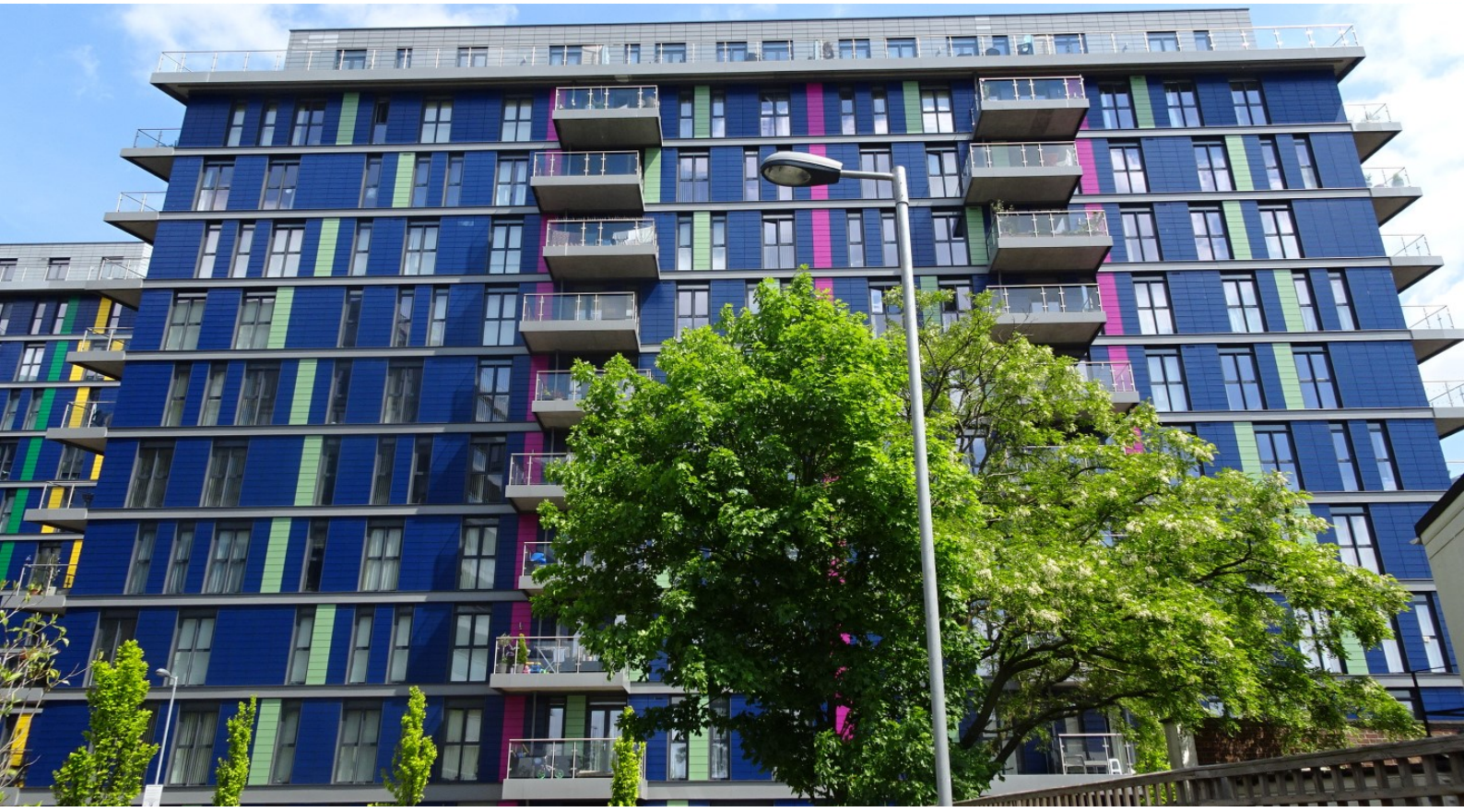
Fire Risk Assessment

Property assessed:	1-77 Braunston House Hatton Road London HA0 1RP
Client:	Network Homes Ltd
UPRN:	BRAU0000
Property Classification:	Level 1
Document Print Date:	26/05/2020



