



Fire Risk Assessment

One Kew Road 8966

Assessment Date: 3rd December 2019
Reviewed 02 August 2023
Suggested Review Date: 02 August 2024



This report must be retained on the premises for inspection by statutory authorities.
The Manager is responsible for actions required in this report and should brief all staff on the report's findings.
Please ensure safe storage of the report on the premises in the Legal Certificates and Risk Assessment folder.
Copies of this report are held on the online document portal.

Enforcement Officers are requested to note that this document is designed to inform the Manager of the existing Fire Safety Arrangements and any Significant Findings. Issues relating to the control and management of fire safety measures can be found in two other documents known as:

Mitchells & Butlers Safety Policy
Due Diligence Folder



Report Sections

Section 1 - Premises Details

- 1.1 Premises
- 1.2 General information
- 1.3 Accommodation (non-public)
- 1.4 Accommodation (public)
- 1.5 Staff numbers and others
- 1.6 Persons identified at risk from fire
- 1.7 Summary of floor use
- 1.8 Summary of fire alarm and detection on each floor

Section 2 - General Description of Building

Section 3 - General Fire Precautions Assessment

Section 4(a) - Significant Findings of Fire Risk Assessment – Operational Practices

Section 4(b) - Significant Findings of Fire Risk Assessment – Premises Defects

Section 5 - Fire Risk Rating

Section 6 - Fire Emergency Plan

Section 7(a) - Significant Findings of Risk to Persons – Operational Practises

Section 7(b) - Significant Findings of Risk to Persons – Premises Defects

Section 8 - Fire Extinguisher Survey

Section 9 - Accountability Signatures

- 9.1 Responsible person or duty holder
- 8.2 Competent person
- 9.2 Site contact
- 9.3 Assessor

Section 10 - Quality Assurance

Section 11 - Review

- 11(a) Satisfactory
- 11(b) Unsatisfactory

Section 12 - Document Information and Scope of Inspection

Section 13 - Further Information

Section 14 – Retail Occupancy Figures

CERTIFICATE OF CONFORMITY

Section 1 - Premises Details

1.1 Premises

Premises name	One Kew Road
Address	1 Kew Road Richmond London TW2 2NQ

1.2 General information

Building dating from	Pre 1900
Number of floor levels excluding basement	4
Number of basement levels	1
Detached, semi-detached, terraced, within complex	Terraced
Approximate footprint (m ²)	600
General construction description	Stone, concrete, brick
Multi-occupied	No
If multi-occupied, list of other occupants	N/A
<i>Responsible person to ensure that items affecting other occupiers are communicated to the responsible person in that organisation. (Under Scottish regulation the responsible person is referred to as the duty holder)</i>	
Thatch roof	No
Open fires	No
Candles in public areas	No

1.3 Accommodation (non-public)

Tenant & family	0
Manager & family	0
Employees & family	0
Number of households	0

1.4 Accommodation (public)

Number of letting bedrooms	0
Maximum number of residents	0
Others (long term lease etc.)	0

1.5 Staff numbers and others

Maximum number of employees at any one time	11
---	----

1.6 Persons identified at risk from fire

The legislation requires the assessor to identify any person who is 'especially' at risk from fire. Firesafe Solutions have taken this requirement a stage further and in addition will state a subjective view as to the level of risk those persons are exposed to.

Where relevant persons are identified as being at Medium or High risk from fire, as stated in the table below a finding to eliminate or reduce the risk to an acceptable level will be provided in the Significant Findings Section of this document.

At risk group	Description	Rating
Sleeping	None	N/A
Disabled	Public, No lifts from ground floor level	Low
Lone Workers	Contractors (see Section 3), office worker	Medium
Young person	None employed	N/A
Other	Public	High

1.7 Summary of floor use

Floor level	Description
Basement	Stairs x 2, electrical cupboard, cold cellar, office, store rooms, staff room and WCs, audio room, cleaners store, laundry, barrel hoist
Ground floor	Retail area, retail kitchen, WC corridor, customer toilets, bin store, flat roof escape stairs.
First floor	Retail glass wash
Second floor	No access (copied from last FRA) Disused area consisting of; plant areas including boiler room.
Third floor	No access (copied from last FRA) Stair, derelict flat.

