

Fire Risk Assessment

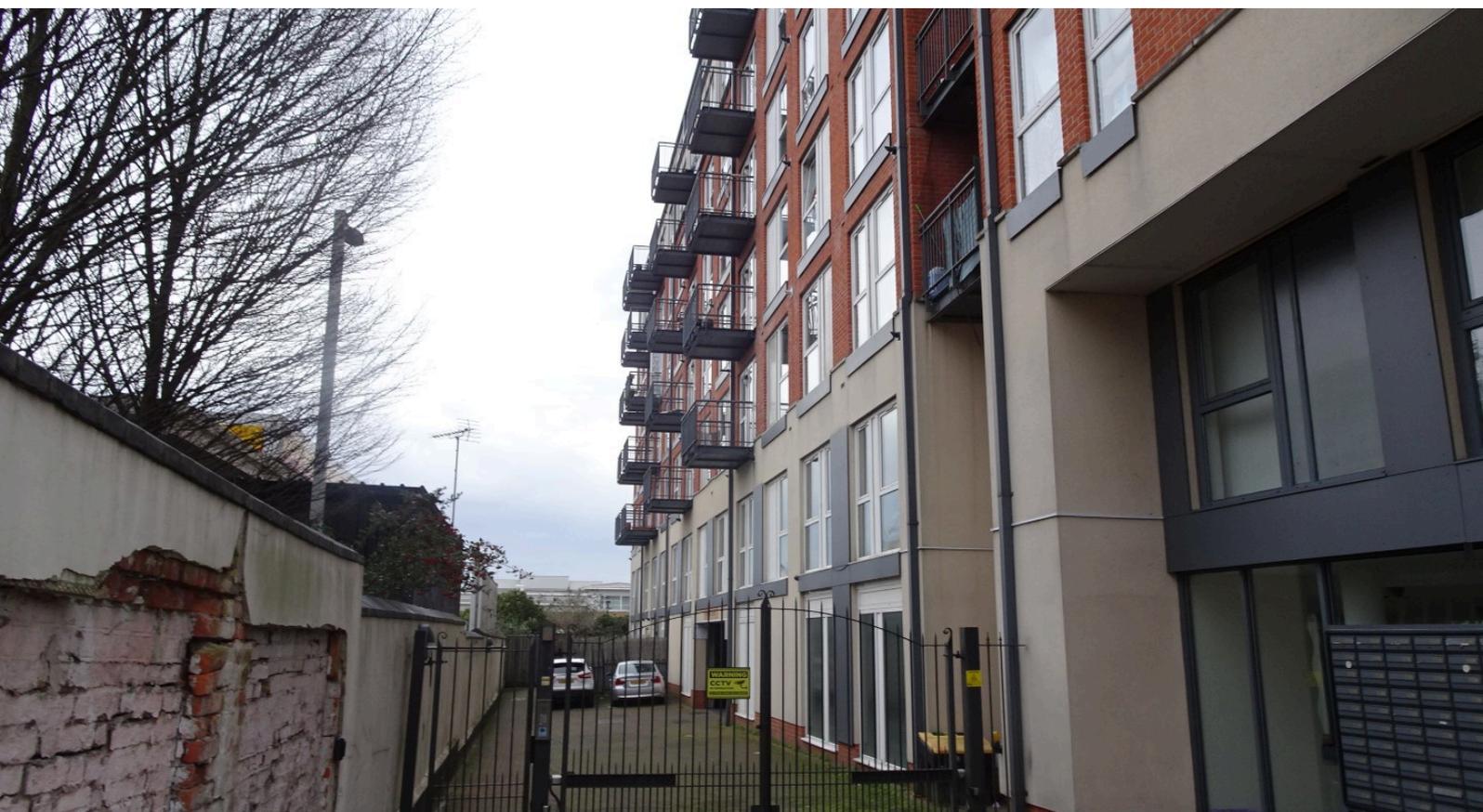
Property assessed: 1-9 East Croft House Northolt
Road London HA2 0ER

Client: Network Homes Ltd

UPRN: EASH0001

Property Classification: Level 1

Document Print Date: 24/02/2020



FRA Inspection Date: 16/01/2020
FRA Issued to Client: 24/02/2020
FRA valid to: 24/02/2021
FRA completed by: Savills (UK) Ltd,
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savills

