Fire Risk Assessment

Property assessed:	1A-24A 11 Douglas Street London SW1P 4DX
Client:	Network Homes Ltd
UPRN:	DOUG0000
Property Classification:	Level 1
Document Print Date:	12/08/2020

FRA Inspection Date:	11/06/2020
FRA Issued to Client:	12/08/2020
FRA valid to:	12/08/2021
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	Neil Sturdy
Assessment Checked by	John Herbison
Date of inspection	11/06/2020
Date of Assessment Issue to Client	12/08/2020

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	12/08/2021

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	1	1	1
B	1	1	1
C	1	2	2
R	1	0	0
Man1	3	1	1
Man2	5	10	10

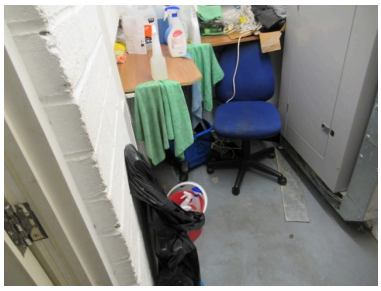
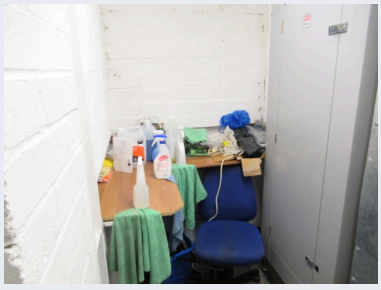
Note: See section 3.4 for the timescales associated with each priority in the table above.

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

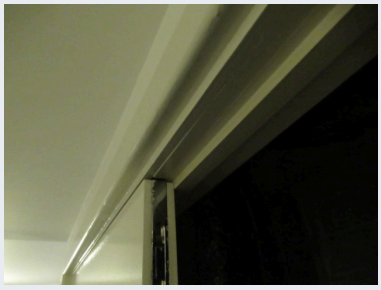
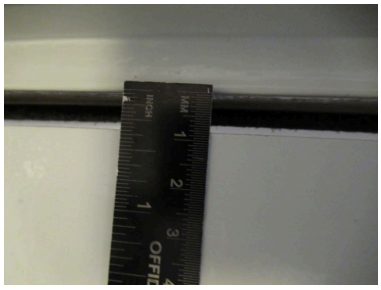
2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	G.2	Comment: Combustible items were noted close to an ignition source. The electrical intake cupboard by flats 1a & 2a is used as a cleaners store/restroom. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	516315			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.		
Priority	Man1	Due Date: 12/09/2020	Client Status: Not Complete	
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for:- The cross-corridor door by flat 7a was damaged.		
Section	Common Area Fire Doors			
Action ID	516320			
Quantity - Known - Potential	 1 1	Recommendation: Common area 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, including appropriate 'Fire door keep shut' signage to both sides.		
Priority	A	Due Date: 12/11/2020	Client Status: Not Complete	
Question	G.3	Comment: There were combustible items or waste materials in the escape routes. Residents personal items are being stored in the escape routes by flats 8a, 11a, 12 & 16a. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.		
Section	House-Keeping			
Action ID	516329			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.		
Priority	Man2	Due Date: 12/11/2020	Client Status: Not Complete	
Question	G.5	Comment: Cleaning products noted in the electrical intake cupboard (also see G2), no COSHH details noted.		
Section	House-Keeping			
Action ID	516316			
Quantity - Known - Potential	 0 1	Recommendation: Recommend management confirm/ ensure the cleaning materials as noted are subject to COSHH.		
Priority	Man2	Due Date: 12/11/2020	Client Status: Not Complete	

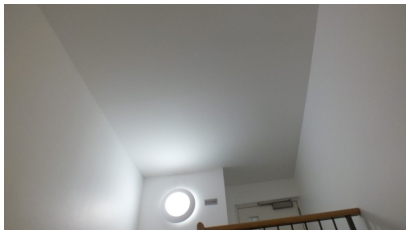
Question	G.6	Comment: Other house-keeping issues include the 2nd-floor service riser cupboard is being used for the storage of tenants items and waste materials. From evidence noted on site it does not appear that the previous recommendation has been completed; to remove storage from the risers and intakes. It was also noted that private balconies are provided. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.		
Section	House-Keeping			
Action ID	516317			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.		
Priority	Man2	Due Date: 12/11/2020	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	516318			
Quantity - Known - Potential	 0 24	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: 12/11/2020	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	516319			
Quantity - Known - Potential	 0 24	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: 12/11/2020	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	516324			
Quantity - Known - Potential	 0 24	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: 12/11/2020	Client Status: Not Complete	

Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. Network Homes confirmed previous recommendation is complete and a record is maintained.		No image available
Section	Procedures and Arrangements			
Action ID	516325			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.		
Priority	Man2	Due Date: 12/11/2020	Client Status: Not Complete	
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		No image available
Section	Procedures and Arrangements			
Action ID	516326			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
Priority	Man2	Due Date: 12/11/2020	Client Status: Not Complete	
Question	V.2	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 to test and inspect in line with relevant guidance.		No image available
Section	Testing and Maintenance			
Action ID	516327			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 12/11/2020	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. However, the external final exit door has a mechanical override to open the door and so reactive maintenance only is considered acceptable. Network homes confirmed previous recommendation to test and inspect in line with relevant guidance.		No image available
Section	Testing and Maintenance			
Action ID	516328			
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: 12/11/2020	Client Status: Not Complete	

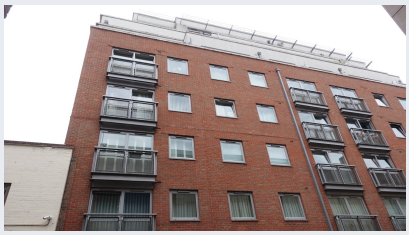
Question	O.3	Comment: Directional and exit signage is not considered adequate. The alternative exit through the car park is not clearly signed.		
Section	Fire Safety Signs and Notices			
Action ID	516323			
Quantity - Known - Potential	 1 1	Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.		
Priority	B	Due Date: 12/08/2021	Client Status: Not Complete	
Question	M.6	Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. No smoke seals are provided to service cupboards.		
Section	Common Area Fire Doors			
Action ID	516321			
Quantity - Known - Potential	 20 20	Recommendation: All common area fire doors should be fitted with intumescent strips and smoke seals.		
Priority	C	Due Date: 12/02/2022	Client Status: Not Complete	
Question	M.8	Comment: The following common fire door issue were noted at the time of inspection:- Excessive gap to the ground floor accommodation lobby to flats 9a & 10a.		
Section	Common Area Fire Doors			
Action ID	516322			
Quantity - Known - Potential	 1 1	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.		
Priority	C	Due Date: 12/02/2022	Client Status: Not Complete	

2.2 Status of Previous Recommendations

Details		Comments/recommendations		Photo
Question	G.6	Comment: Other house-keeping issues include service riser cupboards throughout the building are being used for the storage of tenants items and waste materials.		
Section	House-Keeping			
Action ID	130419			
Quantity - Known - Potential	 1 1	Recommendation: All service riser cupboards throughout the building as noted should be cleared of tenants items and waste materials and tenants advised that these area should remain clear of storage and combustible materials at all times and riser cupboard doors to remain locked shut when not in use.		
Priority	Man1	Due Date: 12/09/2020	Client Status: Approved	
		Review Status: Unresolved		

