

# Fire Risk Assessment

Property assessed: Atrium Point Greenford Road  
Greenford UB6 0FF

Client: Network Homes Ltd

UPRN: ATRI0001

Property Classification: Level 1

Document Print Date: 08/12/2020



FRA Inspection Date: 04/12/2020  
FRA Issued to Client: 08/12/2020  
FRA valid to: 08/12/2021  
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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	Mark Aiston
Assessment Checked by	John Herbison
Date of inspection	04/12/2020
Date of Assessment Issue to Client	08/12/2020

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	08/12/2021
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## 1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	1	1
B	4	1	1
C	2	0	0
R	0	0	0
Man1	2	2	2
Man2	4	6	6

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 temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with the 'Waking Watch' service (as required) to implement it.
Recommended evacuation strategy for this property	Stay Put

# 2 Action Plan

## 2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	K.20	<p>Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with the 'Waking Watch' service (as required) to implement it.</p>	No image available
Section	Means of Escape		
Action ID	570940		
Quantity		<p>Recommendation: Management should confirm/ensure that all aspects of the NFCC "Guidance to support a temporary change to a simultaneous evacuation strategy in a purpose-built block of flats" have been considered and suitable control measures introduced to mitigate the risk to an acceptable level. See also Section P regarding temporary fire detection and alarm system provision.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 08/01/2021	Client Status: Unassigned
Question	Q.13	<p>Comment: Extensive levels of cladding were noted on the external walls of this property. The materials used to construct this cladding are unknown to the assessor. However, a report on the intrusive cladding survey carried out on the external walls was provided to Network Homes on 16.12.2019, by John Rowan and Partners LLP, which provides detailed information on the cladding used on this building, the lack of cavity barriers, and recommendations on remedial actions required.</p>	
Section	Limiting Fire Spread		
Action ID	570936		
Quantity		<p>Recommendation: Management should confirm that remedial works have been planned/scheduled to deal with the deficiencies identified in the intrusive cladding survey report provided by John Rowan and Partners LLP on 16.12.2019. and Technical Note TN/20779/01 Completed by IFC Group on 01.04.2020</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 08/01/2021	Client Status: Unassigned
Question	M.5	<p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The door closers fitted to the lobby doors outside flats 2A and 306B were not effectively closing the doors into their frames. 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'.</p>	
Section	Common Area Fire Doors		
Action ID	570934		
Quantity		<p>Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.</p>	
- Known	2		
- Potential	2		
Priority	A	Due Date: 08/03/2021	Client Status: Unassigned

Question	G.6	<p>Comment: It was noted that some residents are using their private balconies for storage of combustible items. The balconies observed at ground floor level and upper levels appeared to be constructed from wood. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'. Other house-keeping issues notes at the time of inspection include - riser cupboard #6 on the ground floor of Block A was noted to have unacceptable levels of storage of residents personal items. It was noted that the actions created within the previous FRA has been 'approved'. As a consequence, this 'assessment status' has been marked as 'Resolved'.</p>	
Section	House-Keeping		
Action ID	570931		
Quantity		<p>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.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 08/03/2021	Client Status: Unassigned
Question	G.6	<p>Comment: It was noted that some residents are using their private balconies for storage of combustible items. The balconies observed at ground floor level and upper levels appeared to be constructed from wood. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'. Other house-keeping issues notes at the time of inspection include - riser cupboard #6 on the ground floor of Block A was noted to have unacceptable levels of storage of residents personal items. It was noted that the actions created within the previous FRA has been 'approved'. As a consequence, this 'assessment status' has been marked as 'Resolved'.</p>	
Section	House-Keeping		
Action ID	570932		
Quantity		<p>Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored in services riser cupboards.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 08/03/2021	Client Status: Unassigned