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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Gareth Fulton
Assessment Checked by	John Herbison
Date of inspection	16/01/2020
Date of Assessment Issue to Client	24/02/2020

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:	Medium
Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate Harm
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	24/02/2021
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1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	1	1
B	0	0	0
C	1	0	0
R	0	0	0
Man1	0	0	0
Man2	1	1	1

Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	L.2	<p>Comment: Fire rated flat entrance doors and frames appear to be in good condition except for:- the door to flat 5 was damaged</p> <p>Recommendation: Doors and frames as noted should be replaced with FD30S self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification. (flat 5)</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	342063		
Quantity			
- Known	1		
- Potential	1		
Priority	A	Due Date: 24/05/2020	Client Status: Not Complete
Question	P.5	<p>Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 2,3 and 9. No access to other flats. Network Homes confirmed previous recommendation is complete.</p> <p>Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	342065		
Quantity			
- Known	0		
- Potential	6		
Priority	Man2	Due Date: 24/05/2020	Client Status: Not Complete

2.2 Status of Previous Recommendations

Details		Comments/recommendations	Photo
Question	B.4	<p>Comment: The existing 'No Smoking' signage is in poor condition and requires replacement.</p> <p>Recommendation: The existing 'No Smoking' signage in the common area should be replaced.</p>	<p>No image available</p>
Section	Smoking Policies		
Action ID	126762		
Quantity			
- Known	1		
- Potential	1		
Priority	C	Due Date: 24/08/2021	Client Status: Assigned
		Review Status: Unresolved	

Question	K.7	Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.		No image available
Section	Means of Escape			
Action ID	126775			
Quantity		Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
- Known	N/A			
- Potential	1			
Priority	Man2	Due Date: 24/05/2020	Client Status: Assigned	
		Review Status: Unresolved		

3 Introduction and Scope



3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling.
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and if there is reason to suspect that it is no longer valid there has been a significant change.
Article 11	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

3.3 Risk Level

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 time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for 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 might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
Substantial	Considerable resources might 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 area) should not be occupied until the risk is reduced.

It should be noted that, although the purpose of estimating the risk level is to place the 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 following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	18 months
R	Unlimited
Man1	1 month
Man2	3 months

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

4 Property Details

UPRN	EASH0001
Number Range	1-9
Building Name	East Croft House
Street Number	
Street	Northolt Road
City/Town	London
Postcode	HA2 0ER
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	8
Total No. of Floors (common area only)	1
Total No. of Storeys (ground and above)	8
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	Development of nine ground floor flats forming part of a larger 8 storey residential block. Main entrance to central common area at ground level through secure entrance door into corridor giving access to all flats with electrical intake cupboard, gas intake cupboard and second exit at far end of corridor. No direct communication between the common area and the larger block. A cross corridor door is provided separating the two exit doors. Dry riser outlet in corridor. The building is provided with a secure perimeter gate allowing vehicular and pedestrian access and is provided with level access. Integral bin store in main block.
Extent of Common Areas (area assessed)	Ground floor corridor, electrical intake and gas meter cupboards
Areas of the building to which access was not available.	No access tgo individual flats excluding sampled
Total number of Flats/Bedsits/Bedrooms (as applicable)	9
Number accessed off the Common Area	9
Flats/Bedsits/Bedrooms sample inspected	Flats 9, 2 and 3
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases	0

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built

Construction Information	
Date of Construction or Conversion (year approx.)	2010
Floor Construction Type	Concrete
Stair Construction Type	Not Applicable
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Render
Other Construction Information	None

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No staff on site at the time of inspection. Ad hoc visits by housing manager.
Person managing fire safety in the premises	Laura Jones – Fire and Asbestos Manager
Person consulted during the FRA	Resident of flats 2,3 & 9
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	No staff on site
-Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	No evidence of fire loss experience and no additional information provided
Any other relevant information	This FRA relates to the ground floor only.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005
Other applicable legislation	02) Housing Act 2004

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
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Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
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Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2008 (as amended). The date recorded on the label for the last test is 2018

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
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Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable
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Comment: No portable electrical appliances were seen within the common areas during this inspection

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
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Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Not Applicable
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Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
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Comment: Residents who wish to smoke can do so within their private accommodation only.