1.8 Summary of fire alarm and detection on each floor

Floor level	Description	Satisfactory
Basement	Smoke detection in corridor, electrical cupboard, store rooms, laundry, cleaners store, audio room, office, chilled cellar. Heat detection in chilled cellar. Call points on means of escape and adjacent to final exits.	Yes
Ground floor	Smoke detection in retail area, bin store, WC corridor, male WC lobby. Heat detection in retail kitchen. Call points behind bar and staff areas.	Yes
First floor	Smoke detection in head spiral stairs, retail area, glass wash, internal stair (from flat roof). Call points behind bar and on means of escape.	Yes
Second floor	Copied from last FRA Smoke detection in corridors, fixed electrics cupboard, boiler room, and empty plant area. Heat detection in plant area. Call points on means of escape.	Yes
Third floor	Copied from last FRA Smoke detection in stair, disused rooms x 3 and disused kitchen. Call points on means of escape.	Yes
This assessment is limited to a visual inspection and examination of available documentation		

Section 2 - General Description of Building

Traditional terraced public house of four floors plus basement. Basement used principally for storage and cellar. The ground floor is the main retail area. The first floor is used for function room and overspill bar at peak times. The two upper floors were not accessed as locks would not release.

The primary means of escape from the basement is via a single stair into the male WC lobby through rear WC corridor to rear exit doors, alternative route is into spiral stairs to ground floor front lobby retail.

The means of escape from the retail areas are via:

- Ground floor front retail lobby 2 x double doors and 1 x single door
- Rear ground floor corridor 1 double door exit
- First floor into spiral stairs and into front retail lobby at ground floor
- First floor rear onto flat roof and down rear internal stairs to rear exit.

Housekeeping was considered unacceptable and is addressed in the Significant Findings.

The fire alarm system has smoke detection fitted in the commercial areas sited below the retail areas. This will provide a compensatory feature to the fire separation between commercial and accommodation not being 30 minutes.

There is no known history of uncontrolled fires.

Any contractors working in or on the premises must report to Management who will consider their safety and the safety of others in the work they are completing.

Hot works by contractors will only be allowed following a specific risk assessment of the task.

Matters relating to fire alarm/detection, emergency lighting, firefighting equipment and signage are addressed in the Compliancy Table.

Section 3 - General Fire Precautions Assessment

The table below gives an assessment of whether the general fire precautions of this premises are in line with legislative requirements. The bench mark standards used are the fire safety guides produced for this legislation.

It should be noted the rating of 'A' does not confirm the measure complies fully with the relevant British Standard but does suggest the issue complies with the functional requirements of the law.

Key	
Complies with functional requirements of the law	A
Requires minor attention to comply	B
Requires major improvements to comply	C

Fire precautions	Rating
<p>Most likely fire development</p> <p>The most likely fire development is the retail kitchen, this has some measures in place to control the risk such as isolation for gas/electric and firefighting equipment however some attention is required.</p>	B
<p>Ignition and fuel sources</p> <p>Ignition and fuel sources found within the premises are not adequately controlled and will require attention.</p>	C
<p>Means of escape (MOE)</p> <p>MOE from the retail area require attention. MOE from back of house require attention.</p>	B B
<p>Fire alarm & detection</p> <p>Comprehensive alarm with call points throughout considering the use as a bar. Sufficient smoke and heat detectors throughout taking into account size, layout and use.</p>	A A
<p>Emergency lighting</p> <p>Sufficient emergency lighting throughout most areas, minor attention required.</p>	B
<p>Fire safety signage</p> <p>Sufficient fire safety signage throughout.</p>	A
<p>Firefighting equipment</p> <p>Sufficient portable firefighting equipment throughout most areas, minor attention required.</p>	B
<p>Arson</p> <p>Secure site, low risk of arson.</p>	A
<p>Documentation and training</p> <p>Documentation and training is mostly satisfactory, minor attention required due to no access to IT system.</p>	B

Section 4(a) - Significant Findings of Fire Risk Assessment – Operational Practices **Reviewed 02/08/23**

Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
1	A1	Ground floor	<p>Current layout of the furniture obstructs/blocks a designated fire exit.</p> <p>This could delay/prevent the effective evacuation of the premises in an emergency.</p> <p>Bins obstruct exit routes at ground floor to rear gates.</p>	None	<p>The following areas should be cleared of bins or tables repositioned so exit routes to doors or from doors are not restricted:</p> <ol style="list-style-type: none"> 1) Base of rear stairs from flat roof escape outside bin store 2) Escape route from first floor between final exit from base of rear stairs to final gates to rear street 3) From end of bar to double doors into front retail lobby (reposition table and chairs) to ensure there is a route not less than 1050mm 4) Inside front retail lobby from spiral stairs ensure door can fully open to 1050mm 	Complete
2	A1	Throughout	<p>Fire doors onto base of spiral stairs escape routes found to be wedged or held open at basement level.</p> <p>This will allow fire and smoke to spread through the building compromising escape routes.</p>	Smoke detection in escape routes.	<p>Fire doors must not be held or wedged open when not in use.</p> <p>Management to educate and inform staff of dangers and consequences of wedging open fire doors.</p> <p>Management to monitor situation.</p>	Complete and on going mgt
3	A1	Throughout	<p>Possible use of stage effects and props during themed nights or when bands are playing.</p> <p>Use of pyrotechnics or stage decorations that are not suitably treated with fire retardant material could present an unacceptable fire risk and rapid fire spread.</p>	Normally only simulated smoke machines are used for effect at first floor.	<p>Use of pyrotechnics is prohibited unless consent is obtained from the Health & Safety department.</p> <p>Management to carry out site specific assessment before any events take place.</p> <p>Stage decorations should be fire retardant.</p> <p>Decorations and/or drapes must not obscure means of escape or other fire safety measures.</p>	GM aware

Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
4	A1	Retail	<p>The premises have a dumb waiter operating between floors which has an internal heat lamp fitted.</p> <p>Plastic bowls in heated dumbwaiter at time of inspection.</p> <p>Risk of ignition to combustibles left inside the lift car.</p>	Staff aware.	Staff must not transport combustible materials such as packaging, clothing or cloths in the dumb waiter with the heat lamp switched on.	GM confirmed transporting not done
5	A1	Throughout	<p>Poor house keeping with excessive combustible materials found in circulation routes and means of escape.</p>	None	<p>Remove all combustible material and storage from the following areas:</p> <ol style="list-style-type: none"> 1) Outside exit doors to flat roof escape including pressurised helium gas cylinders 2) Base of stairs from flat roof 3) Bottom of spiral stairs in basement 	<p>Complete</p> <p>Gas awaiting collection</p> <p>Chair but not affecting route access</p>
6	A2	Throughout	<p>Fire alarm call points not identifiable making effective testing difficult to achieve.</p> <p>Call points appear to have markings wiped clean during normal cleaning.</p>	None	Number all call points with an indelible pen and list the points and their location in the log book. Use the numbering when recording the weekly alarm test to ensure no points are missed in the rolling test programme.	Complete
7	A2	Second floor	<p>No access to boiler room at second floor or spaces above at third floor.</p> <p>There is a risk of storage coming into contact with boiler and causing mechanical damage or ignition.</p>	Smoke detector coverage in area.	<p>Mitchells and Butlers policy is that no combustibles should be stored within 1 metre of the boiler unit and a smoke detector should be fitted.</p> <p>On next inspection access to upper floors should be provided.</p>	No combustibles



Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
8	A2	Spiral stairs	Christmas lights have been placed around the full length of both handrails of the spiral stairs.	None	The Christmas lights should be either removed from the spiral stairs Or Repositioned to around the metal up rights and not the handrails.	Removed
9	A2	Throughout	Risk of storage coming into contact with electrical equipment and causing mechanical damage or overheating.	Smoke detector coverage in area.	Management to ensure the area around the electrical equipment is kept free of combustibles.	Done and on going mgt
10	A2	Basement	Risk of storage coming into contact with laundry equipment and causing overheating or ignition.	Smoke detector coverage in area.	Management to ensure the area around the laundry equipment is kept free of combustibles.	Done and on going mgt
11	A2	Throughout	<p>There are seasonal risks in the retail industry associated with certain celebrations and bank holidays such as Christmas, Halloween and Diwali.</p> <p>Three Christmas tree recently delivered do not have any tags indicating they have been treated with fire resisting materials.</p> <p>Risk of excessive amount of hanging decorations in the retail area along with extra ignition sources.</p>	Smoke detection in retail area.	<p>Decorations must only be purchased from approved suppliers.</p> <p>Decorations must not be placed within 500mm of an ignition source.</p> <p>Decorations should not cover more than 10% of walls and ceilings.</p> <p>Candles must be housed in fireproof holders where the flame does not reach above the rim of the holder or positioned in a location where accidental contact with people or materials cannot take place.</p> <p>Confirm the three Xmas trees have been treated with fire resisting materials.</p>	GM aware



Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
12	A2	Laundry room	Risk of greasy cloths self-combusting in tumble dryer.	Management and staff aware of the risk. Smoke detection provided. Fire separation is adequate.	Ensure laundry is washed at a high enough temperature to remove all traces of grease. Ensure the lint filter is regularly cleaned.	Noted and done Dryer broke not in use. Added PACE 2020 to remove. PACE cancelled Hold as not FRA.
13	A2	Throughout	Zone locations not marked on fire panel in office may lead to delay in locating a fire or false alarm.	Staff are trained in emergency action. The alarm will still ensure a full evacuation takes place.	Mark zone locations on fire panels.	Already done on ent lobby unit Gm to do office panel 27/1/20
14	A2	Retail kitchen	No certification could be produced to show the extract ducting has been cleaned in the last 12 months. Risk of fire spread in duct.	None	The extract ducting should be professionally cleaned and a record held on site. Firesafe Solutions recommend the cleaning to be completed every 12 months as a minimum. However, the frequency should be based on the level of use and cleaning may be required more often.	Done every 4 months
15	A2	Retail area	Furniture covering damaged exposing inner foam material. This could ignite producing toxic smoke.	Smoke detection present throughout retail. No smoking allowed on premises.	Do not use candles near damaged furnishings Where furniture is secured: 1) Short term: Repair damaged furnishing with thick adhesive tape 2) Long term: Have furniture professionally repaired Where furniture is moveable: 3) Remove and repair damaged furnishings	All furnishings replaced



Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
16	A2	Throughout	Poorly located firefighting equipment. Firefighting equipment covered/obstructed with storage at time of inspection.	Some firefighting equipment provided.	Matters relating to firefighting equipment are dealt with in the Fire Extinguisher Survey. Remove storage so extinguishers can be clearly seen and access is not restricted.	Annual service as MAB ppm GM/Staff on going mgt
17	A2	Throughout	Unclear if electrical intake equipment has been tested within the last five years. Test date on distribution board shows system was last tested in 2018 with next fixed electrical testing in 2019. Certificates on distribution boards do not reflect the further testing.	None	Fixed electrics should be tested at least once every five years in accordance with BS7671. Either: Management to confirm test has been completed within the last five years Or Arrange for testing of fixed electrical system	MAB do every year 20% 100%over 5 yrs Tested to MAB ppm regime
18	A2	Throughout	Full records could not be accessed on the system (Verisae) to audit the fire safety maintenance records.	Some record keeping taking place. MAB policy includes programmed maintenance for all fire safety measures. Fire Policy in place.	Ensure the fire alarm, emergency lighting, PAT testing, Gas burning equipment, kitchen extract cleaning and fire doors are tested and maintained as per Mitchells and Butlers Safety Policy and Due Diligence documentation.	All done as MAB procedure and certificates uploaded to Verisae. Doors site checked and defects called out



Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
19	Note	Retail area	Candles used on tables.	<p>Candles are housed in suitable fireproof holders.</p> <p>Area is put to restaurant style use, this reduces the risk of people leaning over unguarded candles.</p> <p>Staff aware if children are in the vicinity or if guests play with candles they should be extinguished.</p>	None, existing controls are considered satisfactory.	Noted
20	Note	Retail area	There are several combustible props secured to the ceiling in the retail area. There is no confirmation that these have been treated to make them fire retardant.	<p>The combustible props cover no more than 5% of the ceiling.</p> <p>The combustible props do not obscure lighting or the smoke detection.</p> <p>The combustible props are secured more than 500mm away from any ignition source.</p>	The combustible props can be accepted in the short term. If Management intends on keeping them as a permanent decorative feature they should be treated so they are fire retardant and documentation to that effect should be retained with the fire risk assessment.	Noted Was Christmas decs
21	Note	Retail	<p>The venue has live/recorded music at peak times.</p> <p>Music system is not connected to the fire alarm system.</p>	<p>Staff aware and have access to fire alarm call point.</p> <p>The fire alarm can be heard over the live music.</p> <p>The bar is open plan and the band/DJ would be able to see any potential fire and stop the music.</p>	There is no requirement in this case for the sound system to be connected to the fire alarm.	Noted



Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
22	Note	Throughout	<p>The premises are not used for sleeping and the fire alarm system is not connected to a central monitoring station.</p> <p>Risk a fire could develop and spread out of hours resulting in excessive building loss before the emergency services are called.</p>	<p>The premises will be empty with no relevant persons to consider.</p>	<p>None, under current legislation the existing control measure is considered satisfactory.</p> <p>However, if property protection is to be considered, the fire alarm system should be connected to a central monitoring station.</p>	<p>Site is on Red Care</p>
23	Note	Retail area	<p>Sliding bolts on final exit doors.</p> <p>Risk that customers may inadvertently or maliciously be locked in the pub.</p> <p>Risk the exit could be secured during trading slowing a fire evacuation.</p>	<p>Staff unlock the exit locks prior to trading and have no history of malicious locking.</p> <p>Bolts are required to provide a level of security from persons who would want to attack people inside the premises.</p>	<p>None, the existing control measure is considered satisfactory.</p>	<p>Noted</p>

