

# Fire Risk Assessment

Property assessed: 1-36 Corsham House Victoria Court Harrow HA9 6QN  
Client: Network Homes Ltd  
UPRN: CORS0000  
Property Classification: Level 1  
Document Print Date: 16/04/2021



FRA Inspection Date: 20/11/2020  
FRA Issued to Client: 18/12/2020  
FRA valid to: 18/12/2021  
FRA completed by: Savills (UK) Ltd,  
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savills

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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            | Nadeem Qureshi                |
| Assessment Checked by              | John Herbison                 |
| Date of inspection                 | 20/11/2020                    |
| Date of Assessment Issue to Client | 18/12/2020                    |

|   |               |
|---|---------------|
| Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:   | Medium        |
| Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be: | Moderate Harm |
| The derived assessment risk rating of the property is:  | Moderate      |
| On satisfactory completion of all remedial works the risk rating of this property may be reduced to:  | Tolerable     |

|                               |            |
|-------------------------------|------------|
| Recommended Reassessment Date | 18/12/2021 |
|-------------------------------|------------|

## 1.2 Recommendation Summary

| Priority | Number of recommendations not complete |                       |                      |
|----------|--|-----------------------|----------------------|
|          | From previous assessments              | At time of assessment | At report print date |
| U        | 0                                      | 0                     | 0                    |
| A        | 1                                      | 2                     | 2                    |
| B        | 1                                      | 3                     | 3                    |
| C        | 0                                      | 7                     | 7                    |
| R        | 2                                      | 0                     | 0                    |
| Man1     | 1                                      | 1                     | 0                    |
| Man2     | 3                                      | 10                    | 3                    |

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

## 1.3 Evacuation Strategy

|   |  |
|---|--|
| Evacuation strategy for this property at time of assessment | Stay Put   |
| Notes   | The current evacuation strategy for the building is considered appropriate |
| Recommended evacuation strategy for this property           | Stay Put   |

# 2 Action Plan

## 2.1 Recommendations from this Assessment

| Details     |                             | Comments/recommendations   | Photo                   |
|-------------|-----------------------------|--|-------------------------|
| Question    | G.3                         | <p>Comment: There were combustible items or waste materials in the escape routes. multiple mobility scooters being charged in the ground floor some on charge. Given the type and/or substantial quantity involved these should be cleared as soon as possible.</p> <p>Recommendation: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.</p>   |                         |
| Section     | House-Keeping               |  |                         |
| Action ID   | 575635                      |  |                         |
| Quantity    |                             |  |                         |
| - Known     | N/A                         |  |                         |
| - Potential | N/A                         |  |                         |
| Priority    | Man1                        | Due Date: 18/01/2021   | Client Status: Approved |
| Question    | M.2                         | <p>Comment: All common area fire-rated fire doors appear to be in good condition except for- The gas intake room door has excessive gaps to the top and bottom of the door. The common kitchen door has excessive gaps that will not resist the spread of smoke - gaps over 3mm were noted to the top and leading edge and a gap over 6mm was noted to the bottom of the door.</p> <p>Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face.</p> |                         |
| Section     | Common Area Fire Doors      |  |                         |
| Action ID   | 575629                      |  |                         |
| Quantity    |                             |  |                         |
| - Known     | 1                           |  |                         |
| - Potential | 1                           |  |                         |
| Priority    | A                           | Due Date: 18/03/2021   | Client Status: Assigned |
| Question    | M.5                         | <p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The self-closing device noted to the bin-chute entrance doors did not appear to be adequate - these should be replaced.</p> <p>Recommendation: An effective self-closing device should be fitted to the common area doors as noted.</p>  |                         |
| Section     | Common Area Fire Doors      |  |                         |
| Action ID   | 575632                      |  |                         |
| Quantity    |                             |  |                         |
| - Known     | 2                           |  |                         |
| - Potential | 2                           |  |                         |
| Priority    | A                           | Due Date: 18/03/2021   | Client Status: Assigned |
| Question    | A.4                         | <p>Comment: Portable appliances have previously been tested but the labels indicate that testing is now overdue. Previous Test date:- 10/2019.</p> <p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.</p>  |                         |
| Section     | Electrical Ignition Sources |  |                         |
| Action ID   | 575618                      |  |                         |
| Quantity    |                             |  |                         |
| - Known     | N/A                         |  |                         |
| - Potential | N/A                         |  |                         |
| Priority    | Man2                        | Due Date: 18/03/2021   | Client Status: Approved |