Question	K.7	Comment: The electrical access control systems fitted to escape routes doors and gates ARE NOT provided with override facilities and it is not known if the gates are designed to fail safe on power failure.	
Section	Means of Escape		
Action ID	130423		
Quantity - Known - Potential	 N/A 1	Recommendation: Management to confirm that the electrically operated access control systems fitted to doors/gates on escape routes are provided with suitable over ride facilities and/or designed to 'fail safe' on power failure	
Priority	Man2	Due Date: 12/11/2020 | Client Status: Assigned Review Status: Unresolved	
Question	K.14	Comment: The stairs and/or lobbies are NOT provided with adequate permanent or manually operated ventilation openings for the control of smoke	
Section	Means of Escape		
Action ID	130424		
Quantity - Known - Potential	 1 1	Recommendation: Smoke ventilation should be provided in the stairwell as either 1m2 manually openable vents on each landing or as a 1m2 automatic openable vent at the head of the stairs. (Small single stair building)	
Priority	C	Due Date: 12/02/2022 | Client Status: Assigned Review Status: Unresolved	
Question	K.18	Comment: Within the flat entrance lobby containing flats 11a-12a (Ground floor), there is a shared communal door with the adjoining residential building (Baltimore Court). The door is used as a shared exit door from Baltimore Court but is currently only openable from within Baltimore Court. There is no reciprocal exit from within the flat entrance lobby into Baltimore Court.	
Section	Means of Escape		
Action ID	130426		
Quantity - Known - Potential	 1 1	Recommendation: It is recommended that the shared communal exit door as noted, be fitted with suitable opening mechanism(s) to enable the door to be used reciprocally, as an alternative emergency escape route from with the flat entrance lobby into Baltimore Court	
Priority	R	Due Date: Unlimited | Client Status: Assigned Review Status: Unresolved	
Question	M.6	Comment: Intumescent strips and smoke seals are provided to common area fire doors, however not all service riser cupboards were accessible at the time of inspection.	No image available
Section	Common Area Fire Doors		
Action ID	130429		
Quantity - Known - Potential	 N/A 1	Recommendation: Recommended that all common area riser cupboards and shafts are accessed and checked and where necessary, fitted with suitable intumescent strips and smoke seals as required.	
Priority	Man1	Due Date: 12/09/2020 | Client Status: Assigned Review Status: Unresolved	

Question	M.6	Comment: Intumescent strips and smoke seals are provided to common area fire doors, however not all service riser cupboards were accessible at the time of inspection. (Various service riser access cupboards fitted with non-standard locks). Estimated as 12 cupboards.		No image available
Section	Common Area Fire Doors			
Action ID	296653			
Quantity - Known - Potential	 N/A 12	Recommendation: The locked riser/cupboard doors as noted should be checked to confirm that adequate intumescent strips and smoke seals are fitted.		
Priority	Man2	Due Date: 12/11/2020	Client Status: Assigned	
		Review Status: Unresolved		
Question	O.1	Comment: The provision of fire action notices within the common areas is not adequate. There are conflicting fire action notice(s) displayed stating an incorrect evacuation strategy. Incorrect generic simultaneous evacuation notices seen in the ground floor entrance hall and the 3rd floor lift lobby.		
Section	Fire Safety Signs and Notices			
Action ID	296650			
Quantity - Known - Potential	 2 2	Recommendation: The incorrect/conflicting Fire Action Notices should be removed.		
Priority	A	Due Date: 12/11/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	Q.3	Comment: There are a number of breaches of compartmentation within the service riser shafts and cupboards. There is also inadequate 'fire stopping' provided around cables, ducts and pipes within the service risers/shafts and cupboards on each floor level. Not all service riser shafts and cupboards could be accessed at time of inspection due to 'non standard' locks fitted to doors. (See also recommendation M.8)		
Section	Limiting Fire Spread			
Action ID	130433			
Quantity - Known - Potential	 1 1	Recommendation: Recommend that all service risers shafts and cupboards are checked and where necessary the breaches in compartmentation and horizontal separation as noted are either provided or replaced to provide a minimum of thirty minutes 'fire resistance' as required.		
Priority	B	Due Date: 12/08/2021	Client Status: Assigned	
		Review Status: Unresolved		