FRA Inspection Date:	15/05/2020
FRA Issued to Client:	26/05/2020
FRA valid to:	26/05/2021
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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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	15/05/2020
Date of Assessment Issue to Client	26/05/2020

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	26/05/2021

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	2	2
B	2	1	1
C	0	0	0
R	1	0	0
Man1	0	1	1
Man2	0	7	7

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	Simultaneous Evacuation
Notes	The property is a purpose-built block with an adequate standard of compartmentation. The current temporary Simultaneous Evacuation strategy is no longer considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

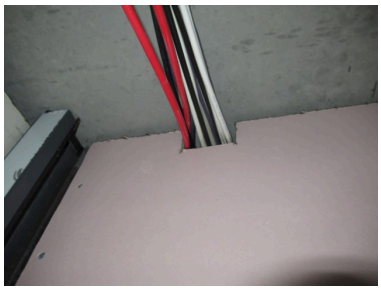
Details		Comments/recommendations		Photo
Question	K.20	Comment: The property is a purpose-built block with an adequate standard of compartmentation. The current temporary Simultaneous Evacuation strategy is no longer considered appropriate.		
Section	Means of Escape			
Action ID	469833			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should adopt a 'Stay Put' strategy for the property. See O.1.		
Priority	Man1	Due Date: 26/06/2020	Client Status: Not Complete	
Question	M.5	Comment: Not all common area fire doors are fitted with adequate self-closing devices where required - Lift lobby door to 10th Floor, stair lobby door on 2nd floor and lift lobby to flats 3-5		
Section	Common Area Fire Doors			
Action ID	469828			
Quantity - Known - Potential	 3 3	Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.		
Priority	A	Due Date: 26/08/2020	Client Status: Not Complete	
Question	O.1	Comment: The Fire Action Notice displayed does not indicate the recommended evacuation strategy and should be replaced.		
Section	Fire Safety Signs and Notices			
Action ID	469834			
Quantity - Known - Potential	 1 1	Recommendation: The existing fire action notice should be replaced with a notice (or notices, as required) of a consistent format advising of the recommended 'Stay Put' evacuation strategy. This transition from the existing 'Simultaneous Evacuation' strategy should happen in conjunction with the management recommendation detailed in K.20.		
Priority	A	Due Date: 26/08/2020	Client Status: Not Complete	
Question	L.6	Comment: Due to Covid-19 infection concerns, sample inspections of entrance doors to flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	469830			
Quantity - Known - Potential	 0 51	Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.		
Priority	Man2	Due Date: 26/08/2020	Client Status: Not Complete	

Question	L.7	Comment: Due to Covid-19 infection concerns, sample inspections of entrance doors to flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	469831			
Quantity - Known - Potential	 0 51	Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that strips and seals are fitted and remain effective.		
Priority	Man2	Due Date: 26/08/2020	Client Status: Not Complete	
Question	P.5	Comment: Due to Covid-19 infection concerns, sample inspections of fire detection and alarm provision in flats/ residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	469826			
Quantity - Known - Potential	 0 51	Recommendation: All flats 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	Due Date: 26/08/2020	Client Status: Not Complete	
Question	T.4	Comment: The documented procedures in place in event of a fire seen during the inspection are not considered suitable and sufficient. See K19 and O1.		No image available
Section	Procedures and Arrangements			
Action ID	469835			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.		
Priority	Man2	Due Date: 26/08/2020	Client Status: Not Complete	
Question	V.5	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed previous recommendation is complete and documentation is maintained.		No image available
Section	Testing and Maintenance			
Action ID	469829			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 26/08/2020	Client Status: Not Complete	

