the first floor accommodation. Automatic fire detection is installed throughout in order to provide maximum early warning of any potential fire.

LOCATION Eel Pie Club door communicating with internal corridor.

6 MONTHS

TRIVIAL

REFERENCE RB-11C8SC
DUE 01/01/2022
CATEGORY Repairs: Doors

- ? Are fire doors (and their strips and seals) in good condition, closing fully into the frame with an effective self-closer?

YES

- With the exceptions of excessive threshold gaps detailed above, doors throughout are suitable and sufficient.

Procedures, Arrangement & Training

All sites should have H&S training covering basic fire training and also COSHH, gas and electrical safety.

New staff induction should include a site walk-round to explain emergency procedures and exit routes - and where relevant PEEPs. There should be at least one person per shift trained to use portable fire extinguishers.

Fire drills should be carried out quarterly where there are sleeping risks within the premises and every 6 months elsewhere.

A weekly and monthly fire checks should be recorded (and at least include on an appropriate rotation: alarms, extinguishers, emergency lights, doors and escape routes).

- ? Is there a process in place to manage and approve contractor RAMs, hot works and sign-in/out process?

YES

- Contractors are signed in via the access maintain system.

- ? Was a well considered and documented fire procedure understood and communicated effectively to staff?

YES

- It is recommended that the client conduct a continual thorough audit of staff training needs to ensure adequate fire safety training is given on induction and as an annual refresher for all staff. It is also recommended that sufficient members of staff are trained as fire wardens to ensure a minimum of two trained members of staff are on site whilst the premises is occupied. This is to include training on the practical use of fire extinguishers.

6 MONTHS

TRIVIAL

REFERENCE RB-4P1L79
DUE 01/01/2022
CATEGORY Management: Training & Drills

WHY Staff should be adequately trained in fire procedures in order that a safe and prompt evacuation is possible for all occupants of the premises.

- Fire action notices are installed throughout. All staff have received training in fire procedures although documentation was not made available.

- ? Are there enough staff to ensure an effective evacuation of the building and were drills properly recorded?

NO

- Fire drills should be carried out on a 6 monthly basis. Documentation was not made available.

6 MONTHS

TRIVIAL

REFERENCE RB-U6FM4D
DUE 01/01/2022
CATEGORY Management: Training & Drills

WHY It is important drills are practiced in order to ensure a safe and prompt egress is possible for all occupants of the premises.

Do staff have appropriate induction and refresher training?

YES

The locally responsible person had a good understanding of fire safety and their responsibilities. Staff have induction training and regular refresher training which is managed and recorded.

If there is a requirement for specialist safety or evacuation equipment was it in place, properly maintained and were staff trained to use it?

NO SPECIAL REQUIREMENTS

There were no disabled occupants identified during this assessment. In the event of a disabled person requiring access to the premises (i.e. an employee, a visitor or a contractor) a Personal Emergency Evacuation Plan (PEEP) should be written and implemented by the client.

6 MONTHS

TRIVIAL

REFERENCE RB-YLVJGH
DUE 01/01/2022
CATEGORY Management: Training & Drills

For disabled occupants the means of escape you provide must be suitable for the evacuation of everyone likely to be in your premises. This may require additional planning and allocation of staff roles – with appropriate training.

A level of mobility is required for occupants to access the first floor nightclub and therefore any additional needs are likely to be identified on entry.

WHY If physically challenged people are going to be in your premises, then you must also provide a safe means for them to leave if there is a fire. You and your staff should be aware that persons with special needs may not react or can react differently to a fire warning or small fire.

LOCATION First floor nightclub

Based on local knowledge do perimeter security arrangements seem suitable?

YES

Due to its location and with input from the local responsible person the area seems to be a medium risk for antisocial behaviour. The current measures in place to prevent fire starting seem acceptable.

6 PHOTOS