Question	Q.3	Comment: There are a number of breaches of compartmentation within the various service riser shafts and cupboards. There is also inadequate 'fire stopping' provided around cables, ducts and pipes within the service risers/shafts and cupboards on each floor level. Not all service riser shafts and cupboards could be accessed at the time of inspection due to 'non standard' locks fitted to doors and other service riser access cupboards being used by tenants for household storage.	
Section	Limiting Fire Spread		
Action ID	296654		
Quantity - Known - Potential	 N/A 24	Recommendation: Recommend that all service risers shafts and cupboards are inspected and checked throughout the entire building and where necessary the breaches in compartmentation and horizontal separation as noted are either provided or replaced to provide suitable and adequate fire resistance as required. Suitable 'fire stopping' should also be provided around the various cables, ducts and pipes within the service risers/shafts and cupboards on each floor level.	
Priority	Man2	Due Date: 12/11/2020 | Client Status: Assigned Review Status: Unresolved	
Question	Q.13	Comment: No information was available on site to confirm if the external rendered cladding/insulation system for the fifth/sixth floors of the building meets the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.	
Section	Limiting Fire Spread		
Action ID	296646		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm that the external rendered cladding/insulation system provided to the fifth/sixth floors of the property (meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.	
Priority	Man1	Due Date: 12/09/2020 | Client Status: Assigned Review Status: Unresolved	
Question	T.12	Comment: The property has multiple agencies involved/present who share responsibility for fire safety arrangements and management. Peabody's building next door appears to share some of the escape routes.	
Section	Procedures and Arrangements		
Action ID	296656		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ ensure that there is a documented protocol in place for the coordination of fire safety arrangements and management, including the sharing of relevant fire safety information such as this fire risk assessment.	
Priority	Man2	Due Date: 12/11/2020 | Client Status: Assigned Review Status: Unresolved	

Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.		No image available
Section	Records			
Action ID	296649			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.		
Priority	Man2	Due Date: 12/11/2020	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	DOUG0000
Number Range	1A-24A
Building Name	
Street Number	11
Street	Douglas Street
City/Town	London
Postcode	SW1P 4DX
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	8
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	7
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached purpose built, residential building of eight floors comprising of twenty-four individual, self-contained flats. Flats 1a-8a are located on the lower ground floor, flats 9a-12a are located on the ground floor, flats 13a-16a are located on the first floor and flats 17a-20a are located on the second floor. Flats 21a-24a are located on the third/fourth/fifth floors. All flats are accessed via a secure block entrance at ground floor level. There is an integral underground garage/car parking area located within the lower ground floor area of the building. Resident access into the car park is via the protected stairway within the ground floor communal entrance hallway leading down into the undercover car parking area. Vehicular access/ egress is via a ramp from street level. There are integral bin stores and electrical sub-station/intake cupboard(s) located externally adjacent to the underground car parking entrance at ground floor level. Electrical intake and service riser access cupboards are provided within the communal hallway / lobby areas located on each floor level. A disabled access stair lift and a separate passenger lift are provided within the building. There are shared communal access/ egress doors with the adjoining property (Baltimore Court). Emergency escape from flats 4a-7a is via a lower ground floor alternative exit, which discharges at street level, adjacent to the adjoining building. The exit stair also discharges into the lower ground floor/basement car parking area.
Extent of Common Areas (area assessed)	The common areas comprise of a secure block entrance to the property. The single block entrance leads into a communal entrance hallway/stairway. There is a single stair leading to the upper floors and landings. The entrance doors to the flats are accessed from within flat entrance lobbies on each of the upper floors. Service riser access cupboards are located on each of the upper floor lobby/landing area(s). There is an alternative rear exit from lower ground floor leading to street level There is a further exit /egress route via

Building Layout Information	
	the underground car parking area leading directly to street level via the vehicular ramp.
Areas of the building to which access was not available.	Service cupboards on the 3rd and 2nd-floors as fitted with non-standard locks. Bin store as fob access. Service cupboards accessed externally as fitted with non-standard locks.
Total number of Flats/Bedsits/Bedrooms (as applicable)	24
Number accessed off the Common Area	24
Flats/Bedsits/Bedrooms sample inspected	Due to COVID-19 infection concerns, sample inspections of entrance doors to flats have not been carried out during this FRA.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	3
Block Accessibility	Stepped
Total No. of Common Staircases	1

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1980
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Circa 1980 Traditional reinforced brick/concrete frame construction with a flat roof. External elevations are predominantly face brickwork. The fifth and sixth floors of the building are formed of an external rendered cladding/ insulation system.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Presume management/staff attend the property occasionally during office hours Monday - Friday.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	No one. No management/staff were on-site.
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 assumed - low numbers expected

Occupant Information	
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 assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported, no evidence noted.
Any other relevant information	None

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 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
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: There were no multi-way plug adaptors and/or extension leads within the common areas at the time of 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.	