|             |   |   |   |
|-------------|---|---|---|
| Question    | G.4                                     | <p>Comment: There were trip hazards noted within the common escape routes at the time of inspection. There were walking frames, and a timber chair noted adjacent to flat 21 within the escape route at the time of the assessment. As the quantity involved is relatively minor and/or the location is non-critical the issue can be dealt with via written contact with the residents.</p>  |  |
| Section     | House-Keeping                           |   |   |
| Action ID   | 575619                                  |   |   |
| Quantity    |   | <p>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.</p>   |   |
| - Known     | N/A                                     |   |   |
| - Potential | N/A                                     |   |   |
| Priority    | Man2                                    | Due Date: 18/03/2021  | Client Status: Approved   |
| Question    | G.6                                     | <p>Comment: It is not known if there is a system in place for filters to be checked and cleaned regularly.</p>  | <p>No image available</p>   |
| Section     | House-Keeping                           |   |   |
| Action ID   | 575640                                  |   |   |
| Quantity    |   | <p>Recommendation: Management should confirm/ensure that a system is in place for regular checking and cleaning of filters to clothes drying appliance to prevent lint build up. These checks should be recorded.</p>   |   |
| - Known     | N/A                                     |   |   |
| - Potential | N/A                                     |   |   |
| Priority    | Man2                                    | Due Date: 18/03/2021  | Client Status: Approved   |
| Question    | K.16                                    | <p>Comment: Previous FRA comment - Information received from the scheme manager, currently, all residents are able to self evacuate in the event of a fire. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises. No evidence of PCFRAs seen with multiple residents indicated as requiring assistance.</p> | <p>No image available</p>   |
| Section     | Means of Escape                         |   |   |
| Action ID   | 575636                                  |   |   |
| Quantity    |   | <p>Recommendation: Management should undertake a Person-Centred Fire Risk Assessment for any resident identified as vulnerable in this Specialised Housing property and put in place any additional fire safety measures or arrangements that are required as a result.</p>   |   |
| - Known     | N/A                                     |   |   |
| - Potential | N/A                                     |   |   |
| Priority    | Man2                                    | Due Date: 18/03/2021  | Client Status: Assigned   |
| Question    | P.5                                     | <p>Comment: A Grade D smoke alarm was noted within the studio/lounge of sample flat 15. No access to other flats. - The previous recommendation has been superseded to reflect the updated Grade D1 LD1 standards for sheltered housing.</p>  | <p>No image available</p>   |
| Section     | Means of Giving Warning in Case of Fire |   |   |
| Action ID   | 575637                                  |   |   |
| Quantity    |   | <p>Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD1 standard.</p>   |   |
| - Known     | 0                                       |   |   |
| - Potential | 35                                      |   |   |
| Priority    | Man2                                    | Due Date: 18/03/2021  | Client Status: Approved   |