Section 4(b) - Significant Findings of Fire Risk Assessment – Premises Defects
Reviewed 02/08/23

Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
1	P8	Throughout	<p>Designated fire doors not providing adequate protection.</p> <p>There is no indication on the glazing that it is fire resisting. The assessor was requested to comment on the means of escape from upper floor with view of increasing the floor space occupancy to greater than 200 people.</p>	<p>Most doors are solid doors.</p> <p>No sleeping on site.</p> <p>The doors listed below are not required to be fire doors for life safety and may have the fire door signage removed and considered property protection only:</p> <ul style="list-style-type: none"> • Basement chemical store • Basement store between chemical and CCTV/audio room • CCTV/Audio room • Office • Archive • Cleaners room • Staff room to corridor 	<p>The following doors require adjustment to ensure they fully self-close:</p> <ol style="list-style-type: none"> 1) Mid retail kitchen door to rear escape corridor 2) Double doors from retail into rear escape corridor <p>To increase the occupancy at first floor to 200 people confirm the glazing in the following areas is FRG30</p> <ol style="list-style-type: none"> 3) Door from ground floor of spiral stairs to front retail lobby 4) Walls of ground floor spiral stairs to retail and front lobby 5) Double doors x 2 from retail into front lobby 6) Walls between retail and front lobby 7) The flaps over flat roof double door exit to stairs should be removed 	<p>Complete</p> <p>Added to PACE 2020 to replace 23.09.2021 PACE Cancelled due to Covid lock down P8 so await next project</p>
2	P8	Retail	<p>Exit signage over the storey and final exits is not illuminated by maintained lighting (light on at all times during trading).</p>	<p>Signage in place.</p>	<p>Repair existing units Or Convert units so it is of the maintained type</p>	<p>Added to PACE 2020 to be maintained gf exits front and rear 23.09.2021 PACE Cancelled due to Covid lock down P8 so await next project. PPM will pick up</p>

Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
3	P8	Spiral to front lobby at ground floor	Exit used by the public is fitted with a push pad device. Assessor informed the first floor occupancy wants to be reviewed to be increased to over 200 people. Guidance recommends establishments with a high occupancy of guests who have been drinking should have full width push bars.	Staff aware.	Fit push bar type fitting and ensure clear width is not less than 1050mm.	Added to PACE 23.09.2021 PACE Cancelled due to Covid lock down P8 so await next project
4	P8	Retail kitchen	Flat roof escape route has openings and electrical equipment (chillers) within 3m of escape route. Extract ducting from retail kitchen discharges directly towards exit door across flat roof escape.	Gas interlock system fitted. Alternative escape route using spiral stairs and accommodation stairs to front entrance/exit doors.	If the occupancy of first floor is increased in numbers to over 200 then the outlet of extract should be repositioned so it does not blow/aim onto the escape route.	Extract discharges at high level. Other duct work appears to be intake air one possibly not functioning nearest escape route
5	P8	Flat roof escape	Flaps have been placed on flat roof side of stairs to rear exit. This will significantly slow the exit capacity especially with an increased occupancy of 200 people.	Doors open into stairs and flaps can be pushed aside.	Remove the flaps over the doors from flat roof escape into means of escape stairs.	Added to PACE door closer to fire door and remove the plastic louvres (pest control) 23.09.2021 PACE Cancelled due to Covid lock down P8 so await next project
6	Note	Retail kitchen	The cook line and units have created a dead end condition with	Trained staff only allowed access.	Due to existing control measures the existing situation is considered acceptable.	Ok



Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
			high risk cooking equipment towards the escape end.	Fire blanket at the dead end of the cook line. Two of the hot units are on wheels.		
7	Note	External	No emergency lighting outside the emergency exits.	Borrowed light available from street lighting.	None, existing controls are considered satisfactory.	Noted
8	Note	Basement	Insufficient fire separation between basement chemical store and ground floor. Some holes in basement ceiling have been filled with expanded foam. Not all foams provide fire resisting properties.	Smoke detection in place. Basement ceiling has had holes filled to restrict the spread of smoke. Basement is not a normal workplace. No high risk ignition sources present.	None, basement ceiling complies with CLG Guidance in that it is provided with smoke detection and smoke stopped.	Noted
9	Note	Inner room	Glass wash at first floor is an inner room to the retail (access room).	Smoke detection in the access room. The inner room is not a sleeping room.	None, existing control measures are deemed satisfactory.	Noted
10	Note	Throughout	No firefighting equipment signage. No call point signage in place.	The equipment is visible to persons in the room. Legislation only requires signage 'where necessary'.	None, existing control measures are deemed satisfactory.	Noted



Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature

Section 5 - Fire Risk Rating

The following simple risk level estimator is based on a more general health and safety risk level estimator contained in BS 8800 superseded by BS 18004:2008:

Potential consequences of fire?	Slight harm	Moderate harm	Extreme harm
Fire hazard			
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Having considered the significant findings found during the inspection of the premises and the risk to relevant persons, it is considered that the risk to life from fire at these premises is:

Trivial	<input type="checkbox"/>	Tolerable	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Substantial	<input type="checkbox"/>	Intolerable	<input type="checkbox"/>
---------	--------------------------	-----------	--------------------------	----------	-------------------------------------	-------------	--------------------------	-------------	--------------------------

A suitable risk based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks.

Risk Level	Action and Timescale
Trivial	No action is required and no detailed records need to be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant areas) require immediate interim measures.

Please note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the previous sections. The risk assessment should be reviewed periodically.¹

¹ BSI (08/02/2005). 17 Assessment of fire risk. In *PAS 79:2005 Fire Risk Assessment – Guidance and a recommended methodology*

Section 6 - Fire Emergency Plan

Written evacuation procedures must be in operation for all Mitchells and Butlers premises. A sample procedure is shown on the Outlet Document Library (Safety Assurance section), which should be tailored to the premises. This procedure must be displayed on Fire Evacuation notices by each alarm call point. As part of your fire risk assessment these procedures have been reviewed and re-issued as per below.

On discovering a fire:

- Staff to operate the nearest fire alarm call point
- Evacuate the building by the nearest fire exit
- Report to the nominated assembly point
- Ensure the Fire Service has been contacted

Staff should only tackle a fire if competent in the use of the extinguisher and feel confident that the fire can be dealt with safely. Staff must not put themselves at risk.

On hearing the alarm:

- Evacuate the building by the nearest fire exit
- Assist other Team Members and the public
- Report to the nominated assembly point
- Ensure the Fire Service has been contacted

Specific actions to be taken on hearing the alarm

Kitchen staff to switch off all cooking appliances and isolate gas and electrics if it is safe to do so.

Where trained door staff are employed they will assist with the evacuation and keep the main entrance clear.

Assembly point

The assembly point is located Barclay's car park

Arrival of the Fire Service

Manager or Duty Person reports to the Senior Fire Officer and hands over the following information:

- Confirmation or not of a known fire and its location
- Confirmation or not of any known missing persons and their last known position
- Any known injured persons
- Access points to the fire area and any known hazards

Further details relating to Mitchells and Butlers Emergency Procedures can be found in the Fire Safety section of the Safety Policy.



Section 7(a) - Significant Findings of Risk to Persons – Operational Practises **Reviewed 02/08/23**

Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
			None noted on the day of inspection			Noted

Section 7(b) - Significant Findings of Risk to Persons – Premises Defects **Reviewed 02/08/23**

Item	Priority	Location	Significant hazard	Existing control measure	Additional control measure	Date completed and signature
1	A2	First floor	Socket damaged at first floor near front windows	None	Repair electrical socket	Complete

Section 8 - Fire Extinguisher Survey

Last annual service date: 1/19

Floor	Room	Extinguishers present	Action	Extended service due
First	Bar	6l Foam	None	2021
	Glass wash	6l Foam	Keep storage clear	2020
		2kg CO ₂	Keep storage clear	2021
Ground floor	Bar	6l Foam	None	2022
		2kg CO ₂	None	2022
	Retail kitchen	6l Wet chemical	None	TBC
		2kg CO ₂	None	2027
		Fire blanket	None	N/A
Basement	Head of internal stairs	6l Foam	None	2024
		2kg CO ₂	None	2020
	Office	6l Foam	Not required	2024
		2kg CO ₂	Not required	2023
	O/S staff room corridor	6l Foam	Move to lobby outside barrel drop hoist	2024
		2kg CO ₂	Move to lobby outside barrel drop hoist	2020
	Chilled cellar	6l Foam	Not required	2024
		2kg CO ₂	Not required	2023

*Key on next page

Notes used in the Action column and their meaning	
None	No action required, the situation is acceptable.
Put behind bar	The extinguishers are currently in the public areas, this is unnecessary due to the size of the retail area and they can be relocated behind the bar.
Not reqd	Following risk assessment, it is felt there is an excess of extinguishers in the area and it can be removed including signage and bracket.
Fit signage	The default for MAB sites is that signage should only be fitted where the extinguisher is difficult to view.
Out of Test	Signifies extinguisher has been missed on last service.
Secure	Fit on wall bracket or purpose made stand.
Add	Extinguisher to be provided.