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 attached/integral bin storage room at the time of inspection. No access was available as fob access.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	
Comment:	

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	

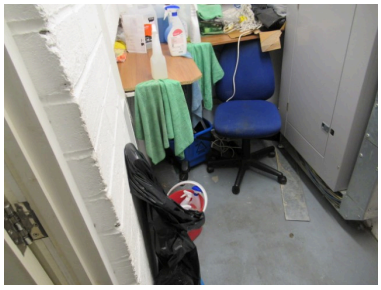
F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	No
Comment: No lightning protection system was noted at time of inspection.	

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?	No
Comment: Management confirms via the Riskhub Client Portal that a lightning protection assessment has been carried out by a specialist contractor. The previous recommendation has been marked as approved.	

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?	No
Comment: Combustible items were noted close to an ignition source. The electrical intake cupboard by flats 1a & 2a is used as a cleaners store/restroom. This issue should be dealt with as soon as possible.	
Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.	

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 516315

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	No
Comment: There were combustible items or waste materials in the escape routes. Residents personal items are being stored in the escape routes by flats 8a, 11a, 12 & 16a. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.	
Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.	

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 516329

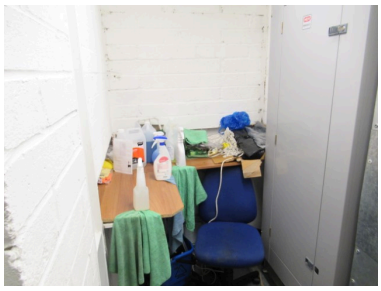
Question - G.4: Are escape routes kept clear of any trip hazards?	No

Comment: There were trip hazards noted within the common escape routes at the time of inspection. Residents personal items are being stored in the escape routes by flats 8a, 11a, 12 & 16a. As the quantity involved is relatively minor and/or the location is non-critical the issue can be dealt with via written contact with the residents.

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Known

Comment: Cleaning products noted in the electrical intake cupboard (also see G2), no COSHH details noted.

Recommendation: Recommend management confirm/ensure the cleaning materials as noted are subject to COSHH.



Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 516316

Question - G.6: Are all other house-keeping issues satisfactory?	No

Comment: Other house-keeping issues include the 2nd-floor service riser cupboard is being used for the storage of tenants items and waste materials. From evidence noted on site it does not appear that the previous recommendation has been completed; to remove storage from the risers and intakes. It was also noted that private balconies are provided. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.

Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 516317

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.	

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?	Yes
Comment: The block entrance door and final exit doors have mechanical device(s) fitted which overrides the access control system(s). (e.g.lever handle/push pad/thumbturn).	

Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: All doors on escape route(s) 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?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	

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)	No
Comment: The stairs and lobbies are not provided with an adequate automatic or remotely operated smoke ventilation system (lobbies are within 4.5m travel distance to the stairway)	

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	No
Comment: The stairs and lobbies are not provided with an adequate automatic or remotely operated smoke ventilation system (lobbies are within 4.5m travel distance to the stairway) See K.14	

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
Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
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
Comment: Residential purpose built flats designed specifically for a 'stay put' evacuation strategy.	

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 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 are in adequate condition.	

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: No fanlights to flat entrance doors are provided.	

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: 24 / Action ID: 516318	

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: 24 / Action ID: 516319	

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 individual letterboxes on flat entrance doors. 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 identified 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: All common area fire doors and/or frames appear to be appropriate FD30S fire rated (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: All common area fire rated fire doors appear to be in good condition except for:- The cross-corridor door by flat 7a was damaged.

Recommendation: Common area 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, including appropriate 'Fire door keep shut' signage to both sides.

Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 516320

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

Comment: All glazing to common area fire doors (where fitted) is appropriately 'fire rated'

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable

Comment: No fanlights/side panels provided to common area doors.

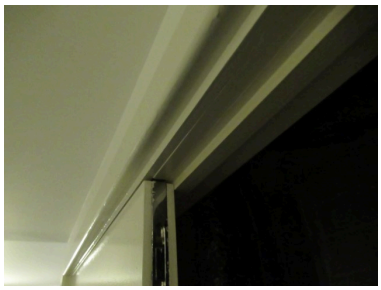
Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes

Comment: All self-closing devices on common area fire doors (where fitted) are adequate.

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	No

Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. No smoke seals are provided to service cupboards.

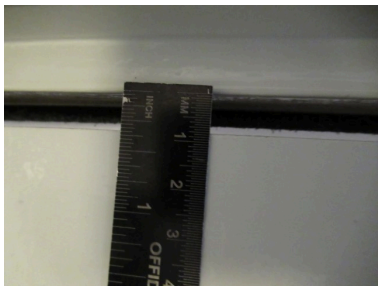
Recommendation: All common area fire doors should be fitted with intumescent strips and smoke seals.



Priority: C	Known Quantity: 20	Potential Quantity: 20	Action ID: 516321

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?	No
Comment: The following common fire door issue were noted at the time of inspection:- Excessive gap to the ground floor accommodation lobby to flats 9a & 10a.	
Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.	
Priority: C | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 516322	

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 provision of fire action notices within the common areas is not adequate. There are conflicting fire action notice(s) displayed stating an incorrect evacuation strategy. Incorrect generic simultaneous evacuation notices seen in the ground floor entrance hall and the 3rd floor lift lobby.	

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 deemed to be adequate	

Question - O.3: If required, is directional/exit signage adequate?	No
Comment: Directional and exit signage is not considered adequate. The alternative exit through the car park is not clearly signed.	
Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.	
Priority: B / Known Quantity: 1 / Potential Quantity: 1 / Action ID: 516323	

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
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: 24 / Action ID: 516324	

Question - P.6: Is remote monitoring of fire alarm signals required, via 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 Receiving Centre?	No
Comment: A system for remote monitoring of fire alarm signals is not considered necessary in this property.	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
Comment: There are no other issues relating to detection and alarm systems.	

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: 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)	Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report).	

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: There are a number of breaches of compartmentation within the various service riser shafts and cupboards. There is also inadequate 'fire stopping' provided around cables, ducts and pipes within the service risers/shafts and cupboards on each floor level. Not all service riser shafts and cupboards could be accessed at the time of inspection due to 'non-standard' locks fitted to doors.	

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: Refer to Q3	

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: There are no waste chute(s) provided within the building.	

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 of adequate resisting construction. (See also recommendations Q3, M6 & G2)	

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: No common ventilation systems, ventilation ducts and grills identified at time of inspection.	

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings are appropriate and will limit the 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).	Not Known
Comment: No information was available on site to confirm if the external rendered cladding/insulation system for the fifth/sixth floors of the building meets the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)	

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.)	No
Comment: The building is not provided with a fire mains.	

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

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)	No
Comment: No sprinkler system is provided within the building.	

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: No other relevant fire safety system or equipment installed within the building.	

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: A general needs, purpose built residential building of eight floors- (Lower ground floor, ground floor, and six upper floors). The lower ground floor comprises of an underground car parking area. Flats 1a -8a are also located within the lower ground floor area(s) of the building.	

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 advise 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?			Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. Network Homes confirmed previous recommendation is complete and a record is maintained.			
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 516325

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	

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 points 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 Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: This question is not applicable for these premises at the time of this fire risk assessment inspection.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: There are no staff present. This is a general needs, purpose built, self contained block of residential flats with a 'Stay put evacuation strategy in place.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?			Not Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.			
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 516326

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 confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

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.2: Is the common area emergency lighting system 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 to test and inspect in line with relevant guidance.	
Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 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: 516327	

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. However, the external final exit door has a mechanical override to open the door and so reactive maintenance only is considered acceptable. Network homes confirmed previous recommendation to test and inspect in line with relevant guidance.	
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.	No image available
Priority: Man2 / Known Quantity: N/A / Potential Quantity: N/A / Action ID: 516328	

W. Records

Question - W.1: Is there a log book on the premises?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

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.	

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (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)	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]	No
Comment: The property has multiple agencies involved/present who share responsibility for fire safety arrangements and management. the block shares a car park and alternative escape routes with neighbouring blocks.	

Question - Z.2: Are all other issues deemed satisfactory? [2]	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: 1A-24A 11 Douglas Street London SW1P 4DX
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: 12/08/2020
Part 6	Recommended date for reassessment of the premises: 12/08/2021
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 12/08/2020