|             |   |  |                         |
|-------------|---|--|-------------------------|
| Question    | P.5                                     | Comment: A Grade D smoke alarm was noted within the studio/lounge of sample flat 15. No access to other flats.   |                         |
| Section     | Means of Giving Warning in Case of Fire | - The previous recommendation has been superseded to reflect the updated Grade D1 LD1 standards for sheltered housing.   |                         |
| Action ID   | 575638                                  |  |                         |
| Quantity    |   | Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D1 LD1 smoke alarm systems to BS 5839-6:2019 when upgrading or replacing smoke alarm systems within flats. |                         |
| - Known     | N/A                                     |  |                         |
| - Potential | N/A                                     |  |                         |
| Priority    | Man2                                    | Due Date: 18/03/2021   | Client Status: Assigned |
| 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   | 575634                                  |  |                         |
| Quantity    |   | Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.  |                         |
| - Known     | 0                                       |  |                         |
| - Potential | 4                                       |  |                         |
| Priority    | Man2                                    | Due Date: 18/03/2021   | Client Status: Assigned |
| Question    | T.10                                    | Comment: It is not known if liaison with the local Fire and Rescue Service takes place.  |                         |
| Section     | Procedures and Arrangements             |  |                         |
| Action ID   | 575625                                  |  |                         |
| Quantity    |   | 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.  |                         |
| - Known     | N/A                                     |  |                         |
| - Potential | N/A                                     |  |                         |
| Priority    | Man2                                    | Due Date: 18/03/2021   | 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   | 575623                                  |  |                         |
| Quantity    |   | 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.  |                         |
| - Known     | N/A                                     |  |                         |
| - Potential | N/A                                     |  |                         |
| Priority    | Man2                                    | Due Date: 18/03/2021   | Client Status: Approved |

No image available

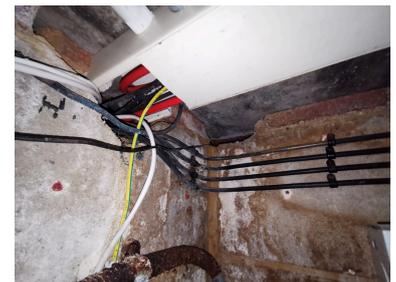


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|             |                         |  |                         |
|-------------|-------------------------|--|-------------------------|
| Question    | V.9                     | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.  |                         |
| Section     | Testing and Maintenance |  |                         |
| Action ID   | 575628                  |  |                         |
| Quantity    |                         | Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.  |                         |
| - Known     | N/A                     |  |                         |
| - Potential | N/A                     |  |                         |
| Priority    | Man2                    | Due Date: 18/03/2021   | Client Status: Approved |
| Question    | G.2                     | Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection. The 1st floor cupboard used for storage has unenclosed electrical, boards.   |                         |
| Section     | House-Keeping           |  |                         |
| Action ID   | 575639                  |  |                         |
| Quantity    |                         | Recommendation: The electrics as noted should be enclosed in fire resisting materials to separate the storage effectively; alternatively, the storage should be removed.   |                         |
| - Known     | 1                       |  |                         |
| - Potential | 1                       |  |                         |
| Priority    | B                       | Due Date: 18/12/2021   | Client Status: Assigned |
| Question    | Q.3                     | Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. There were breaches noted to the walls/ceiling around cable egress within the electrical cupboard and first-floor bin chute room.  |                         |
| Section     | Limiting Fire Spread    |  |                         |
| Action ID   | 575622                  |  |                         |
| Quantity    |                         | Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.  |                         |
| - Known     | 6                       |  |                         |
| - Potential | 6                       |  |                         |
| Priority    | B                       | Due Date: 18/12/2021   | Client Status: Assigned |
| Question    | Q.5                     | Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire-resisting construction of at least 30 minutes. Hopper doors are self-closing and provided with adequate seals however the first-floor hopper doors closing device appears to be broken. A fusible link damper is not fitted to the base of the waste chute. A sprinkler is not provided at the base of the waste chute. |                         |
| Section     | Limiting Fire Spread    |  |                         |
| Action ID   | 575626                  |  |                         |
| Quantity    |                         | Recommendation: The defective/missing hopper doors to the waste chute as noted should be repaired or replaced as required.   |                         |
| - Known     | 1                       |  |                         |
| - Potential | 1                       |  |                         |
| Priority    | B                       | Due Date: 18/12/2021   | Client Status: Assigned |

No image available



|             |                               |  |   |
|-------------|-------------------------------|--|---|
| Question    | M.2                           | <p>Comment: All common area fire-rated fire doors appear to be in good condition except for- The gas intake room door has excessive gaps to the top and bottom of the door. The common kitchen door has excessive gaps that will not resist the spread of smoke - gaps over 3mm were noted to the top and leading edge and a gap over 6mm was noted to the bottom of the door.</p> |    |
| Section     | Common Area Fire Doors        |  |   |
| Action ID   | 575630                        |  |   |
| Quantity    |                               | <p>Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>  |   |
| - Known     | 1                             |  |   |
| - Potential | 1                             |  |   |
| Priority    | C                             | Due Date: 18/06/2022   | Client Status: Assigned   |
| Question    | M.2                           | <p>Comment: All common area fire-rated fire doors appear to be in good condition except for- The gas intake room door has excessive gaps to the top and bottom of the door. The common kitchen door has excessive gaps that will not resist the spread of smoke - gaps over 3mm were noted to the top and leading edge and a gap over 6mm was noted to the bottom of the door.</p> |   |
| Section     | Common Area Fire Doors        |  |   |
| Action ID   | 575631                        |  |   |
| Quantity    |                               | <p>Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.</p>  |   |
| - Known     | 1                             |  |   |
| - Potential | 1                             |  |   |
| Priority    | C                             | Due Date: 18/06/2022   | Client Status: Assigned   |
| Question    | M.6                           | <p>Comment: The kitchen door and lounge/washroom lobby doors are fitted with Intumescent strips - it is advised that these are replaced with combined intumescent strips and cold smoke seals.</p>   |  |
| Section     | Common Area Fire Doors        |  |   |
| Action ID   | 575633                        |  |   |
| Quantity    |                               | <p>Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p>   |   |
| - Known     | 3                             |  |   |
| - Potential | 3                             |  |   |
| Priority    | C                             | Due Date: 18/06/2022   | Client Status: Assigned   |
| Question    | N.3                           | <p>Comment: The coverage of the emergency lighting provided is not considered adequate - external emergency lighting should be provided adjacent to fire exit doors and to illuminate the external escape route.</p>   |  |
| Section     | Emergency Lighting            |  |   |
| Action ID   | 575620                        |  |   |
| Quantity    |                               | <p>Recommendation: Additional emergency lighting units should be provided to the areas noted in accordance with BS 5266-1:2016 and BS 5266-8:2004.</p>   |   |
| - Known     | 10                            |  |   |
| - Potential | 10                            |  |   |
| Priority    | C                             | Due Date: 18/06/2022   | Client Status: Assigned   |
| Question    | O.4                           | <p>Comment: Other fire safety signs issues noted include:- 'Fire exit door keep clear' signage should be provided to the external face of all fire exit doors.</p>   |  |
| Section     | Fire Safety Signs and Notices |  |   |
| Action ID   | 575621                        |  |   |
| Quantity    |                               | <p>Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.</p>   |   |
| - Known     | 10                            |  |   |
| - Potential | 10                            |  |   |
| Priority    | C                             | Due Date: 18/06/2022   | Client Status: Assigned   |

|             |                               |  |                         |   |
|-------------|-------------------------------|--|-------------------------|---|
| Question    | R.4                           | Comment: Not all of the fire extinguishing appliances provided are appropriately located and readily accessible. The 6L foam fire extinguisher within the scheme manager's office was on the floor at the time of the assessment.  |                         |  |
| Section     | Fire Extinguishing Appliances |  |                         |   |
| Action ID   | 575627                        |  |                         |   |
| Quantity    |                               | Recommendation: The portable fire fighting appliances noted should be provided with a suitable base stand or wall mount bracket at their designated location.  |                         |   |
| - Known     | 1                             |  |                         |   |
| - Potential | 1                             |  |                         |   |
| Priority    | C                             | Due Date: 18/06/2022   | Client Status: Assigned |   |
| 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   | 575624                        |  |                         |   |
| Quantity    |                               | Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate). |                         |   |
| - Known     | 2                             |  |                         |   |
| - Potential | 2                             |  |                         |   |
| Priority    | C                             | Due Date: 18/06/2022   | Client Status: Assigned |   |

## 2.2 Status of Previous Recommendations

| Details     |         | Comments/recommendations  | Photo                   |
|-------------|---------|---|-------------------------|
| Question    | E.4     | Comment: No fire blanket is provided in the common kitchen.       | No image available      |
| Section     | Cooking |   |                         |
| Action ID   | 368048  |   |                         |
| Quantity    |         | Recommendation: A fire blanket should be provided in the kitchen. |                         |
| - Known     | 1       |   |                         |
| - Potential | 1       |   |                         |
| Priority    | B       | Due Date: 17/12/2020  | Client Status: Approved |
|             |         | Review Status: Unresolved   |                         |

|             |   |  |   |
|-------------|---|--|---|
| Question    | P.3                                     | <p>Comment: The building is provided with a fire alarm panel at ground floor with manual call points, detection and sounders throughout the risk rooms in the building, a repeater panel is also provided. Extended sounders appear linked to the system (from sample checks) have been installed in the individual flat hallways. It appeared from limited access the detection in flat 3 and 31 is part of an independent Grade D system, however this appears to be very dated and indistinguishable between a heat and smoke alarm. From information given in the previous inspections smoke detection in flats has caused unwanted false alarms to the communal system. The assumed alarm seen in flats 3 and 31 is considered independent.</p> |    |
| Section     | Means of Giving Warning in Case of Fire |  |   |
| Action ID   | 198252                                  |  |   |
| Quantity    |   | <p>Recommendation: Recommend removal of all sounders (and replace any extended smoke detection in flats from the communal system, with heat detection) in the flats that are extended from the communal system and reduce the remaining audibility of the communal system to approximately 45 decibels behind a closed flat entrance door. This should be conducted in conjunction with the recommendations in P5.</p>   |   |
| - Known     | 1                                       |  |   |
| - Potential | 1                                       |  |   |
| Priority    | A                                       | Due Date: 30/12/2020   | Client Status: Assigned   |
|             |   | Review Status: Unresolved  |   |
| Question    | Q.6                                     | <p>Comment: No access was possible to the roof space from the common area. Access believed to be gained via residents flats.</p>   | <p>No image available</p>   |
| Section     | Limiting Fire Spread                    |  |   |
| Action ID   | 198255                                  |  |   |
| Quantity    |   | <p>Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.</p>   |   |
| - Known     | N/A                                     |  |   |
| - Potential | 1                                       |  |   |
| Priority    | Man1                                    | Due Date: 01/12/2019   | Client Status: Assigned   |
|             |   | Review Status: Unresolved  |   |
| Question    | Q.11                                    | <p>Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property.</p>  |  |
| Section     | Limiting Fire Spread                    |  |   |
| Action ID   | 198256                                  |  |   |
| Quantity    |   | <p>Recommendation: When it is time for replacement, the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises</p>  |   |
| - Known     | 1                                       |  |   |
| - Potential | 1                                       |  |   |
| Priority    | R                                       | Due Date: N/A  | Client Status: Assigned   |
|             |   | Review Status: Unresolved  |   |

|             |                             |  |                         |
|-------------|-----------------------------|--|-------------------------|
| Question    | Q.12                        | Comment: Curtains and/or drapes within the common areas are not labelled and are therefore not considered to comply with the requirements of BS 5867-2: 2008.  |                         |
| Section     | Limiting Fire Spread        |  |                         |
| Action ID   | 198257                      |  |                         |
| Quantity    |                             | Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.  |                         |
| - Known     | 1                           |  |                         |
| - Potential | 1                           |  |                         |
| Priority    | R                           | Due Date: N/A  | Client Status: Approved |
|             |                             | Review Status: Unresolved  |                         |
| Question    | Q.14                        | Comment: The lounge ceiling is timber clad.  |                         |
| Section     | Limiting Fire Spread        |  |                         |
| Action ID   | 198258                      |  |                         |
| Quantity    |                             | Recommendation: Confirmation required that the timber cladding to the lounge ceiling has been treated with a Class 0 material preventing the surface spread of flame. If not the ceiling should be treated with a class O material or removed. |                         |
| - Known     | N/A                         |  |                         |
| - Potential | 1                           |  |                         |
| Priority    | Man2                        | Due Date: 30/03/2021   | Client Status: Assigned |
|             |                             | Review Status: Unresolved  |                         |
| Question    | T.8                         | Comment: From information received on-site, it would appear that staff have not been nominated to use fire extinguishing appliances in the event of a fire.  |                         |
| Section     | Procedures and Arrangements |  |                         |
| Action ID   | 198261                      |  |                         |
| Quantity    |                             | Recommendation: Management should confirm/ensure that staff are nominated to use fire extinguishing appliances in the event of a fire.   |                         |
| - Known     | N/A                         |  |                         |
| - Potential | N/A                         |  |                         |
| Priority    | Man2                        | Due Date: 30/03/2021   | Client Status: Assigned |
|             |                             | Review Status: Unresolved  |                         |
| Question    | V.3                         | Comment: Labeling on sampled extinguishers records the last test completed 12/2016.  |                         |
| Section     | Testing and Maintenance     |  |                         |
| Action ID   | 198266                      |  |                         |
| Quantity    |                             | 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.                                       |                         |
| - Known     | N/A                         |  |                         |
| - Potential | N/A                         |  |                         |
| Priority    | Man2                        | Due Date: 20/02/2019   | Client Status: Approved |
|             |                             | Review Status: Unresolved  |                         |



No image available



# 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                 | CORS0000          |
| Number Range         | 1-36              |
| Building Name        | Corsham House     |
| Street Number        |                   |
| Street               | Victoria Court    |
| City/Town            | Harrow            |
| Postcode             | HA9 6QN           |
| Property Designation | Sheltered Housing |

| Building Layout Information                              |  |
|--|--|
| Total No. of Floors                                      | 2  |
| Total No. of Floors (common area only)                   | 2  |
| Total No. of Storeys (ground and above)                  | 2  |
| Ground Floor Area (m2) (if applicable)                   | N/A  |
| Total Area of All Floors (m2) (if applicable)            | N/A  |
| Building Layout Description                              | <p>Purpose built two storey detached building utilised as a sheltered housing scheme. The building is provided with 36 flats and a guest room with 19 flats and the guest room on the first floor and 17 flats on the ground floor. The ground floor flats are all accessed from secure open courtyards and the first floor flats are accessed from open decks. There is an office at ground floor, a laundry room, communal lounge and kitchen, under stair electric cupboard, two communal toilets, cleaners stores and two bin rooms with refuse chutes. In addition to the main entrance/egress there are 6 further exits provided (including 2 exits from the lounge). The building is provided with three stairs - two being completely open and one being open to fresh air at ground and first floor. The building has an externally accessed boiler room and has a gas intake cupboard. A single lift is provided which is accessed from a lobby at ground and first floor and the main entrance is provided with level access.</p> |
| Extent of Common Areas (area assessed)                   | Lounge, kitchen, open decks, courtyards, escape routes internal and external.  |
| Areas of the building to which access was not available. | The externally accessed plant room was not accessible at the time of the assessment - Gerda lock fitted.   |
| Total number of Flats/Bedsits/Bedrooms (as applicable)   | 36   |
| Number accessed off the Common Area                      | 36   |
| Flats/Bedsits/Bedrooms sample inspected                  | Flat 15 was sampled at the time of the assessment.   |
| Building Use   | Single Use   |
| Details of ancillary use (if applicable)                 |  |
| Total No. of Common Entrances/Exits                      | 3  |
| Block Accessibility                                      | Level  |