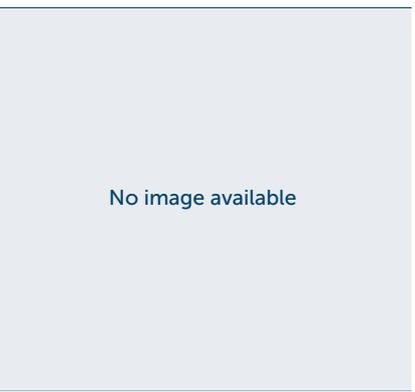
Question	K.20	<p>Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with the 'Waking Watch' service (as required) to implement it.</p>	
Section	Means of Escape		
Action ID	570939		
Quantity		<p>Recommendation: When identified defects have been resolved management should revert to a Stay Put strategy for the property, following a satisfactory review of this fire risk assessment. The change in evacuation strategy should only be completed after all other relevant actions related to compartmentation and means of escape within this FRA have been completed and confirmed. Management should ensure all residents are informed of the change in evacuation strategy when it occurs. See O.1.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 08/03/2021	Client Status: Unassigned
Question	L.6	<p>Comment: Sampled flats 2D, 1A, 811A, 403B, 805B, 101C and 504C entrance doors were fitted with adequate self-closing devices. No access to other flats.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	570933		
Quantity		<p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that self-closers are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.</p>	
- Known	0		
- Potential	262		
Priority	Man2	Due Date: 08/03/2021	Client Status: Unassigned
Question	U.4	<p>Comment: There was no information available to confirm that fire drills are carried out at appropriate intervals.</p>	
Section	Training and Drills		
Action ID	570937		
Quantity		<p>Recommendation: Management should confirm/ensure that fire drills are carried out at intervals considered appropriate for the building and occupancy type. Recommended interval:- Six-monthly.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 08/03/2021	Client Status: Unassigned
Question	W.2	<p>Comment: No records of fire drills were available on site.</p>	
Section	Records		
Action ID	570938		
Quantity		<p>Recommendation: Management should confirm/ensure that records of all fire drills including date, time, numbers, outcome, any issues identified etc. are entered in the fire log book.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 08/03/2021	Client Status: Unassigned

Question	Q.7	<p>Comment: The 3 electrical intake/meter enclosures on the ground floor have been upgraded but are not considered adequately fire-resisting, with gaps around services exiting the cupboards noted and a small amount of expanding foam noted. In addition, riser no.1 on the ground floor of Block A was noted to have expanding foam fitted, and the electrics cupboard for the office on the 1st floor of Block D was noted to have a breach in the horizontal fire stopping.</p>	
Section	Limiting Fire Spread		
Action ID	570935		
Quantity		<p>Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.</p>	
- Known	2		
- Potential	2		
Priority	B	Due Date: 08/12/2021	Client Status: Unassigned

## 2.2 Status of Previous Recommendations

Details		Comments/recommendations	Photo
Question	A.4	<p>Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed.</p>	
Section	Electrical Ignition Sources		
Action ID	223242		
Quantity		<p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas (kitchenettes, offices, reception &amp; communal lounge) are inspected and tested annually and records kept on-site or in a central database.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 17/04/2019	Client Status: Approved
		Review Status: Unresolved	
Question	O.4	<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at lower ground floor level.</p>	<p>No image available</p>
Section	Fire Safety Signs and Notices		
Action ID	223252		
Quantity		<p>Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at ground floor level.</p>	
- Known	1		
- Potential	1		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	

Question	P.2	Comment: The fire alarm panel was showing a fault indication light.	
Section	Means of Giving Warning in Case of Fire		
Action ID	393880		
Quantity		Recommendation: Management should arrange to have the fault light showing on the fire alarm panel checked and cleared by the fire alarm service engineer.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 24/03/2020	Client Status: Approved
		Review Status: Unresolved	
Question	Q.2	Comment: Sampled areas above the false ceilings identified compartmentation breaches=Cable tray and associated cable runs above the ground floor of Block D to block B. Hole where cables pass above the false ceiling of the ground floor reception kitchenette.	
Section	Limiting Fire Spread		
Action ID	393883		
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.2	Comment: Sampled areas above the false ceilings identified compartmentation breaches=Cable tray and associated cable runs above the ground floor of Block D to block B. Hole where cables pass above the false ceiling of the ground floor reception kitchenette.	
Section	Limiting Fire Spread		
Action ID	393884		
Quantity		Recommendation: The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/ construction. Period of fire resistance required is 60 minutes.	
- Known	2		
- Potential	2		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.3	Comment: Compartmentation breaches noted to sampled cupboards/risers = Un-fire stopped redundant pipework in room opposite flat 8B. Hole noted in riser cupboard ceiling next to flat 12B and a riser cupboard on the 4th floor (riser cupboard 110), a breach above a service cupboard next to flat 5D, breach in the wall of the ground floor sprinkler room. A section of fire-resisting partition is dislodged within a service/riser cupboard next to flat 306C.	
Section	Limiting Fire Spread		
Action ID	393885		
Quantity		Recommendation: The holes/compartment breaches noted should be sealed/repared with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.	
- Known	5		
- Potential	5		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	



Question	Q.3	<p>Comment: Compartmentation breaches noted to sampled cupboards/risers = Un-fire stopped redundant pipework in room opposite flat 8B. Hole noted in riser cupboard ceiling next to flat 12B and a riser cupboard on the 4th floor (riser cupboard 110), a breach above a service cupboard next to flat 5D, breach in the wall of the ground floor sprinkler room. A section of fire-resisting partition is dislodged within a service/riser cupboard next to flat 306C.</p>	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	393886		
Quantity		<p>Recommendation: Management should check within services risers/shafts/ducts/cupboards as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped.</p>	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.4	<p>Comment: Sampled electrical riser cupboard (id 118) has electrical cables passing a compartment wall via combustible board. Unable to confirm suitable fire stopping behind the combustible board.</p>	
Section	Limiting Fire Spread		
Action ID	393888		
Quantity		<p>Recommendation: Management should confirm/ensure that adequate firestopping is provided around any service cable, pipe or ducts exiting the inaccessible services cupboards/risers as noted.</p>	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.9	<p>Comment: Vents noted in the building, it is not known if these are part of a common area mechanical vent system, if so are they are linked to and working in conjunction with the common area fire alarm system.</p>	
Section	Limiting Fire Spread		
Action ID	223253		
Quantity		<p>Recommendation: Management to confirm if there is a mechanical vent/heat system and if it is linked to and working in conjunction with the fire alarm system. Confirmation is required of adequate fire stopping / compartmentation to this system.</p>	
- Known	N/A		
- Potential	1		
Priority	Man1	Due Date: 01/12/2019	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.11	<p>Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property in the reception area and the communal lounge area</p>	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	223265		
Quantity		<p>Recommendation: The soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises</p>	
- Known	2		
- Potential	2		
Priority	C	Due Date: 17/01/2020	Client Status: Approved
		Review Status: Unresolved	

Question	Q.14	Comment: There is a breach above the false ceiling by service cupboard 119 on the ground floor. There was no lid to the ceiling above the false ceiling in the reception kitchenette.	
Section	Limiting Fire Spread		
Action ID	223255		
Quantity		Recommendation: The breach and ceiling should be repaired/replaced with fire resisting material - the period of fire resistance required is 60-minutes.	
- Known	2		
- Potential	2		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.15	Comment: An attached bin store has a window between the bin store and the building's ground staircase lobby. Unable to confirm if the glazing is fire rated.	
Section	Limiting Fire Spread		
Action ID	393887		
Quantity		Recommendation: If the existing glazing cannot be confirmed as fire resisting, the current opening should be 'made up' to achieve 60 minutes fire separation between the bin store and ground floor common part.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 30/09/2021	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	ATRI0001
Number Range	
Building Name	Atrium Point
Street Number	
Street	Greenford Road
City/Town	Greenford
Postcode	UB6 0FF
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	10
Total No. of Floors (common area only)	10
Total No. of Storeys (ground and above)	10
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>Former office complex converted to general needs flats. The site consists of 4 interlinked accommodation blocks and a central ground floor reception block linked to a 10 storey central stair and passenger lift block. The 4 accommodation blocks form a U shape around the stair and reception block interlinked by walkways and corridors. The site is built on a slope so the front elevation consists of ground to the 8th floor, and the rear blocks consist of a lower ground floor to the 8th floor. The ground floor reception block consists of an office, reception area with concierge reception desk, toilet, kitchen, and access to block D, the accommodation stairs, and passenger lifts. The lower ground floor serves plant rooms, service cupboards, management suite (office with kitchenette), residents flats, and alternative exits to the rear car park area. All upper floors are similar with interlinked accommodation lobbies, in blocks A, B &amp; C, serving residents flats, meter cupboards, and service cupboards. There are 3 additional stairways - 1 in each of the 3 blocks which all discharge to fresh air. Block D, containing the accommodation stairs and passenger lifts has a Network Home office on the 1st floor, and a single residents flat on floors 2 - 8. Each accommodation block has a dry riser and the flats are provided with sprinkler protection. There is a Grade A fire alarm provided, and AOV's at the head of all stairways, and within residents' lobbies. Each block has an externally accessed bin store and the main entrance/egress is level.</p>
Extent of Common Areas (area assessed)	Reception area, offices, toilet, kitchenettes, passenger lifts, stairways, lobbies, corridors, service cupboards, plant rooms, bin stores, car park.
Areas of the building to which access was not available.	1st-floor office in Block D, roof area.
Total number of Flats/Bedsits/Bedrooms (as applicable)	269
Number accessed off the Common Area	269

Building Layout Information	
Flats/Bedsits/Bedrooms sample inspected	2D, 1A, 811A, 403B, 805B, 101C and 504C.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	7
Block Accessibility	Level
Total No. of Common Staircases	4

Construction Information	
Construction Type	Concrete Frame
Property Type	Converted (P/B Standard)
Date of Construction or Conversion (year approx.)	2018
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brickwork, EWI render system, and sandwich aluminium curtain walling system.
Other Construction Information	None

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Concierge/security on site 24/7 in 2 shifts -07:00 to 19:00, and 19:00 to 07:00. These staff also carry out a limited waking watch walkaround 2-3 times per day. They are also expected to monitor the fire alarm, including responding to alarm activations, check for a fire, and reset the system panel within 6 minutes.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Biren - Concierge
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	Number of staff is:- 2
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	No evidence of recent fire loss or damage was seen at the time of the assessment.
Any other relevant information	This is a review of the property's FRA following the installation of a waking watch in the premises and the change of evacuation policy to a temporary simultaneous evacuation. These changes resulted from findings in a report on the cladding and cavity barriers undertaken by JRP dated 16.12.2019 and Technical Note TN/20779/01 Completed by IFC Group 01.04.2020

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	04) Approved Document B1 - 'Fire safety in Dwellings' - 2019 BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9251:2014 - 'Fire sprinkler systems for domestic and residential occupancies' PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
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Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2008 (as amended). The date recorded on the label for the last test is 01/06/2018.

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	No
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Comment: There was no evidence available on site to confirm that the portable appliances noted are being tested annually. Although the action generated from the previous FRA has been marked as 'approved', the issue remains 'unresolved' from observations onsite.

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

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Yes
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Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was considered acceptable.

### B. Smoking Policies

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

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
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Comment: 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/Wheelie bins were stored in an attached and detached bin storage rooms 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: The bin storage areas were locked at the time of inspection.

Question - C.4: Is fire load close to the premises minimised? Yes

Comment: There was no unnecessary fire load noted close to the building at the time of inspection.

## D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided) Yes

Comment: The common area has an electrical heating system with wall & ceiling mounted airconditioning units noted within the communal reception area and office.

Question - D.2: Is the fixed heating system within the common areas maintained annually? Yes

Comment: Network Homes advise that fixed heating systems are serviced annually under a servicing contract (every 5 years for electrical storage/panel heaters).

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided) Yes

Comment: There are portable electric heaters in use within the common area.

Question - D.4: Is the portable space heating provided within the common areas regarded as adequate and safe? Yes

Comment: The portable space heating provided within the common areas is considered adequate and safe.

## E. Cooking

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

Comment: No common cooking facilities are provided in the premises, save for a small kitchenette in the ground floor lobby area with a fridge, a kettle and a microwave noted which is for the use of concierge staff only.

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking? Yes

Comment: Reasonable measures appear to be in place to prevent fires as a result of cooking.

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only). Not Applicable

Comment: No extraction provided.

Question - E.4: Are fire blankets provided in the common kitchen? No

Comment: No fire blanket is provided in the common kitchen. Not required.

## F. Lightning

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

Comment: A lightning protection system is provided and was seen in numerous parts of the property.

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition? Yes

Comment: The visible parts of the lightning protection system appear 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: No cleaning rota is displayed but the common area is clean and tidy. Management advised a static cleaner is provided by Pinnacle. The assessor was informed by the Pinnacle cleaner on site that 2 floors of each block are cleaned every day, on a rota basis - so 6 fl; doors are cleaned every day.

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. The balconies observed at ground floor level and upper levels appeared to be constructed from wood. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'. Other house-keeping issues notes at the time of inspection include - riser cupboard #6 on the ground floor of Block A was noted to have unacceptable levels of storage of residents personal items. It was noted that the actions created within the previous FRA has been 'approved'. As a consequence, this 'assessment status' has been marked as 'Resolved'.

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: 570931

Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored in services riser cupboards.