Guide to requirement of use of room < 200m ²	
Retail/BOH	1 x 13A Water or Foam based extinguisher, 1 x 2kg CO ₂
Retail Kitchen	1 x 2kg CO ₂ , 1 x F Type Wet Chemical (if no industrial fryers 1 x Foam), 1 x Blanket
Accommodation (Flat)	1 x Blanket (in kitchen)
Accommodation (HMO)	1 x Blanket (in kitchen), 1 x 13A Water (in hallway)
Boiler Room	Externally accessed & fire separated from building, no extinguisher required. Internally accessed. 2kg CO ₂ in corridor serving room.

Section 9 - Accountability Signatures

9.1 Responsible person or duty holder

Name (please print)	The Company Secretary	Position	Company Secretary for Mitchells & Butlers plc
--------------------------------	-----------------------	-----------------	--

It is possible there may be other persons who could be identified as a responsible person for this site under interpretation of the legislation.

8.2 Competent person

Name (please print)	Health & Safety Department	Position	Mitchells & Butlers Health & Safety Department
--------------------------------	----------------------------	-----------------	--


It is possible there may be other persons who could be identified as a competent person for this site under interpretation of the legislation.

9.2 Site contact

Name (please print)	Rachel Pearce	Position	Supervisor
--------------------------------	---------------	-----------------	------------


9.3 Assessor

The Assessor named below completed this Fire Risk Assessment and has suitable experience and qualifications to be deemed competent. Full details of their qualifications can be gained by contacting Firesafe Solutions (UK) Ltd head office.

Name	Signature	Date
Mr D Marshall GFireE		3 rd December 2019

Section 10 - Quality Assurance

The Validator named below has completed an audit of this Fire Risk Assessment to ensure the quality and consistency of the information contained in line with the relevant legislation and Firesafe Solutions (UK) Ltd own set of standards.

Name	Signature	Date
D Boltwood GFireE		12 th December 2019



Section 11 - Review

11(a) Satisfactory

Following a review of this risk assessment, I am satisfied it is still relevant to the premises. This section to be signed and dated by the reviewer (RBM/ABM/BDM)

Date	Name	Position	Signature
27.1.20	Graham Bailey	ABM	<i>Graham Bailey</i>
23/09/2021	Graham Bailey	ABM	<i>Graham Bailey</i>
04.08.2022	Graham Bailey	ABM	<i>Graham Bailey</i>
02/08/23	Graham Bailey	ABM	<i>Graham Bailey</i>

Once reviewed signed and dated, the reviewed copy is to be sent to Fleet Street for recording. A copy of the revised and updated document will be issued via Fleet Street directly to the House.

11(b) Unsatisfactory

Following a review of this risk assessment, I am not satisfied it is still relevant to the premises and have contacted Firesafe Solutions (UK) Ltd to organise a full re-inspection.

Date	Name	Position	Signature

Section 12 - Document Information and Scope of Inspection

This report should be read in conjunction with Mitchells and Butlers Safety Policy and the Due Diligence documentation held on site by the manager.
 These documents; identify policies, record testing, maintenance and staff training and form the fire strategy and ethos on which staff working within these premises work to.

- 1) This is a legal document required under the:
- The Regulatory Reform (Fire Safety) Order 2005 (England and Wales)
 - Fire Safety (Scotland) Regulations 2006 & Fire (Scotland) Act 2005 (Scotland)

This document must be kept on the premises in a safe place and be supported by a fire safety management policy.

- 2) This report has been formulated following a detailed visual inspection of the premises and associated documentation by a suitably qualified and experienced fire safety risk assessor. It should be noted no destructive tests have been carried out.
- 3) The fire alarm, detection and emergency lighting have been visually inspected only.
- 4) Your attention is drawn to the Significant Findings. These detail specific hazards that require further attention. You have a legal responsibility to attend to these issues. When you have implemented the 'additional control measures' you should sign and date the completion column. Minor measures can be dealt with by your approved contractors. If you are unable to implement the additional control measure you must seek guidance from your Building Maintenance Controller. To demonstrate due diligence emails and copies of letters requesting assistance written by staff or management should be retained with this document.
- 5) The contents of this document must be made aware to all staff within the premises.
- 6) This report will be reviewed by the Retail Business Manager (RBM) using the dates shown on the front cover as a guide. The premises will also be reviewed by Firesafe Solutions (UK) Ltd following major alterations or changes in use.