| Building Layout Information    |   |
|--------------------------------|---|
| Total No. of Common Staircases | 3 |

| Construction Information                          |                |
|---|----------------|
| Construction Type                                 | Traditional    |
| Property Type                                     | Purpose Built  |
| Date of Construction or Conversion (year approx.) | 1970           |
| Floor Construction Type                           | Concrete       |
| Stair Construction Type                           | Concrete       |
| External Wall Construction Type                   | Cavity Masonry |
| External Wall Finish Type                         | Brick          |
| Other Construction Information                    | N/A            |

| Occupant Information                                |  |
|---|--|
| Management Extent                                   | Managed Building (Manager or Senior Staff onsite regularly)  |
| Details of any onsite management                    | Scheme manager on-site Monday and Friday's 10:00-18:00.  |
| Person managing fire safety in the premises         | Laura Jones Fire and Asbestos manager.   |
| Person consulted during the FRA                     | Sunday Ogundeji - Scheme Manager.  |
| Number of Residents                                 | Assumed to be one resident per bedsit  |
| -Comments   | Exact numbers not known  |
| Number of Employees                                 | Staff on site during working hours - see comment   |
| -Comments   | Number of staff is:- Scheme manager on site monday - friday during normal working hours.                   |
| 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                | Sheltered - see comment  |
| -Comments   | Sheltered Housing Scheme premises so occupants are elderly but otherwise typical of the general population |

| Other information                     |   |
|---------------------------------------|---|
| Fire loss experience (since last FRA) | None highlighted at the time of the assessment. |
| Any other relevant information        | None.   |

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

| Fire Safety Legislation                                 |  |
|---|--|
| Main fire safety legislation applying to these premises | 01) Regulatory Reform (Fire Safety) Order 2005 |
| Other applicable legislation                            | 02) Housing Act 2004                           |

| Fire Safety Guidance                              |   |
|---|---|
| Main fire safety guidance used in this assessment | 03) NFCC - 'Fire Safety in Specialised Housing' - 2017                    |
| Other key fire safety guidance referred to        | 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: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available) Yes

Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2008 (as amended). The date recorded on the label for the last test is 05/2017.

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? No

Comment: Portable appliances have previously been tested but the labels indicate that testing is now overdue. Previous Test date: - 10/2019.

Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.



Priority: Man2    Known Quantity: N/A    Potential Quantity: N/A    Action ID: 575618

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? Yes

Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was considered acceptable.

## B. Smoking Policies

|  |     |
|--|-----|
| Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place) | Yes |
|--|-----|

Comment: Residents who wish to smoke can do so within their private accommodation only.

|  |     |
|--|-----|
| Question - B.2: Is there a policy in place to prevent or restrict smoking within the building? | Yes |
|--|-----|

Comment: Network Homes advise that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

|   |     |
|---|-----|
| Question - B.3: Does the policy in relation to smoking appear to be observed? | Yes |
|---|-----|

Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.

|   |     |
|---|-----|
| Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area? | Yes |
|---|-----|

Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

## C. Arson

|   |     |
|---|-----|
| Question - C.1: Are the premises secured against arson by outsiders? (Please state how) | Yes |
|---|-----|

Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection.

|  |     |
|--|-----|
| Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) | Yes |
|--|-----|

Comment: Paladin/Wheelie bins were stored in an attached/integral/detached bin storage room at the time of inspection.

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

Comment: Paladin/Wheelie bins were stored in an attached/integral/detached bin storage room at the time of inspection.

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

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

## D. Space Heating

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

Comment: The common area has a gas-fired low-temperature hot water central heating system with wall-mounted radiators - this is also linked throughout the resident's flats.

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

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

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

Comment: There are common cooking facilities provided in the block with domestic standard appliances only.

|  |     |
|--|-----|
| Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking? (e.g. Policies, Procedures, Training or Supervision) | Yes |
|--|-----|

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

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

Comment: No extraction/filter system provided above the communal kitchen cooker.

