# Fire Risk Assessment

| | |
|---|---|
| Property assessed: | 1-6 34-38 Tubbs Road London NW10 4RE |
| Client: | Network Homes Ltd |
| UPRN: | TUBB0034 |
| Property Classification: | Level 3 |
| Document Print Date: | 12/04/2021 |

| | |
|---|---|
| FRA Inspection Date: | 11/02/2021 |
| FRA Issued to Client: | 11/03/2021 |
| FRA valid to: | 11/03/2024 |
| FRA completed by: | Savills (UK) Ltd,<br>33 Margaret Street, London W1G 0JD<br>T: 020 7409 8737<br>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 3 |
| BAFE SP205 -1 Certificate Number | Refer to Master Property List |
| Responsible Person | Network Homes Ltd |
| Assessment Completed by | Danny Greenaway |
| Assessment Checked by | John Herbison |
| Date of inspection | 11/02/2021 |
| Date of Assessment Issue to Client | 11/03/2021 |

| | |
|---|---|
| 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 | 11/03/2024 |

## 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 | 2 | 0 | 0 |
| B | 3 | 0 | 0 |
| C | 1 | 0 | 0 |
| R | 1 | 0 | 0 |
| Man1 | 1 | 1 | 0 |
| Man2 | 1 | 4 | 1 |

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

## 1.3 Evacuation Strategy

| | |
|---|---|
| Evacuation strategy for this property at time of assessment | Simultaneous Evacuation |
| Notes | The property is a purpose built block with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. |
| Recommended evacuation strategy for this property | Stay Put |

# 2 Action Plan

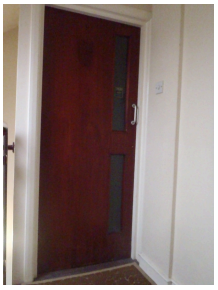
## 2.1 Recommendations from this Assessment

| Details | | Comments/recommendations | | Photo |
|---|---|---|---|---|
| Question | C.4 | Comment: There was unnecessary fire load noted close to the building at the time of inspection. Evidence of a BBQ use identified within rear carpark positioned close proximity to external wall of building | | |
| Section | Arson | | | |
| Action ID | 629472 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building. | | |
| Priority | Man1 | Due Date: 11/04/2021 | Client Status: Approved | |
| Question | G.4 | Comment: There were trip hazards noted within the common escape routes at the time of inspection. Bicycle was observed in the stairway. | | |
| Section | House-Keeping | | | |
| Action ID | 629475 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear. | | |
| Priority | Man2 | Due Date: 11/03/2023 | Client Status: Approved | |
| Question | K.16 | Comment: There was no evidence of or information about the building having occupants with disabilities at the time of inspection. It is not known if tenants are advised to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. | | No image available |
| Section | Means of Escape | | | |
| Action ID | 629471 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. | | |
| Priority | Man2 | Due Date: 11/03/2023 | Client Status: Approved | |
| Question | P.3 | Comment: The common fire alarm system installed in this general needs purpose built block is incompatible with the recommended Stay Put strategy as there were concerns regarding the lack of understanding of the fire alarms designed cause and effects, as it contradicts with the appropriate global evacuation procedure being utilised (Stay Put). | | |
| Section | Means of Giving Warning in Case of Fire | | | |
| Action ID | 629473 | | | |
| Quantity<br>- Known<br>- Potential | <br>0<br>6 | Recommendation: The Grade A/Part 1 common area fire alarm system should be confirmed as having been designed and installed to support the Stay Put strategy. This requires there to be no common system smoke detectors and sounders in flats and that the sound pressure level within flats from the common system does not exceed 45dB(A). (No. of Flats to check is 6) | | |
| Priority | Man2 | Due Date: 11/03/2023 | Client Status: Approved | |

| | | | | |
|---|---|---|---|---|
| Question | Q.2 | Comment: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection. | | |
| Section | Limiting Fire Spread | | | |
| Action ID | 629474 | | | |
| Quantity<br>- Known<br>- Potential | <br>0<br>1 | Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ ensure that compartmentation within is adequate. | | |
| Priority | Man2 | Due Date: 11/03/2023 | Client Status: Assigned | |

## 2.2 Status of Previous Recommendations

| Details | | Comments/recommendations | | Photo |
|---|---|---|---|---|
| Question | K.5 | Comment: The final exit door from the stairway is fitted with a suitable exit device however it is also fitted with a key lock. The side gate leading to the street is secured with a padlock. | | |
| Section | Means of Escape | | | |
| Action ID | 263578 | | | |
| Quantity<br>- Known<br>- Potential | <br>1<br>1 | Recommendation: The locking device to the gate(s) noted on the escape route should be removed or replaced with a lock which can be easily opened without the use of a key | | |
| Priority | A | Due Date: 30/03/2021 | Client Status: Assigned | |
| | | Review Status: Unresolved | | |
| Question | K.14 | Comment: The stairway is not provided with adequate manually operated ventilation openings for the control of smoke. The single window at the head of the stair is out of reach. | | |
| Section | Means of Escape | | | |
| Action ID | 263579 | | | |
| Quantity<br>- Known<br>- Potential | <br>1<br>1 | Recommendation: A suitable mechanism should be provided that would allow the remote opening of the high-level window so that it can function as a smoke vent. | | |
| Priority | B | Due Date: 30/03/2022 | Client Status: Assigned | |
| | | Review Status: Unresolved | | |
| Question | K.20 | Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. | | No image available |
| Section | Means of Escape | | | |
| Action ID | 263567 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: Management should adopt a Stay Put strategy for the property. See also O1 | | |
| Priority | Man1 | Due Date: 03/05/2019 | Client Status: Approved | |
| | | Review Status: Unresolved | | |

| | | | | |
|---|---|---|---|---|
| Question | O.1 | Comment: The Fire Action Notice displayed does not indicate the recommended evacuation strategy and should be replaced. | | |
| Section | Fire Safety Signs and Notices | | | |
| Action ID | 263572 | | | |
| Quantity<br>- Known<br>- Potential | <br>2<br>2 | Recommendation: The incorrect/conflicting Fire Action Notice(s) should be replaced with a notice of a consistent format advising of the recommended 'Stay Put' evacuation policy. | | |
| Priority | A | Due Date: 30/03/2021 | Client Status: Assigned | |
| | | Review Status: Unresolved | | |
| Question | O.2 | Comment: Fire door signage is not considered adequate. The corridor doors have no fire door signage. | |  |
| Section | Fire Safety Signs and Notices | | | |
| Action ID | 263573 | | | |
| Quantity<br>- Known<br>- Potential | <br>3<br>3 | Recommendation: Provide 'Fire door keep shut' notices to common area fire doors as noted. | | |
| Priority | C | Due Date: 30/09/2022 | Client Status: Assigned | |
| | | Review Status: Unresolved | | |
| Question | P.5 | Comment: There was no smoke alarm seen in the entrance hallway of sample flat 2. However an alarm sounder of the Grade A system was observed in the entrance hallway. No access to other flats. | | No image available |
| Section | Means of Giving Warning in Case of Fire | | | |
| Action ID | 263569 | | | |
| Quantity<br>- Known<br>- Potential | <br>1<br>1 | Recommendation: A Grade D LD3 smoke alarm system to BS5839-6:2013 should be installed in the flats noted. | | |
| Priority | R | Due Date: N/A | Client Status: Assigned | |
| | | Review Status: Unresolved | | |
| Question | P.5 | Comment: There was no smoke alarm seen in the entrance hallway of sample flat 2. However an alarm sounder of the Grade A system was observed in the entrance hallway. No access to other flats. | | |
| Section | Means of Giving Warning in Case of Fire | | | |
| Action ID | 263576 | | | |
| Quantity<br>- Known<br>- Potential | <br>1<br>1 | Recommendation: The Grade A alarm sounder should be removed from the entrance hallway of flat 2 as it does not support the 'Stay Put' policy. | | |
| Priority | B | Due Date: 30/03/2022 | Client Status: Assigned | |
| | | Review Status: Unresolved | | |

| | | | | |
|---|---|---|---|---|
| Question | Q.4 | Comment: Firestopping around services exiting the electrical cupboard sampled would not appear to be adequate. Unprotected service penetration was observed around a cable in the second floor lobby. | | |
| Section | Limiting Fire Spread | | | |
| Action ID | 263580 | | | |
| Quantity<br>- Known<br>- Potential | <br>2<br>2 | Recommendation: Firestopping around the service cables should be provided. Period of fire resistance required is 60 minutes. | | |
| Priority | B | Due Date: 30/03/2022 | Client Status: Assigned | |
| | | Review Status: Unresolved | | |
| Question | X.1 | Comment: Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse | | |
| Section | Electrical Services | | | |
| Action ID | 263571 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>1 | Recommendation: The supports to the surface mounted wiring systems noted within the common escape route(s) should be investigated to confirm that they are adequate to prevent premature collapse in event of fire. | | |
| Priority | Man2 | 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 | 12 months |
| B | 24 months |
| C | 30 months |
| R | Unlimited |
| Man1 | 1 month |
| Man2 | 24 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 | TUBB0034 |
| Number Range | 1-6 |
| Building Name | |
| Street Number | 34-38 |
| Street | Tubbs Road |
| City/Town | London |
| Postcode | NW10 4RE |
| Property Designation | General Needs (5 Storeys and under) |

| Building Layout Information | |
|---|---|
| Total No. of Floors | 3 |
| Total No. of Floors (common area only) | 3 |
| Total No. of Storeys (ground and above) | 3 |
| Ground Floor Area (m2) (if applicable) | N/A |
| Total Area of All Floors (m2) (if applicable) | N/A |
| Building Layout Description | A detached purpose built, residential building of three floors comprising of six, individual, self-contained flats. Main entrance to common area at front of building, stepped access approach through secure entrance door with intercom entry control for visitors and electro-magnetic fob key access for residents. Entrance door giving access to a common protected lobby, flats (1-2), access to protected stairs, electric cupboard, rear exit door to residents carpark and upper landings. Flats (3-4) occupy 1st floor and assessed from common lobby off protected stairs. Flats (5-6) occupy the 2nd floor and assessed from common lobby off protected stairs. Ground floor flat provided with alternative final exit to rear carpark. No storage cupboards within the common area. No lift provided. No common roof space |
| Extent of Common Areas (area assessed) | Lobbies - Protected stairs - Stairway - Electric cupboard - Upper landings and external access/egress routes leading to/from the property. |
| Areas of the building to which access was not available. | All internal communal areas assessed |
| Total number of Flats/Bedsits/Bedrooms (as applicable) | 6 |
| Number accessed off the Common Area | 6 |
| Flats/Bedsits/Bedrooms sample inspected | No sample flat inspection |
| Building Use | Single Use |
| Details of ancillary use (if applicable) | |
| Total No. of Common Entrances/Exits | 1 |
| Block Accessibility | Stepped |
| Total No. of Common Staircases | 1 |

| Construction Information | |
|---|---|
| Construction Type | Traditional |
| Property Type | Purpose Built |
| Date of Construction or Conversion (year approx.) | 1980 |
| Floor Construction Type | Concrete |
| Stair Construction Type | Concrete |
| External Wall Construction Type | Solid Masonry |
| External Wall Finish Type | Brick |
| Other Construction Information | Traditional brick/concrete construction with a pitched tiled roof. External elevations are predominantly face brick. |

| Occupant Information | |
|---|---|
| Management Extent | Partially Managed Building (Manager or Senior Staff not onsite regularly) |
| Details of any onsite management | None on site however occasional staff attendance assumed |
| Person managing fire safety in the premises | Laura Jones - Fire & Asbestos Contracts Manager |
| Person consulted during the FRA | No person consulted during assessment |
| Number of Residents | Assumed to be two residents per flat |
| -Comments | Exact numbers not known |
| Number of Employees | No staff on site |
| -Comments | Occasional staff attendance expected - low numbers anticipated |
| Number of members of the public (maximum estimated) | Residential - low number |
| -Comments | Residential block - low number of visitors expected at any one time |
| Identified people especially at risk | General Needs - No information |
| -Comments | No information, however, General Needs premises so occupants are typical of the general population |

| Other information | |
|---|---|
| Fire loss experience (since last FRA) | There was no evidence of any recent fire loss or damage |
| Any other relevant information | No additional information provided |

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 | PAS 79-2:2020 Fire risk assessment. Housing. Code of practice. |

# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

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

| | |
|---|---|
| Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available) | Yes |
| Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). The date recorded on the label for the last test is 02/10/2019. | |

| | |
|---|---|
| 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: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection. | |

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

### B. Smoking Policies

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

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

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

| Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area? | Yes |
|---|---|
| Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006. | |

## C. Arson

| Question - C.1: Are the premises secured against arson by outsiders? (Please state how) | Yes |
|---|---|
| Comment: The entrance door to the premises is self-closing and is fitted with an intercom and door release system and was locked at the time of inspection. | |

| Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) | Yes |
|---|---|
| Comment: There was no designated bin storage area for the Paladin/Wheelie bins but they were stored sufficiently remote from the premises to be considered acceptable. | |

| Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) | Yes |
|---|---|
| Comment: Wheelie bins stored at the front of the premises were unsecured. This is common practice along the street so is considered acceptable. | |

| Question - C.4: Is fire load close to the premises minimised? | No |
|---|---|
| Comment: There was unnecessary fire load noted close to the building at the time of inspection. Evidence of a BBQ use identified within rear carpark positioned close proximity to external wall of building | |
| Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building. | |
| Priority: Man1 \| Known Quantity: N/A \| Potential Quantity: N/A \| Action ID: 629472 | |

## 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: No lightning protection system was noted. | |

| | |
|---|---|
| Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required? | Yes |
| Comment: The height and design of the building are such that it is unlikely that a lightning protection system is required. | |

## G. House-Keeping

| | |
|---|---|
| Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles? | Not Known |
| 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? | 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? | No |
|---|---|
| Comment: There were trip hazards noted within the common escape routes at the time of inspection. Bicycle was observed in the stairway. | |
| Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear. | |
| Priority: Man2 \| Known Quantity: N/A \| Potential Quantity: N/A \| Action ID: 629475 | |

| Question - G.5: Are any hazardous materials noted being stored correctly? | Not Applicable |
|---|---|
| Comment: No hazardous materials were noted in the common area at the time of inspection. | |

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

## H. Contractors

| Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises? | Yes |
|---|---|
| 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. | |

| | |
|---|---|
| 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)? | No |
| Comment: The final exit door from the stairway is fitted with a suitable exit device. The side gate leading to the street is secured with a padlock. | |

| | |
|---|---|
| Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision) | Yes |
| Comment: Doors or gates on escape routes are provided with electrically operated access control systems | |

| | |
|---|---|
| Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure? | Yes |
| Comment: The entrance door to the premises has a mechanical device fitted which overrides the access control system. (e.g.lever). | |

| | |
|---|---|
| Question - K.8: Do final exits open in the direction of escape where necessary? | Yes |
| Comment: The final exit door opens inwards however this is considered satisfactory as it will be used by less than 60 people | |

| | |
|---|---|
| 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: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required. | |

| Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required? | Not Applicable |
|---|---|
| Comment: No corridors requiring cross-corridor fire doors were noted in the property. | |

| Question - K.13: Do escape routes lead to a place of safety? | Yes |
|---|---|
| Comment: Escape routes lead to a place of safety. | |

| Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision) | No |
|---|---|
| Comment: The stairway is not provided with adequate manually operated ventilation openings for the control of smoke. The single window at the head of the stair is out of reach. | |

| Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.) | Not Applicable |
|---|---|
| Comment: An automatic or remotely operated smoke ventilation system is not required in this building. | |

| Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.) | Not Known |
|---|---|
| Comment: There was no evidence of or information about the building having occupants with disabilities at the time of inspection. It is not known if tenants are advised to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. | |
| Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. | No image available |
| Priority: Man2 \| Known Quantity: N/A \| Potential Quantity: N/A \| Action ID: 629471 | |

| 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 as denoted by the fire action notices displayed in the common area and the presence of a common fire detection and alarm system to support it. | |

| Question - K.20: Is the current evacuation strategy for the property considered appropriate? | No |
|---|---|
| Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. | |

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

## L. Flat Entrance/Residents' Bedroom/Bedsit Doors

| Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors) | Yes |
|---|---|
| Comment: Flat entrance doors/frames are original 'notional' 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 these premises. | |

| 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? | Yes |
| Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and seals) as part of a rolling programme. No access to flats. | |

| | |
|---|---|
| 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: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and seals) as part of a rolling programme. No access to flats. | |

| | |
|---|---|
| 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 these premises. | |

| | |
|---|---|
| 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 notional FD30 timber door (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? | 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.) | Yes |
| Comment: Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report). | |

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

## N. Emergency Lighting

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

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

| | |
|---|---|
| Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external) | Yes |
| Comment: The coverage of the emergency lighting provided 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: The Fire Action Notice displayed does not indicate the recommended evacuation strategy and should be replaced. | |

| | |
|---|---|
| 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. The corridor doors have no fire door signage. | |

| | |
|---|---|
| Question - O.3: If required, is directional/exit signage adequate? | Not Applicable |
| Comment: Directional and exit signage is not required in this property as there is a single escape route with only one final exit necessary. | |

| | |
|---|---|
| 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 detection/alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders. | |

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

| | |
|---|---|
| Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk? | No |
| Comment: The common fire alarm system installed in this general needs purpose built block is incompatible with the recommended Stay Put strategy as there were concerns regarding the lack of understanding of the fire alarms designed cause and effects, as it contradicts with the appropriate global evacuation procedure being utilised (Stay Put). | |

| | | | |
|---|---|---|---|
| Recommendation: The Grade A/Part 1 common area fire alarm system should be confirmed as having been designed and installed to support the Stay Put strategy. This requires there to be no common system smoke detectors and sounders in flats and that the sound pressure level within flats from the common system does not exceed 45dB(A). (No. of Flats to check is 6) | | | |
| Priority: Man2 | Known Quantity: 0 | Potential Quantity: 6 | Action ID: 629473 |

| | |
|---|---|
| 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: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme. No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system. | |

| | |
|---|---|
| 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? | Not Applicable |
| Comment: Remote fire alarm system monitoring is not a requirement for this property type and occupancy. | |

| | |
|---|---|
| Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1] | Yes |
| Comment: There were no other fire detection/alarm system 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 Known |
| Comment: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection. | |
| Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate. | |

| | | | |
|---|---|---|---|
| Priority: Man2 | Known Quantity: 0 | Potential Quantity: 1 | Action ID: 629474 |

| | |
|---|---|
| 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 Applicable |
| Comment: No services risers/cupboards were noted in the common areas of the property. | |

| 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 the electrical cupboard sampled would not appear to be adequate. Unprotected service penetration was observed around a cable in the second floor lobby. | |

| 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: The roof space is part of the living accommodation and accessed internally or is entirely over the living accommodation and so does not impact on the common means of escape. | |

| Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) | Yes |
|---|---|
| Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped. | |

| Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area? | Not Applicable |
|---|---|
| Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property. | |

| Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.) | Not Applicable |
|---|---|
| Comment: There were no common ventilation systems noted within this property. | |

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

| Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/ growth? | Not Applicable |
|---|---|
| Comment: There were no soft furnishings noted within the common areas at the time of inspection. | |

| Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? | Not Applicable |
|---|---|
| Comment: There were no curtains or drapes noted within the common areas at the time of inspection. | |

| | |
|---|---|
| Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided). | Yes |
| Comment: The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. External elevations are predominantly face brick. | |

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

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

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

| | |
|---|---|
| Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.) | No |
| 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 | General Needs (5 Storeys and under) |
|---|---|
| Comment: An attached purpose built, residential building of three floors comprising of six individual self-contained flats | |

### V. Testing and Maintenance

| Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance? | Yes |
|---|---|
| Comment: Network Homes advise that fire alarm systems are maintained and tested by a specialist contractor as per BS 5839 (part 1 or part 6:2013 as appropriate) and records are held centrally. 20/12/2020 quarter service | |

| Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance? | Yes |
|---|---|
| Comment: Network Homes advise that emergency lighting is inspected, tested and maintained as per BS EN 50172:2004/BS 5266-8:2004 and BS 5266-1:2016 and records are held centrally. 14/01/2021 | |

| 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 access control system is being carried out. However, the external final exit door has a mechanical override to open the door and so reactive maintenance only is considered acceptable. | |

### W. Records

| Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded? | Yes |
|---|---|
| Comment: There were records on site of regular inspection, testing and/or servicing of the system installed. | |

| Question - W.6: Are emergency lighting system inspections, tests and servicing recorded? | Yes |
|---|---|
| Comment: There were records on site of regular inspection, testing and/or servicing of the system installed. | |

## 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 Known |
| Comment: Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings 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:<br>Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD |
| Part 1b | BAFE registration number of issuing Certificated Organization:<br>NSI00539 |
| Part 2 | Name of client:<br>Network Homes Ltd |
| Part 3a | Address of premises for which the fire risk assessment was carried out:<br>1-6 34-38 Tubbs Road<br>London<br>NW10 4RE |
| Part 3b | Part or parts of the premises to which the fire risk assessment applies:<br>Common Parts only (not dwellings, where applicable) |
| Part 4 | Brief description of the scope and purpose of the fire risk assessment:<br>Life Safety (as per agreed Specification) |
| Part 5 | Effective date of the fire risk assessment:<br>11/03/2021 |
| Part 6 | Recommended date for reassessment of the premises:<br>11/03/2024 |
| Part 7 | Unique reference number of this certificate:<br>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 11/03/2021