If the reviewer believes the assessment is still relevant they will sign the review section part (a).

If the reviewer believes on inspection, the assessment is no longer relevant they should complete the review section part (b) and request Firesafe Solutions (UK) Ltd or other competent person to carry out a full re-inspection.

- 7) Key to priority categories used in Significant Findings

Priority	Attention required
Interim Measures or RBM	SERIOUS RISK A serious situation where remedial action must be taken immediately and referred to the Retail Business Manager Complete within 24 hours or before sleeping on premises
A1	SIGNIFICANT RISK Immediate action by Manager
A2	MODERATE RISK Action by Manager within 28 days
P8	TOLERABLE RISK Complete at next project
Note	Matters identified as a note are those that the assessor recognises as not being in line with guidance but can be accepted due to existing control measures

- 8) Template Version: FRA, MAB (V1 – July 19)

Section 13 - Further Information

Firesafe Solutions (UK) Ltd is a unique company delivering innovative, cost effective solutions to complex problems.

Firesafe Solutions (UK) Ltd
Claylands Road
Bishops Waltham
Southampton
SO32 1BH

T: 0845 456 5121

F: 01489 808930

E-mail: info@firesafesolutions.co.uk

www.firesafesolutions.co.uk

Please find below a link to several free downloads that may assist you in the management of fire safety for your premises.

You can access them either by scanning the QR code below or following this link to our website www.firesafesolutions.co.uk/Free-Downloads

Documents you can download include:

- Company Information
- Fire Action Sign
- Fire Safety Log Book
- PEEP
- Generic Fire Policy
- Fire Evacuation Plan

All documents download in PDF format. You can download PDF viewers free from the web. We recommend Adobe Acrobat Reader which is downloadable from www.adobe.com/uk



www.firesafesolutions.co.uk/Free-Downloads

Section 14 – Retail Occupancy Figures

Total Retail Occupancy	391
Location	241
Location	150

Location: Ground floor			
Exit	Width	Inward or Outward opening	Capacity
1) Rear to front lobby	Double 1700mm width	Outward opening	330 (see Note 2)
2) Front	Double 1800mm width	Outward opening	350
Total exit capacity after discounting largest exit			350
Floor space capacity			Occupants
Seating area (number of seats)			104
Standing area (bar length 13m x 2m deep/0.3)			87
Other: standing vertical drinking			50
Total			241

Location: First floor			
Exit	Width	Inward or Outward opening	Capacity
1) Spiral	1050mm width	Outward opening	200 (see Note 2)
2) Flat roof	Double 1300mm width	Outward opening	250
Total exit capacity after discounting largest exit			250
Floor space capacity			Occupants
First floor is now used in different ways. Maximum occupancy based on exit capacity.			150 (see Note 3)
Total			150

Notes

1. This occupancy relates to safety for compliance with fire regulations and has no bearing on any other occupancy that may relate to the premises.
2. Front lobby has 2 x 1050mm and 1 x 700mm outward exit door so adequate escape in front lobby for ground and first floor
3. To increase occupancy of first floor refer to significant findings.

Certificate Number	LS	0125425
---------------------------	-----------	---------



Life Safety Fire Risk Assessment
Silver Approved Scheme
**CERTIFICATE OF
CONFORMITY**



This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisations named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE	
Part 1	NSI Life Safety Fire Risk Assessment Silver Approved Organisation
	Firesafe Solutions (UK) Ltd
	BAFE Registration Number
	NSI 00592
Part 2	Name of Client
	Mitchells & Butlers Plc
Part 3	Address of premises for which the fire risk assessment was carried out
	One Kew Road, 1 Kew Road, Richmond, London, TW2 2NQ
	Part or parts of the premises to which the fire risk assessment applies
	The Fire Risk Assessment covers all parts of the premises
Part 4	Brief description of the scope and purpose of the fire risk assessment
	A comprehensive visual inspection of the entire premises that considers its layout, age, construction type, occupancy and work process. The scope and purpose of the fire risk assessment is to identify areas of weakness that may leave staff or visitors at risk from fire and its effects.
Part 5	Effective date of the fire risk assessment
	03 December 2019
Part 6	Recommended date for review of the fire risk assessment
	December 2020

We being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)	
Job Title	Project Manager
Date	12 November 2019

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.

7. The Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company.
9. Unless the issuing company's obligation to the NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standard on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the risk assessment service.
11. On the certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Footnote.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE)