Fire Risk Assessment

Property assessed:	Marsworth House Car Park Hatton Road London HA0 1QY
Client:	Network Homes Ltd
UPRN:	MARW0000-CP
Property Classification:	Level 1
Document Print Date:	06/04/2021

FRA Inspection Date:	13/08/2020
FRA Issued to Client:	18/09/2020
FRA valid to:	18/09/2021
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	Peter Swales
Assessment Checked by	John Herbison
Date of inspection	13/08/2020
Date of Assessment Issue to Client	18/09/2020

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	18/09/2021

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	1	1
B	0	7	6
C	0	3	3
R	0	0	0
Man1	0	3	2
Man2	0	16	4

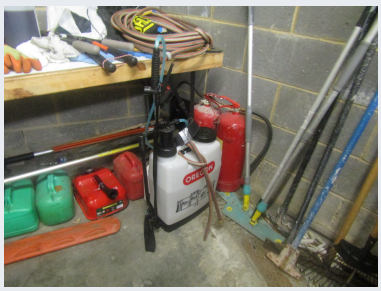
Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Notes	The premises is purpose-built with an adequate standard of compartmentation. The residential accommodation has a Stay Put evacuation strategy. Car park- Simultaneous evacuation.
Recommended evacuation strategy for this property	Simultaneous Evacuation

2 Action Plan

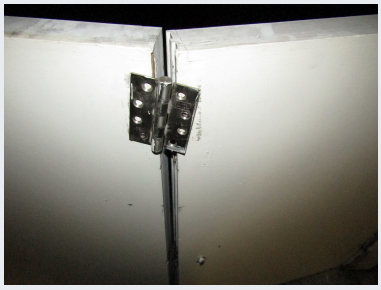
2.1 Recommendations from this Assessment

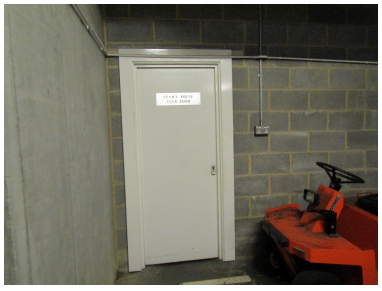
Details		Comments/recommendations		Photo
Question	G.2	Comment: Combustible items were noted close to an ignition source. Venice House tank room (excessive storage) and the ventilation fan room (carpet and storage). This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	529131			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the areas noted as soon as possible and the doors kept locked.		
Priority	Man1	Due Date: 18/10/2020	Client Status: Assigned	
Question	G.5	Comment: There were hazardous materials noted in the common area at the time of inspection. Gardening equipment and petrol stored in Venice House tank room.		
Section	House-Keeping			
Action ID	529132			
Quantity - Known - Potential	 N/A N/A	Recommendation: Hazardous materials noted should be stored appropriately.		
Priority	Man1	Due Date: 18/10/2020	Client Status: Assigned	
Question	P.2	Comment: The fire alarm panel in Marsworth House was showing a fault indication light.		
Section	Means of Giving Warning in Case of Fire			
Action ID	529117			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should arrange to have the fault light showing on the fire alarm panel checked and cleared by the fire alarm service engineer - fire alarm panel in Marsworth House		
Priority	Man1	Due Date: 18/10/2020	Client Status: Approved	
Question	O.1	Comment: No Fire Action Notices were displayed within the common areas of the car park.		
Section	Fire Safety Signs and Notices			
Action ID	529116			
Quantity - Known - Potential	 1 1	Recommendation: A fire action notice advising of the 'Simultaneous Evacuation' policy should be provided in the common areas. This should be of a type suitable for a car park.		
Priority	A	Due Date: 18/12/2020	Client Status: Assigned	
Question	K.7	Comment: Management should confirm that the secure door exit system from the car park system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
Section	Means of Escape			
Action ID	529114			
Quantity - Known - Potential	 0 7	Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	