Question	V.7	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed previous recommendation is complete and documentation is maintained.		No image available
Section	Testing and Maintenance			
Action ID	469832			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 26/08/2020	Client Status: Not Complete	
Question	V.8	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		
Section	Testing and Maintenance			
Action ID	469836			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
Priority	Man2	Due Date: 26/08/2020	Client Status: Not Complete	
Question	Q.3	Comment: From sample inspection, services risers/ cupboards appear to be adequately fire-resisting and firestopped with exception of the riser cupboard opposite flat 56 which had poorly sealed penetrations		
Section	Limiting Fire Spread			
Action ID	469827			
Quantity - Known - Potential	 1 1	Recommendation: Provide fire-stopping around the cables/ducting exiting the electrical meter cupboard to achieve a minimum of 30 minutes fire resistance.		
Priority	B	Due Date: 26/05/2021	Client Status: Not Complete	

2.2 Status of Previous Recommendations

Details	Comments/recommendations	Photo

Question	M.2	Comment: From the sample inspection of common area doors, there were a number of doors with excessive threshold gaps, in particular to the base of the doors. The gaps vary from tolerable 10mm to excessive 30mm. There are 9 service cupboards, 2 x accommodation lobby and a stair door on each level (12 per floor). The threshold gaps as previosly identified have been repaired since the previous FRA was completed. The threshold gaps to the service riser cupboards have been repaired with the an insertion of a hardwood threshold strip placed inside the relevant, service riser cupboard. It is not clear whether or not, if this is a temporary or permanant repair. It is recommended the threshold gaps are repaired to the same standard as the flat entrance lobby doors, which has been achieved by the addition of a hardwood strip, screwed & glued to the base of the door, in order to adequately eliminate the threshold gaps.		
Section	Common Area Fire Doors			
Action ID	365577			
Quantity - Known - Potential	 50 50	Recommendation: It is recommended that all common area service riser access cupboard doors are repaired to the same standard as the lobby doors. This has been achieved by the addition of a hardwood strip, screwed & glued to the base of the door, in order to adequately eliminate the threshold gaps.		
Priority	R	Due Date: Unlimited	Client Status: Assigned	
		Review Status: Unresolved		
Question	P.9	Comment: There was no Zone Chart provided adjacent to the fire alarm panel.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	365583			
Quantity - Known - Potential	 1 1	Recommendation: Provide a Zone Chart of the fire alarm system, fixed to the wall adjacent to the fire alarm panel.		
Priority	B	Due Date: 26/05/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.2	Comment: Compartmentation would not appear to be adequate. There is a breach above the false ceiling in the ground floor entrance hall above the stair door and in each of the entrance foyer doors into the entrance halls. Otherwise appears adequate.		
Section	Limiting Fire Spread			
Action ID	132330			
Quantity - Known - Potential	 3 N/A	Recommendation: The breaches noted should be fire stopped with 60-minute fire rated material appropriate for the application.		
Priority	B	Due Date: 26/05/2021	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	BRAU0000
Number Range	1-77
Building Name	Braunston House
Street Number	
Street	Hatton Road
City/Town	London
Postcode	HA0 1RP
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	11
Total No. of Floors (common area only)	11
Total No. of Storeys (ground and above)	11
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A purpose-built, residential building of eleven floors, comprising of seventy-seven, individual, self-contained flats. There are two communal entrance/egress doors into the building. Both give access to a foyer, leading to a communal entrance hallway. The front entrance hallway serves- service riser cupboards, store cupboards, two x passenger lifts to floors 4 - 10 only (Flats 24-77 - Leasehold accommodation), a cycle store with an alternative exit, a smoke shaft and access to the communal stairway. The other rear entrance hallway gives access to the common stairway (shared with the front entrance hall) and access to an accommodation lobby. The accommodation lobby gives access to flats 1 & 2, a passenger lift serving the ground to the third floor only - (Flats 3-23 - rented accommodation) and access to a lobby serving a bin store with an alternative exit. All upper floors, 4 - 10, are similar with a stair lobby containing two passenger lifts, service cupboard, a smoke shaft and access to two accommodation lobbies each serving 4 flat entrance doors, one with service cupboards. Floors 2 & 3 have two accommodation lobbies off the stair/lift lobby, one serving 3 flats with service cupboards, and the other with 4 flats and a passenger lift (that serves the ground to 3rd floor only). The ground floor has two bin stores and 5 cycle stores built into the block and accessed externally. There is a heating plant room located on the ground floor & is accessed externally. Individual flats are protected with automatic sprinkler systems provided.
Extent of Common Areas (area assessed)	Bin stores, cycle stores, plant room, foyers, entrance halls, passenger lifts, service cupboards/risers, store cupboards, stairways, accommodation lobbies.
Areas of the building to which access was not available.	No access to individual flats. Sample inspection was undertaken of riser cupboards.
Total number of Flats/Bedsits/Bedrooms (as applicable)	77
Number accessed off the Common Area	77

Building Layout Information	
Flats/Bedsits/Bedrooms sample inspected	No flats inspected
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	4
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2010
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Rain Screen Cladding
External Wall Finish Type	Metal
Other Construction Information	Circa 2015. Concrete framed construction with reinforced concrete columns and concrete floor slabs and stairs. The external elevations of the building are predominantly formed of an insulated rain-screen cladding panel system with steel glazed balconies and slide on cassette type balconies to all external elevations. The building has a flat composite roof. The evacuation strategy has been returned back to Stay Put following report 20606-01 IFC External Wall Fire Report - 243 Ealing Road which stated Option B- B1. The fire risk is sufficiently low that no remedial works are required.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	A concierge service provided by United Guarding Services are based on-site in a neighbouring block Monday - Sunday 8.00 am-8.00 pm. If a fire is located concierge office will call the fire service.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Contracts Manager
Person consulted during the FRA	No one consulted
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Concierge in neighbouring block.
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

Occupant Information	
-Comments	No information, however, General Needs premises so occupants are assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	None known
Any other relevant information	Due to Covid-19 infection concerns, sample inspections of entrance doors to flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed. This inspection only checked the previous recommendations identified during the last inspection and as such the limited photographs reflect this.

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
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
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 fixed electrical installation appears to have been tested within the last five years according to the periodic inspection label attached. Date of last test:- 07/05/2019	

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
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
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
Comment: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.	

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
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
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
Comment: Network Homes advise that smoking is not permitted in the communal areas 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?	Yes
Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.	

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 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 bins were stored in a secure integral bin storage room 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)	No
Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.	

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 in the block	

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system was not seen but is assumed to be provided due to the height of the building	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: The lightning protection system is presumed to be intact and in good condition from visual inspection	

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?	No
Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'. It was noted that the action created within the previous FRA has been 'approved'. As a consequence, this 'assessment status' has been marked as 'Resolved'.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Network Homes advise 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
Comment: Network Homes advise 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
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.	

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
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
Comment: No other Fire Hazard issues noted at 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 stairs are provided with adequate lobby protection	

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. Flat entrance lobbies on the fourth to the eleventh floor have electro magnetic fob-key access provided.	

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors 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?	Yes
Comment: The block entrance door has a mechanical device fitted which overrides the access control system. (e.g.lever handle/push pad/ thumbturn).	

Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: Final exit doors on escape routes open in the direction of escape where more than 60 people are expected to use them	

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: A mechanical, automatic/remote operated (AOV) smoke shaft system, is provided within the building. (See also K.15).	

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes
Comment: The stairs and lobbies are provided with an adequate automatic or remotely operated smoke ventilation system.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There was no evidence of or information about the building having occupants with disabilities at the time of inspection. The arrangements in the building for means of escape for people with disabilities are considered suitable as 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 noted at the time of inspection. (Premises information box present but not accessed).	

Question - K.19: What is the current evacuation strategy for the property?	Simultaneous Evacuation
Comment: The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area. This was a temporary arrangement whilst the external cladding was assessed. This has now been completed.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	No
Comment: The property is a purpose-built block with an adequate standard of compartmentation. The current temporary Simultaneous Evacuation strategy is no longer considered appropriate.	
Recommendation: Management should adopt a 'Stay Put' strategy for the property. See O.1.	
Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 469833	

Question - K.21: What is the recommended evacuation strategy for the property?	Stay Put
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
Comment: Flat entrance doors appear to be FD30 (S) 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?	Yes
Comment: The fire-rated flat entrance doors appear to be in good condition. Previously Reported - (In a recent Notification of fire safety deficiencies (dated 12-7-18), it was reported that flat entrance doors 57 and 75 were warped. On inspection it could not be determined if the door was warped, the door was ill-fitting, the frame was not square or the door was loose fitting. No significant deficiency could be noted.) No evidence was seen at the time of inspection.	

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
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
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
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
Comment: Due to Covid-19 infection concerns, sample inspections of entrance doors to flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.	
Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.	No image available
Priority: Man2 / Known Quantity: 0 / Potential Quantity: 51 / Action ID: 469830	

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
Comment: Due to Covid-19 infection concerns, sample inspections of entrance doors to flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.	
Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that strips and seals are fitted and remain effective.	No image available
Priority: Man2 / Known Quantity: 0 / Potential Quantity: 51 / Action ID: 469831	

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

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
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
Comment: The common area fire door and/or frame appears to be appropriately fire rated FD30/FD60(S) doors from visual inspection only. (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?	No

Comment: From the sample inspection of common area doors, there were a number of doors with excessive threshold gaps, in particular to the base of the doors. The gaps vary from tolerable 10mm to excessive 30mm. There are 9 service cupboards, 2 x accommodation lobby and a stair door on each level (12 per floor). The threshold gaps as previously identified have been repaired since the previous FRA was completed. The threshold gaps to the service riser cupboards have been repaired with an insertion of a hardwood threshold strip placed inside the relevant, service riser cupboard. It is not clear whether or not if this is a temporary or permanent repair. It is recommended the threshold gaps are repaired to the same standard as the flat entrance lobby doors, which has been achieved by the addition of a hardwood strip, screwed & glued to the base of the door, in order to adequately eliminate the threshold gaps.

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

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?	No

Comment: Not all common area fire doors are fitted with adequate self-closing devices where required - Lift lobby door to 10th Floor, stair lobby door on 2nd floor and lift lobby to flats 3-5

Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.

Priority: A	Known Quantity: 3	Potential Quantity: 3	Action ID: 469828

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.	

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)	No
Comment: The Fire Action Notice displayed does not indicate the recommended evacuation strategy and should be replaced.	
Recommendation: The existing fire action notice should be replaced with a notice (or notices, as required) of a consistent format advising of the recommended 'Stay Put' evacuation strategy. This transition from the existing 'Simultaneous Evacuation' strategy should happen in conjunction with the management recommendation detailed in K.20.	
Priority: A | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 469834	

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. Lift signage satisfactory.	

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)	Yes
Comment: There is an automatic detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only.	

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).	

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: The smoke detection system provided within the common area is for control of the smoke ventilation system only and is considered to be an appropriate Grade and Category (L5/LD5).	

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
Comment: Due to Covid-19 infection concerns, sample inspections of fire detection and alarm provision in flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.	
Recommendation: All flats 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.	No image available

Priority: Man2	Known Quantity: 0	Potential Quantity: 51	Action ID: 469826

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
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]	No
Comment: There was no Zone Chart provided adjacent to the fire alarm panel.	

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2]	Yes
Comment: There were no other fire detection and alarm issues noted at the time of inspection. The Stay Put policy is being reinstated to the property, The previous recommendation of insertion of a manually operated fire alarm system no longer required and consequently resolved.	

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
Comment: Comment: The property is a purpose-built block but due to nonconformities noted within the cladding/insulation system and the identification of poor compartmentation, this building is currently regarded as unsuitable for a stay-put policy and therefore a 'simultaneous evacuation' strategy is appropriate with waking watch.	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/ or fire-stopped? (consider above suspended ceilings and behind casings)	No
Comment: Compartmentation does not appear to be adequate. There compartmentation breaches above the suspended ceiling in the ground floor entrance hallway, above the stair door and in each of the entrance foyer doors into the entrance halls. Compartmentation in other areas sampled appears to be adequately fire-stopped & sealed as required	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	No
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped with exception of the riser cupboard opposite flat 56 which had poorly sealed penetrations	
Recommendation: Provide fire-stopping around the cables/ducting exiting the electrical meter cupboard to achieve a minimum of 30 minutes fire resistance.	