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
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Comment: Smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

Question - B.3: Does the policy in relation to smoking appear to be observed?	Yes
Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.	

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	No
Comment: The existing 'No Smoking' signage is in poor condition and requires replacement.	

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: Paladin/Wheelie bins were stored in an integral bin storage room which was locked at the time of inspection.	

Question - C.4: Is fire load close to the premises minimised?	Yes
Comment: There was no unnecessary fire load noted close to the building at the time of inspection.	

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: The common area has an electrical heating system with wall mounted storage heaters/convactor radiators.	

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
Comment: Network Homes advise that fixed heating systems are serviced annually under a servicing contract (every 5 years for electrical storage/panel heaters).	

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	No
Comment: No portable heaters were noted within the common area at the time of inspection.	

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?

No

Comment: No common cooking facilities are provided in the block.

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?

No

Comment: No lightning protection system was noted , system provided for main block.

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?

Yes

Comment: The height and design of the building is unlikely to necessitate a lightning protection system

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?

Yes

Comment: The common areas are clean and a cleaning rota is displayed

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?

Yes

Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3: Are escape routes kept clear of combustible items or waste materials?

Yes

Comment: The common escape routes were clear of combustible materials and waste at the time of inspection

Question - G.4: Are escape routes kept clear of any trip hazards?

Yes

Comment: The common escape routes were kept clear of any trip hazards at the time of inspection

Question - G.5: Are any hazardous materials noted being stored correctly?

Not Applicable

Comment: No hazardous materials were noted in the common area at the time of inspection

Question - G.6: Are all other house-keeping issues satisfactory?

Yes

Comment: There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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Comment: Information received confirming that fire safety conditions are imposed on outside contractors when working on the premises

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)	Yes
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Comment: Information received confirming that there are satisfactory controls in place over works carried out on the premises by outside contractors

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
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Comment: Information received confirming that there are satisfactory controls in place over works carried out on the premises by in-house staff

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
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Comment: No dangerous substances noted being stored or in use at the time of inspection

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	Yes
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Comment: There were no other fire hazard issues noted at the time of inspection.

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report)	
Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present	
Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present	
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems	
Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Not Known
Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.	
Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: Doors on escape routes open in the direction of escape.	

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: Corridors are provided with smoke control doors where required	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: Corridors are sub-divided where appropriate	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The corridor is provided with adequate manually operated ventilation openings for the control of smoke. Natural ventilation from exit doors considered satisfactory for this single storey common area.	
Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building	
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises.	
Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape issues noted at the time of inspection.	

Question - K.19: What is the current evacuation strategy for the property?	Stay Put
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Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices(s) displayed in the common area.

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
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Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

Question - K.21: What is the recommended evacuation strategy for the property?	Stay Put
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Comment:

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
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Comment: Flat entrance doors appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	No
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Comment: Fire rated flat entrance doors and frames appear to be in good condition except for:- the door to flat 5 was damaged

Recommendation: Doors and frames as noted should be replaced with FD30S self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification. (flat 5)



Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 342063
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Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
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Comment: There is no glazing present to any flat entrance doors in this property

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
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Comment: There are no fanlights over the flat entrance doors in this property.

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
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Comment: There are no side panels to the flat entrance doors in this property.

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Not Known
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Comment: Sampled flat 2,3 and 9 entrance door was fitted with an adequate self-closing device. No access to other flats. Flat 5 to be replaced. Network Homes confirmed previous recommendation is complete.

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Not Known
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Comment: Sampled flat 2, 3, 9 entrance door was fitted with intumescent strips and cold smoke seals. Network Homes confirmed previous recommendation is complete.

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
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Comment: There are no letterboxes fitted to flat entrance doors in this property.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
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Comment: There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
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Comment: All common area fire doors and/or frames appear to be appropriately fire rated. All appear to be timber FD30/60 fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
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Comment: All common area fire rated fire doors and frames appear to be in good condition.

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
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Comment: All glazing to common area fire doors appears to be appropriately fire rated

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights/side panels to common area fire doors in this property.	

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
Comment: Common area fire doors are fitted with adequate self-closing devices where required.	

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	Yes
Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.	