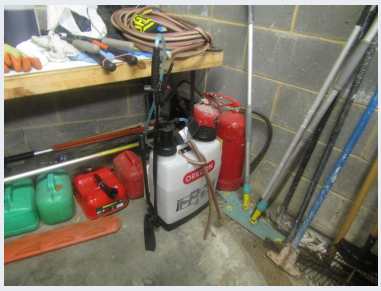
Question	K.16	Comment: There would appear to be no information/ contact details provided for any user with a disability to get assistance or advice with means of escape if required.		No image available
Section	Means of Escape			
Action ID	529115			
Quantity - Known - Potential	 N/A N/A	Recommendation: A general emergency evacuation plan (GEEP) should be in place to cater for any visitors to the building who may have a disability and require assistance to evacuate.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Assigned	
Question	M.2	Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- (a) tank room within the ventilation fan area (b) Aylesbury House tank room (c) No access to Cosgrave House tank room		
Section	Common Area Fire Doors			
Action ID	529134			
Quantity - Known - Potential	 0 1	Recommendation: A check should be made of all fire door sets to Cosgrave House tank room not sampled to confirm that firestopping behind the frames is present and adequate.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	Q.3	Comment: No access was possible to check fire resistance and firestopping within services risers/ cupboards due to non-standard locks being fitted - tank/ plant room for Cosgrave House and the small cupboard by Marsworth House entrance.		
Section	Limiting Fire Spread			
Action ID	529118			
Quantity - Known - Potential	 0 2	Recommendation: Management should check within tank room for Cosgrave House and small cupboard as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Assigned	
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		No image available
Section	Procedures and Arrangements			
Action ID	529122			
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: 18/12/2020	Client Status: Assigned	
Question	T.4	Comment: Documented procedures for residents and staff in the event of a fire were not seen during the inspection. See O.1.		No image available
Section	Procedures and Arrangements			
Action ID	529123			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Assigned	

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	529124			
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: 18/12/2020	Client Status: Approved	
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out.		No image available
Section	Procedures and Arrangements			
Action ID	529140			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	V.1	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		
Section	Testing and Maintenance			
Action ID	529125			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the Grade A/Part 1 common area fire detection and alarm system is tested weekly and serviced six monthly in accordance with BS 5839-1 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	V.2	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	529126			
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: 18/12/2020	Client Status: Approved	

Question	V.3	Comment: From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. No last service date noted.		
Section	Testing and Maintenance			
Action ID	529127			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the fire extinguishers are tested and serviced in accordance with the requirements of BS 5306-3 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	V.7	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		
Section	Testing and Maintenance			
Action ID	529128			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	V.8	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		
Section	Testing and Maintenance			
Action ID	529129			
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: 18/12/2020	Client Status: Approved	
Question	W.1	Comment: No log book was available on site during the inspection.		No image available
Section	Records			
Action ID	529130			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	W.3	Comment: No training records were available on site during the inspection.		No image available
Section	Records			
Action ID	529142			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	

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	529141			
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: 18/12/2020	Client Status: Approved	
Question	M.2	Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- (a) tank room within the ventilation fan area (b) Aylesbury House tank room (c) No access to Cosgrave House tank room		
Section	Common Area Fire Doors			
Action ID	529133			
Quantity - Known - Potential	 2 2	Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved - (a) tank room within the ventilation fan area (b) Aylesbury House tank room		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	M.7	Comment: No suitable locking device was provided to the small cupboard (by Marsworth House entrance door).		
Section	Common Area Fire Doors			
Action ID	529135			
Quantity - Known - Potential	 1 1	Recommendation: The door noted should be provided with a suitable locking device - small cupboard (by Marsworth House entrance door).		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	O.3	Comment: Directional and exit signage is not considered adequate. No directional fire exit signage to the pedestrian gate.		
Section	Fire Safety Signs and Notices			
Action ID	529137			
Quantity - Known - Potential	 1 1	Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment - directional fire exit signage to the pedestrian gate.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	Q.4	Comment: Firestopping around services exiting some of the pipework passing through the ceiling and walls would not appear to be adequate. - within the tank rooms sampled and within the car park - up to 30 areas of pipework require an upgrade to the firestopping standard.		
Section	Limiting Fire Spread			
Action ID	529119			
Quantity - Known - Potential	 30 30	Recommendation: Firestopping around the service pipe (as noted) should be provided. Period of fire resistance required is 30 minutes.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	

Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - Damaged wall in the lobby to Marsworth House - the door handle causing damage.		
Section	Limiting Fire Spread			
Action ID	529138			
Quantity - Known - Potential	 1 1	Recommendation: The damaged wall noted should be sealed up with fire resisting construction - period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - Damaged wall in the lobby to Marsworth House - the door handle causing damage.		
Section	Limiting Fire Spread			
Action ID	529139			
Quantity - Known - Potential	 1 1	Recommendation: Adjust the door leading to the car park from Marsworth House to the car park to prevent the wall becoming damaged.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	R.3	Comment: Dry powder type fire extinguishers are installed. in Venice Hose tank room. This type of fire extinguisher is not considered to be suitable for indoor use and should be removed/replaced.		
Section	Fire Extinguishing Appliances			
Action ID	529120			
Quantity - Known - Potential	 1 1	Recommendation: The dry powder type fire extinguishers as noted should be removed and replaced by suitable alternative medium fire extinguishers as appropriate.		
Priority	B	Due Date: 18/09/2021	Client Status: Approved	
Question	B.4	Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.		
Section	Smoking Policies			
Action ID	529113			
Quantity - Known - Potential	 1 1	Recommendation: 'No Smoking' signage should be provided in the common area.		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned	
Question	O.2	Comment: Fire door signage is not considered adequate - 'Fire door keep locked' is not provided to locked common area doors - All tank room doors and the small cupboard.		
Section	Fire Safety Signs and Notices			
Action ID	529136			
Quantity - Known - Potential	 5 5	Recommendation: Provide 'Fire door keep locked'notices to common area fire doors as noted - All tank room doors and the small cupboard.		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned	

Question	R.4	Comment: Not all of the fire extinguishing appliances provided are appropriately located and readily accessible - on the floor and partially hidden.	
Section	Fire Extinguishing Appliances		
Action ID	529121		
Quantity - Known - Potential	 2 2	Recommendation: The portable fire fighting appliances noted should be provided with a suitable base stand or wall mount bracket at their designated location.	
Priority	C	Due Date: 18/03/2022	Client Status: Assigned

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	MARW0000-CP
Number Range	
Building Name	Marsworth House Car Park
Street Number	
Street	Hatton Road
City/Town	London
Postcode	HA0 1QY
Property Designation	Car Park (enclosed or open-sided)

Building Layout Information	
Total No. of Floors	1
Total No. of Floors (common area only)	1
Total No. of Storeys (ground and above)	1
Ground Floor Area (m2) (if applicable)	n/a
Total Area of All Floors (m2) (if applicable)	n/a
Building Layout Description	A secure lower ground floor car park. Located under and serve - Marsworth House, Venice House, Cosgrave House, Aylsebury House, which are four residential high rise purpose-built blocks. Externally the car park is accessed via pedestrian and car gates. The car park is accessed internally via the four residential blocks via the lower ground floor. with ancillary accommodation associated with these blocks – including tank and plant rooms. Caged bike store, Mechanical smoke ventilation system installed (equipment within a separate room. Car electric charge points provided.
Extent of Common Areas (area assessed)	Open plan car park - Venice & Marsworth House (entrance lobbies and stairs down to the car park access door) Venice, Marsworth & Aylesbury House Tank/ Plant Rooms - Ventilation room - Bike Store
Areas of the building to which access was not available.	Cosgrave House Tank Room - Small cupboard by Marsworth House exit door
Total number of Flats/Bedsits/Bedrooms (as applicable)	0
Number accessed off the Common Area	0
Flats/Bedsits/Bedrooms sample inspected	Not applicable - no flats
Building Use	Mixed Use
Details of ancillary use (if applicable)	Residential on the upper floors.
Total No. of Common Entrances/Exits	7
Block Accessibility	Ramped
Total No. of Common Staircases	4