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 469827

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)	Yes
Comment: Fire-stopping around services exiting the risers/cupboards sampled would appear to be adequate.	

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 and fire-stopped.	

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 cupboards 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, spandrel panels and balconies etc. if provided).	Yes
Comment: The evacuation strategy has been returned back to Stay Put following International Fire Consultants report 20606-01 IFC External Wall Fire Report - 243 Ealing Road which stated Option B- B1 The fire risk is sufficiently low that no remedial works are required. It also identified that the overall level of fire risk due to the balconies is TRIVIAL RISK. The previous action, therefore, has been marked as resolved.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection. The evacuation strategy has been returned back to Stay Put following International Fire Consultants report 20606-01 IFC External Wall Fire Report - 243 Ealing Road which stated Option B- B1 The fire risk is sufficiently low that no remedial works are required. It also identified that the overall level of fire risk due to the balconies is TRIVIAL RISK. The previous action has therefore been marked as resolved.	

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
Comment: No extinguishers were provided within the common areas.	

Question - R.5: Are portable fire extinguishers required in the common areas?	No
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?	No
Comment: No drop key override switch facility is provided	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire main:- Dry-riser inlet by the front entrance/egress door with outlets in the stairway on all levels.	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Yes
Comment: The building is provided with a lift(s) used for fire safety purposes:- The fire-fighting lift has fire-fighters over-ride controls and a communication system provided.	

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
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)	Yes
Comment: The automatic sprinkler system provided in the building is provided in flats presumed to meet BS 9251 or BS EN 12845 as required.	

Question - S.6: Are hose reels provided within the building?	No
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
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	A designation other than General Needs (5 Storeys and under)
Comment: General Needs (6 storeys and over).	

Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Management advises that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	

Question - T.3: Is there a suitable record of the fire safety arrangements?	Yes
Comment: There is a suitable record of the fire safety arrangements for the building contained in the Fire Action Notice(s) displayed.	

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?				No
Comment: The documented procedures in place in event of a fire seen during the inspection are not considered suitable and sufficient. See K19 and O1.				
Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 469835	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. 999 and concierge onsite during office hours.	

Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly point(s) are required.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Known
Comment: It is not known if adequate procedures are in place for the evacuation of persons with disabilities. See K.16.	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
Comment: Management advises that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out.	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
Comment: Management advises that routine in-house fire safety checks are being carried out by staff.	

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: There were no other fire safety management issues noted at the time of inspection.	

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Yes
Comment: Network Homes advises that the system/equipment is tested and serviced in accordance with relevant guidance.	

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?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. It was noted that the action created within the previous FRA has been 'approved'. As a consequence, this 'assessment status' has been marked as 'Resolved'.	

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?			Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed previous recommendation is complete and documentation is maintained.			
Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 469829

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?			Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed previous recommendation is complete and documentation is maintained.			
Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 469832

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?			Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.			
Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 469836

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed previous recommendation is complete and documentation is maintained.	

Question - V.11: Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. It was noted that the action created within the previous FRA has been 'approved'. As a consequence, this 'assessment status' has been marked as 'Resolved'.	

W. Records

Question - W.1: Is there a log book on the premises?	Yes
Comment: A log book was available on site during the inspection.	

Question - W.2: Are details of fire drills recorded?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required	

Question - W.3: Are details of fire safety training recorded?	Not Applicable
Comment: There are no staff present on-site so fire safety training is not required	

Question - W.4: Are routine in-house fire safety checks recorded?	Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection. Network Homes confirmed previous recommendation is complete and documentation is maintained.	

Question - W.5: Are fire detection/alarm 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.6: Are emergency lighting 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.	

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. All exposed cables were found within service risers	

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)	No
Comment: There were no gas installations noted within the common parts of the building	

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	Yes
Comment: All other issues were deemed satisfactory.	

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: 1-77 Braunston House Hatton Road London HA0 1RP
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: 26/05/2020
Part 6	Recommended date for reassessment of the premises: 26/05/2021
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 26/05/2020