Priority: Man2    Known Quantity: 0    Potential Quantity: 1    Action ID: 570932

## H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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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
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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
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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
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Comment: No dangerous substances noted being stored or in use at the time of inspection

## J. Other Significant Hazards

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

## General Fire Protection Measures

### K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes) Yes

Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed) Yes

Comment: The escape 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 on escape routes are provided with electrically operated access control systems. We are informed that all doors will fail safe in the event of common alarm

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 green break-glass point fitted which overrides the access control system.

Question - K.8: Do final exits open in the direction of escape where necessary? Yes

Comment: Doors on escape routes open in the direction of escape.

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
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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
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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
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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
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Comment: Corridors are sub-divided where appropriate

Question - K.13: Do escape routes lead to a place of safety?	Yes
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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
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Comment: The stairs and lobbies are provided with adequate manually operated ventilation openings for the control of smoke

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes
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Comment: The 3 stairways in blocks A, B and C, and all lobbies, are provided with automatic smoke ventilation systems (AOV's). The inspected flat 5D in Block D was noted to have a smoke extraction grille in the entrance lobby. The accommodation stair in Block D has no ventilation, presumed this satisfied the building control authorities at the time of construction. (Note: Fault and activation monitoring should be integrated to the fire alarm panel so any fault from AOVs in communal areas or flats in block D are displayed).

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
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Comment: There was no evidence of or information about the building having occupants with disabilities at the time of inspection. The Network fire action notice displayed in the property includes a contact reference for tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.

Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
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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? Simultaneous Evacuation

Comment: Management has put in place a temporary Simultaneous Evacuation strategy (in line with the recommendations in the NFCC "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats" Guide) whilst defects within the building are resolved.

Question - K.20: Is the current evacuation strategy for the property considered appropriate? No

Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with the 'Waking Watch' service (as required) to implement it.

Recommendation: When identified defects have been resolved management should revert to a Stay Put strategy for the property, following a satisfactory review of this fire risk assessment. The change in evacuation strategy should only be completed after all other relevant actions related to compartmentation and means of escape within this FRA have been completed and confirmed. Management should ensure all residents are informed of the change in evacuation strategy when it occurs. See O.1.



Priority: Man2    Known Quantity: N/A    Potential Quantity: N/A    Action ID: 570939

Recommendation: Management should confirm/ensure that all aspects of the NFCC "Guidance to support a temporary change to a simultaneous evacuation strategy in a purpose-built block of flats" have been considered and suitable control measures introduced to mitigate the risk to an acceptable level. See also Section P regarding temporary fire detection and alarm system provision.

No image available

Priority: Man1    Known Quantity: N/A    Potential Quantity: N/A    Action ID: 570940

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

Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with the 'Waking Watch' service (as required) to implement it.

## 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 appear to be in good 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: 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: Sampled flats 2D, 1A, 811A, 403B, 805B, 101C and 504C entrance doors were fitted with adequate self-closing devices. No access to other flats.

Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that self-closers are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.



Priority: Man2    Known Quantity: 0    Potential Quantity: 262    Action ID: 570933

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? Yes

Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and are fitted with intumescent strips and cold smoke seals.

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.

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: All common area fire doors and/or frames appear to be appropriately fire rated. FD30/FD60S timber fire rated doors(N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair? Yes

Comment: All common area fire rated fire doors and frames appear to be in good condition.

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

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? Yes

Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated.

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required? No

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The door closers fitted to the lobby doors outside flats 2A and 306B were not effectively closing the doors into their frames. 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'.

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: 2      Potential Quantity: 2      Action ID: 570934

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?	No
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Comment: Some smoke seals fitted to communal area fire doors are showing signs of wear/damage. Noted doors, cross corridor doors O/S 205C, 204A, Staircase door, block A, 1st and ground floor, Block B, 2nd floor. A section of smoke seal was noted as missing to a cross corridor door O/S4A. 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'.

## N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	Yes
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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
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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
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Comment: The coverage of the emergency lighting provided is adequate

## O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
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Comment: A suitable number of Fire Action Notice indicating the temporary Simultaneous Evacuation strategy and waking watch were displayed within the common area. When identified defects have been rectified and the property reverts to Stay Put the fire action notices will require to be replaced. Until then the temporary Simultaneous Evacuation fire action notices should remain in place.

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
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Comment: Fire door signage is considered adequate.

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

No

Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at lower ground floor level. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - O.5: Are all other fire safety signs issues satisfactory? [2]

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 a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)

Yes

Comment: There is a Grade A automatic fire alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders. There are sounders in all residents flats, but no smoke or heat detectors connected to this alarm system. We are informed that the system has been set up as follows: Upon activation of a common area smoke detector, the fire alarm will activate and indicate the area of activation on the fire alarm panel adjacent to the concierge desk (no audible alarm will sound in the communal areas). The AOV will activate on the affected floor and at the head of the stairs (all other AOV's will remain closed). Any activation from a Grade D smoke alarm within the flats will show an alarm on the panel and send a message to the concierge mobile phone, via an App called Nimbus.

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?

No

Comment: The fire detection/alarm panel was showing a fault indicator light. Although the action generated from the previous FRA has been marked as 'approved', the issue remains 'unresolved' from observations onsite.

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: A temporary 'Simultaneous Evacuation' strategy is currently in place within the building due to identified construction deficiencies and external cladding issues. A suitable fire alarm system to BS5839-1 category L5 to support the temporary 'Simultaneous Evacuation' strategy is currently provided within the building and from sample inspection, the system has been extended into flats in accordance with the NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats', Appendix 2. This will be required to be reviewed following completion of the required construction works.

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)

Yes

Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved. All flats have been checked and have an adequate Grade D LD3 smoke alarm within the flat entrance halls. A Grade D smoke alarm was noted within the entrance hallway of sample flats 2D, 1A, 811A, 403B, 805B, 101C and 504C. No access to other flats.

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? Yes

Comment: Any activation of the Grade D smoke alarms noted in the inspected flats would show on the fire alarm panel and send a notification to the concierge mobile phone via an APP called Nimbus.

Question - P.7: Is the property provided with the required systems for remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing/Residential Care Homes)? Yes

Comment: Any activation of the Grade D smoke alarms noted in the inspected flats would show on the fire alarm panel and send a notification to the concierge mobile phone via an APP called Nimbus.

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system? Yes

Comment: The independent domestic hard-wired smoke/heat alarm systems within the flats are adequately monitored via a social alarm system.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1] Yes

Comment: There were no other fire detection and alarm issues noted at the time of inspection.

## Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises) Yes

Comment: The premises are a conversion with a standard of compartmentation considered adequate for a Simultaneous Evacuation strategy only (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: Sampled areas above the false ceilings identified no compartmentation breaches.

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped? Yes

Comment: The assessor sampled the following riser cupboards throughout the property: Ground floor of Block D - all risers. Plus Block A - all risers on the ground floor, and random risers on some other floors. Plus Block B - every other riser on the ground floor and random risers on some other floors. Plus Block C - random risers on some floors. All sampled risers were generally fine - subject to recommendations which may be noted elsewhere in this report - so the assumption was made that all riser cupboards are satisfactory. Management should provide evidence of completion of specific recommendations in previous FRA.

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: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate (subject to recommendations which may be noted elsewhere in this report).

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) No

Comment: The 3 electrical intake/meter enclosures on the ground floor have been upgraded but are not considered adequately fire-resisting, with gaps around services exiting the cupboards noted and a small amount of expanding foam noted. In addition, riser no.1 on the ground floor of Block A was noted to have expanding foam fitted, and the electrics cupboard for the office on the 1st floor of Block D was noted to have a breach in the horizontal fire stopping.

Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.



Priority: B	Known Quantity: 2	Potential Quantity: 2	Action ID: 570935
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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 Known

Comment: Vents noted in the building, it is not known if these are part of a common area mechanical vent system, if so are they are linked to and working in conjunction with the common area fire alarm system. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? Yes

Comment: It could not be determined if the wall/ceiling lining material provided achieve a surface lining classification of Class 0 in the ground floor lift lobby and communal lounge. Regarded as minimal risk - no action necessary.

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth? No

Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property in the reception area and the communal lounge area. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this 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: Extensive levels of cladding were noted on the external walls of this property. The materials used to construct this cladding are unknown to the assessor. However, a report on the intrusive cladding survey carried out on the external walls was provided to Network Homes on 16.12.2019, by John Rowan and Partners LLP, which provides detailed information on the cladding used on this building, the lack of cavity barriers, and recommendations on remedial actions required.