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built

Construction Information	
Date of Construction or Conversion (year approx.)	2015
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	External Wall Insulation
External Wall Finish Type	ACM
Other Construction Information	This report will only cover rooms and areas directly located off the car park.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Security/ concierge in Marsworth House reception area
Person managing fire safety in the premises	Laura Jones - Fire & Asbestos Manager
Person consulted during the FRA	Estate office/ security (United Guarding Services)
Number of Residents	See comment
-Comments	Non-residential area
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- One - Daily 0800-2000 .
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.
Any other relevant information	There will be independent Fire Risk Assessments for the residential apartment blocks.

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	N/A

Fire Safety Guidance	
Main fire safety guidance used in this assessment	04) Approved Document B1 - 'Fire safety in Dwellings' - 2019
Other key fire safety guidance referred to	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' 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 9990 2015 Non automatic fire fighting systems PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

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: Plant rooms for the premises were 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 7671:2018 (as amended). The date recorded on the label for the last test is 09/07/2019.	

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

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

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.	

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

B. Smoking Policies

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

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

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

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	No
Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.	
Recommendation: 'No Smoking' signage should be provided in the common area.	
Priority: C | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 529113	

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The car gate to the car park is self-closing and is fitted with an electronic door release system and was locked at the time of inspection. The entrance doors to the residential block are self-closing with intercom and door release systems 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 integral bin storage rooms.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: See FRA's for the residential blocks.	

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 provided in the premises.	

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	No
Comment: A lightning protection system was not seen but is presumed to be provided due to the height of the building. See FRA reports for the residential blocks.	

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?	Yes
Comment: See F1.	

G. House-Keeping

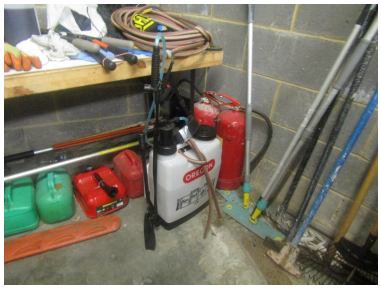
Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: No cleaning rota is displayed but the common area is clean and tidy.	

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. Venice House tank room (excessive storage) and the ventilation fan room (carpet and storage). This issue should be dealt with as soon as possible.	
Recommendation: All combustible items should be removed from the areas noted as soon as possible and the doors kept locked.	

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 529131

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 clear of any trip hazards at the time of inspection.	

Question - G.5: Are any hazardous materials noted being stored correctly?	No
Comment: There were hazardous materials noted in the common area at the time of inspection. Gardening equipment and petrol stored in Venice House tank room.	
Recommendation: Hazardous materials noted should be stored appropriately.	
Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529132	

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
Comment: There were no other house-keeping issues noted at the time of inspection.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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 were 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: 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. Escape from the car park is internal via the six doors to the residential blocks. Pedestrian gate can also be used as a final exit.	

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 and the gate 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 and gate on escape routes are provided with electrically operated access control systems.	

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Not Known
Comment: Management should confirm that the secure door exit system from the car park system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.	

Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.			
Priority: Man2	Known Quantity: 0	Potential Quantity: 7	Action ID: 529114

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

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance.	

Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection.	

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: Separation of escape route is not required given the design and layout of this building.	

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)	Yes
Comment: The car park is provided with adequate permanent ventilation openings for the control of smoke - open gated access.	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
Comment: The stairs and lobbies are provided with an adequate automatic or remotely operated smoke ventilation system - AOV system in the residential areas, appears to be linked to the fire alarm system. Mechanical smoke ventilation system in the car park.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Not Known
Comment: There would appear to be no information/contact details provided for any user with a disability to get assistance or advice with means of escape if required.	
Recommendation: A general emergency evacuation plan (GEEP) should be in place to cater for any visitors to the building who may have a disability and require assistance to evacuate.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529115	

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?	Simultaneous Evacuation
Comment: The current evacuation strategy is Simultaneous Evacuation for the Car park (no signage present). Stay Put Policy for the residential blocks.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The premises is purpose-built with an adequate standard of compartmentation. The residential accommodation has a Stay Put evacuation strategy. Car park- Simultaneous evacuation.	

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

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Not Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Not Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

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 Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

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 Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

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 flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Not Applicable
Comment: There are no flats (or residents' bedrooms/bedsits) within this area of the property - this question is not applicable.	

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 timber 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?	No
Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- (a) tank room within the ventilation fan area (b) Aylesbury House tank room (c) No access to Cosgrave House tank room	

Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved - (a) tank room within the ventilation fan area (b) Aylesbury House tank room				
Priority: B	Known Quantity: 2	Potential Quantity: 2	Action ID: 529133	

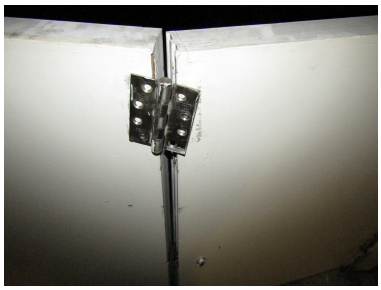
Recommendation: A check should be made of all fire door sets to Cosgrave House tank room not sampled to confirm that firestopping behind the frames is present and adequate.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 529134	

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

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

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

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	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.)	No
Comment: No suitable locking device was provided to the small cupboard (by Marsworth House entrance door).	
Recommendation: The door noted should be provided with a suitable locking device - small cupboard (by Marsworth House entrance door).	
Priority: B | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 529135	

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

N. Emergency Lighting

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

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 appears to be 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: No Fire Action Notices were displayed within the common areas of the car park.

Recommendation: A fire action notice advising of the 'Simultaneous Evacuation' policy should be provided in the common areas. This should be of a type suitable for a car park.

Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 529116

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)	No

Comment: Fire door signage is not considered adequate - 'Fire door keep locked' is not provided to locked common area doors - All tank room doors and the small cupboard.

Recommendation: Provide 'Fire door keep locked'notices to common area fire doors as noted - All tank room doors and the small cupboard.

Priority: C	Known Quantity: 5	Potential Quantity: 5	Action ID: 529136

Question - O.3: If required, is directional/exit signage adequate?	No

Comment: Directional and exit signage is not considered adequate. No directional fire exit signage to the pedestrian gate.

Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment - directional fire exit signage to the pedestrian gate.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 529137

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 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 car park comprising of a fire alarm panel, smoke detectors and sounders. Appears to be linked to the residential blocks.	

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 alarm panel in Marsworth House was showing a fault indication light.	
Recommendation: Management should arrange to have the fault light showing on the fire alarm panel checked and cleared by the fire alarm service engineer - fire alarm panel in Marsworth House	
Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529117	

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: The Grade and Category of the common area fire detection/alarm system is considered to be appropriate for the building type, occupancy and fire risk.	

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 Applicable
Comment: Not applicable to these premises at the time of this assessment.	

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 these premises.	

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 purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/ or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable

Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Not Known

Comment: No access was possible to check fire resistance and firestopping within services risers/cupboards due to non-standard locks being fitted - tank/ plant room for Cosgrave House and the small cupboard by Marsworth House entrance.

Recommendation: Management should check within tank room for Cosgrave House and small cupboard as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped.

Priority: Man2	Known Quantity: 0	Potential Quantity: 2	Action ID: 529118

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)	No

Comment: Firestopping around services exiting some of the pipework passing through the ceiling and walls would not appear to be adequate. - within the tank rooms sampled and within the car park - up to 30 areas of pipework require an upgrade to the firestopping standard.

Recommendation: Firestopping around the service pipe (as noted) should be provided. Period of fire resistance required is 30 minutes.

Priority: B	Known Quantity: 30	Potential Quantity: 30	Action ID: 529119

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)	Not Applicable
Comment: See Q3.	