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
Comment: Common area fire doors are considered adequate. (Subject to any issues noted elsewhere in this report)	

Question - M.8: Are all other common area fire door issues satisfactory?	Yes
Comment: No other common area fire door issues noted at the time of inspection.	

N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	Yes
Comment: Emergency lighting is provided to the common areas of the block. Escape route covered.	

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).	

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	Yes
Comment: The coverage of the emergency lighting provided is adequate	

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)

Yes

Comment: Suitable Fire Action Notices indicating the recommended Stay Put evacuation strategy was displayed within the common area.

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)

Yes

Comment: Fire door signage is considered adequate.

Question - O.3: If required, is directional/exit signage adequate?

Yes

Comment: Directional and exit signage is considered adequate

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)

Yes

Comment: No other fire safety signs issues were noted at the time of inspection.

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)

No

Comment: There is no fire alarm system provided in the common areas of the building

Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?

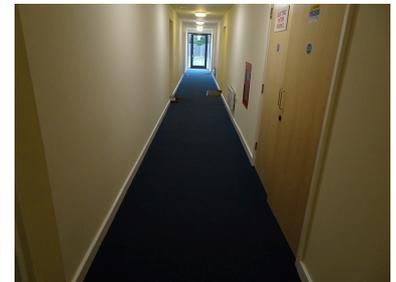
Yes

Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)	Not Known
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Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 2,3 and 9. No access to other flats. Network Homes confirmed previous recommendation is complete.

Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.



Priority: Man2	Known Quantity: 0	Potential Quantity: 6	Action ID: 342065
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Question - P.6: Is a system for remote monitoring of fire alarm signals required, such as social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Rece	Not Applicable
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Comment: Remote fire alarm system monitoring is not a requirement for this property type and occupancy.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
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Comment: There were no other fire detection and alarm issues noted at the time of inspection.

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
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Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable
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Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes
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Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	
Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable
Comment: No waste chute is provided in the property.	
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a flat roof.	
Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Yes
Comment: The electrical intake/meter cupboard appears to be adequately fire resisting. See question Q.3.	
Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	Not Applicable
Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.	
Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)	Not Applicable
Comment: There were no common ventilation systems noted within this property.	
Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	
Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.	
Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: There were no curtains or drapes noted within the common areas at the time of inspection.	

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems and balconies if provided)	Yes
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Comment: Rendered external walls, satisfactory.

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
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Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	No
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Comment: No extinguishers were provided within the common areas.

Question - R.5: Are portable fire extinguishers required in the common areas?	No
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Comment: Fire extinguishers are not required in the common areas of this property as no staff/trained users are likely to be present.

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	Yes
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Comment: A drop key override switch facility is provided which worked satisfactorily when tested.

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
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Comment: The building is provided with a fire mains:- Dry riser outlet in corridor, inlet adjacent to main block entrance (10-161)

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	No
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Comment: The building is not provided with a lift

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
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Comment: The building has no apparatus for the evacuation of people with disabilities.

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)	No
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Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building?	No
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Comment: Hose reels are not provided within the building.

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
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Comment: There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	General Needs (5 Storeys and under)
Comment: Single storey	

V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

W. Records

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database.	

Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database.	

Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

Question - W.13: Are drop key override switch facilities inspections, tests and services recorded?

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)

Not Applicable

Comment: There were no surface mounted wiring systems noted within the common escape routes.

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)

Yes

Comment: Gas installation pipework/meters were noted within the gas meter cupboard.

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?

Yes

Comment: Block built gas meter cupboard with adequate fire rated door.

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)

Yes

Comment: Location of meters considered satisfactory.

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]

Yes

Comment: There were no other relevant issues noted at the time of inspection.

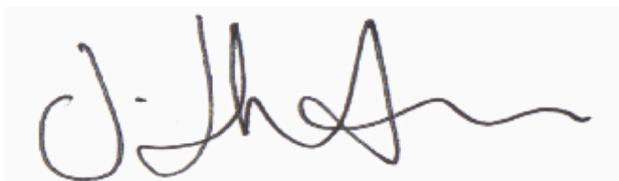
BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-9 East Croft House Northolt Road London HA2 0ER
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 24/02/2020
Part 6	Recommended date for reassessment of the premises: 24/02/2021
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue

24/02/2020