Recommendation: Management should confirm that remedial works have been planned/scheduled to deal with the deficiencies identified in the intrusive cladding survey report provided by John Rowan and Partners LLP on 16.12.2019. and Technical Note TN/20779/01 Completed by IFC Group on 01.04.2020



Priority: Man1    Known Quantity: N/A    Potential Quantity: N/A    Action ID: 570936

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] No

Comment: There were no other fire spread/compartmentation issues noted at the time of inspection. The action from the previous FRA has been marked 'Assigned' and as a consequence has been marked as 'Unresolved' in this FRA.

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2] No

Comment: An attached bin store has a window between the bin store and the building's ground staircase lobby. Unable to confirm if the glazing is fire rated.

Question - Q.16: Are all other fire spread/compartmentation issues satisfactory? [3]

Comment:

## 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)

Not Applicable

Comment: Portable extinguishers are not provided in this building and are not required given the use and occupancy type.

## 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 risers provided with an inlet by the main entrance door and the doors to the 3 other stairways with outlets in the stairways 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 3 lift(s) - 1 of which can be 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)

Yes

Comment: The sprinkler system provided in the building is located within residents flats only, and not in the communal areas. There are sprinkler valve riser cupboards on all floors.

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: 4 x 10 storey general needs blocks of flats linked with walkways and sharing a common reception area and car park.	
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?	Yes
Comment: Reported all fire safety arrangements are held on the Network Housing shared drive and/or the asset management maintenance matrix.	
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 residents 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: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. Concierge/security on site 24/7 or management if on site would summons the fire and rescue service if required, presumed residents would also summons them too.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: No assembly points are identified within fire action notices, with residents advised to leave the building and stay a safe distance from the building.	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Yes
Comment: There would appear to be adequate procedures in place for the evacuation of people with disabilities. See K16	
Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There are no appliances provided.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire? Yes

Comment: From information received on-site, it would appear that the waking watch staff/concierges have been nominated to assist with evacuation in the event of a fire.

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)? Yes

Comment: Management has advised that staff are appropriately and adequately trained on relevant aspects of fire safety.

Question - U.2: Are the staff nominated to assist with evacuations, in event of fire, given appropriate additional training? Yes

Comment: Management advises that staff nominated to help with fire evacuations receive appropriate additional training.

Question - U.4: Are fire drills carried out at appropriate intervals? Not Known

Comment: There was no information available to confirm that fire drills are carried out at appropriate intervals.

Recommendation: Management should confirm/ensure that fire drills are carried out at intervals considered appropriate for the building and occupancy type. Recommended interval:- Six-monthly.



Priority: Man2      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 570937

## V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Yes
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Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
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Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?	Yes
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Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

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)	Yes
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Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection. (Note: We are informed that lifts in Block D will ground on activation of the fire alarm panel, doors will remain open until the fire alarm has been reset. This will be the designated Firemans Lift)

Question - V.11: Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

## W. Records

Question - W.1: Is there a log book on the premises? Not Applicable

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.2: Are details of fire drills recorded? Not Known

Comment: No records of fire drills were available on site.

Recommendation: Management should confirm/ensure that records of all fire drills including date, time, numbers, outcome, any issues identified etc. are entered in the fire log book.



Priority: Man2      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 570938

Question - W.3: Are details of fire safety training recorded? Yes

Comment: Management advises that records of training are held on a central database.

Question - W.4: Are routine in-house fire safety checks recorded? Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded? Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded? Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.8: Are fire mains inspections, tests and services recorded?

Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?

Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?

Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.12: Are the access control system inspections, tests and servicing recorded?

Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded?

Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for inspection.

Question - W.15: Are the sprinkler systems inspections, tests and services recorded?

Yes

Comment: Reported that all testing and maintenance is organised by the Asset management team and records kept on the shared drive, no information was available for 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.

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### 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

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### Z. Other Issues

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

Yes

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

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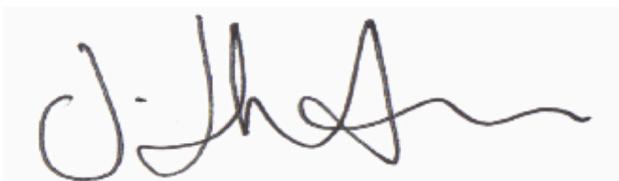
# BAFE Certificate

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: Atrium Point Greenford Road Greenford UB6 0FF
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: 08/12/2020
Part 6	Recommended date for reassessment of the premises: 08/12/2021
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

08/12/2020