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

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/ growth?	Not Applicable
Comment: Not applicable to these premises at the time of this assessment.	

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: Not applicable to these premises at the time of this assessment.	

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 Applicable
Comment: See FRA's for the residential blocks.	

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

Comment: Other fire spread/compartmentation issues noted at the time of inspection include - Damaged wall in the lobby to Marsworth House - the door handle causing damage.

Recommendation: The damaged wall noted should be sealed up with fire resisting construction - period of fire resistance required is 60 minutes.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 529138

Recommendation: Adjust the door leading to the car park from Marsworth House to the car park to prevent the wall becoming damaged.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 529139

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]	Yes

Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Yes

Comment: Extinguishers were provided as follows:- Old dry powder and foam extinguishers in Venice House tank room.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy?	Yes

Comment: The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	No

Comment: Dry powder type fire extinguishers are installed. in Venice Hose tank room. This type of fire extinguisher is not considered to be suitable for indoor use and should be removed/replaced.

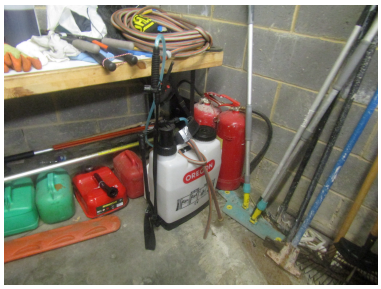
Recommendation: The dry powder type fire extinguishers as noted should be removed and replaced by suitable alternative medium fire extinguishers as appropriate.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 529120

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible?	No

Comment: Not all of the fire extinguishing appliances provided are appropriately located and readily accessible - on the floor and partially hidden.

Recommendation: The portable fire fighting appliances noted should be provided with a suitable base stand or wall mount bracket at their designated location.



Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 529121

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 provided with a fire mains - for the residential blocks/ areas - extends to the lower ground floor.

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: 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: Lower ground floor car park - part of a residential general needs site.	

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

Question - T.3: Is there a suitable record of the fire safety arrangements?			No
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.			
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: 529122

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?			No
Comment: Documented procedures for residents and staff in the event of a fire were not seen during the inspection. See O.1.			
Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 529123

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. Staff on-site 0800-2000.	

Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The residential parts of the building have 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 residential areas of the building have 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?	Yes
Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire - United Guarding Services.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K.16).	

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: 529124

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)			Not Known
Comment: It is not known if routine fire safety checks are being carried out.			
Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) 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: 529140

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 advises that staff are appropriately and adequately trained on relevant aspects of fire safety - United Guarding Sevices staff	

Question - U.3: Are the staff nominated to use fire extinguishing appliances, in the event of fire, given appropriate additional training?	Yes
Comment: Management advises that staff nominated to use fire extinguishing appliances receive appropriate additional training - United Guarding Services staff.	

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

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the Grade A/Part 1 common area fire detection and alarm system is tested weekly and serviced six monthly in accordance with BS 5839-1 and records kept on-site or in a central database.	

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 529125

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.	
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: 529126

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	No
Comment: From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. No last service date noted.	
Recommendation: Management should confirm/ensure that the fire extinguishers are tested and serviced in accordance with the requirements of BS 5306-3 and records kept on-site or in a central database.	

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 529127

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529128	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529129	

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	No
Comment: No log book was available on site during the inspection.	
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529130	

Question - W.2: Are details of fire drills recorded in the log book or digital log book system?	Not Applicable
Comment: Fire drills are not required.	

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system?	Not Known
Comment: No training records were available on site during the inspection.	
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529142	

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
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.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 529141	

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.)	Yes
Comment: Surface mounted wiring systems noted appear to be adequately supported with fire resisting fixings/metal conduit/metal trunking to prevent premature collapse.	

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)	No
Comment: There were no gas installations noted within the common parts of the building.	

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	Yes
Comment: 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: Marsworth House Car Park Hatton Road London HA0 1QY
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: 18/09/2020
Part 6	Recommended date for reassessment of the premises: 18/09/2021
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 18/09/2020