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

Comment: No fire blanket is provided in the common kitchen. Network Homes confirmed previous recommendation is complete; however, it is apparent that the same issue has not been addressed from this inspection.

## 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

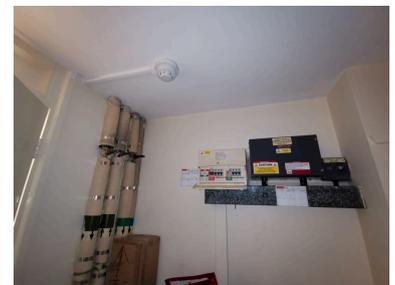
Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles? Yes

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: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection. The 1st floor cupboard used for storage has unenclosed electrical, boards.

Recommendation: The electrics as noted should be enclosed in fire resisting materials to separate the storage effectively; alternatively, the storage should be removed.

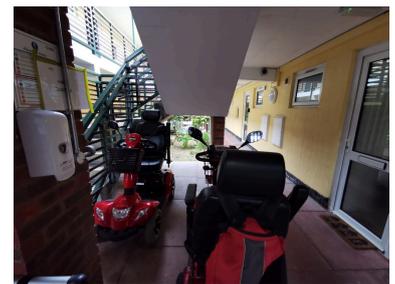


|             |                   |                       |                   |
|-------------|-------------------|-----------------------|-------------------|
| Priority: B | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 575639 |
|-------------|-------------------|-----------------------|-------------------|

Question - G.3: Are escape routes kept clear of combustible items or waste materials? No

Comment: There were combustible items or waste materials in the escape routes. multiple mobility scooters being charged in the ground floor some on charge. Given the type and/or substantial quantity involved these should be cleared as soon as possible.

Recommendation: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.



|                |                     |                         |                   |
|----------------|---------------------|-------------------------|-------------------|
| Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 575635 |
|----------------|---------------------|-------------------------|-------------------|

|   |                     |                         |                   |    |
|---|---------------------|-------------------------|-------------------|----|
| 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. There were walking frames, and a timber chair noted adjacent to flat 21 within the escape route at the time of the assessment. As the quantity involved is relatively minor and/or the location is non-critical the issue can be dealt with via written contact with the residents. |                     |                         |                   |    |
| 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: 575619 |    |



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

|  |                     |                         |                   |                    |
|--|---------------------|-------------------------|-------------------|--------------------|
| Question - G.6: Are all other house-keeping issues satisfactory?   |                     |                         |                   | No                 |
| Comment: It is not known if there is a system in place for filters to be checked and cleaned regularly.  |                     |                         |                   |                    |
| Recommendation: Management should confirm/ensure that a system is in place for regular checking and cleaning of filters to clothes drying appliance to prevent lint build up. These checks should be recorded. |                     |                         |                   | No image available |
| Priority: Man2   | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 575640 |                    |

## 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.

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## 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 routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report)   |     |
| Question - K.3: Is there adequate provision of exits for the numbers who may be present?  | Yes |
| Comment: The provision of exits is considered adequate for the number of people expected to be present.   |     |
| Question - K.4: Is there adequate exit width for the numbers who may be present?  | Yes |
| Comment: The exit widths provided appear adequate for the numbers expected to be present.   |     |
| Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?  | Yes |
| Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.                                 |     |
| Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)  | Yes |
| Comment: Doors or gates on escape routes are provided with electrically operated access control systems.  |     |
| Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure? | Yes |
| Comment: The block entrance door has a green break-glass point fitted which overrides the access control system.  |     |
| Question - K.8: Do final exits open in the direction of escape where necessary?   | Yes |
| Comment: Doors on escape routes open in the direction of escape.  |     |

|  |                     |                         |                   |
|--|---------------------|-------------------------|-------------------|
| Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)   | Yes                 |                         |                   |
| 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: Not applicable to this property at the time of this assessment.   |                     |                         |                   |
| 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)  | Not Applicable      |                         |                   |
| Comment: Open decks/courtyards.  |                     |                         |                   |
| 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.)   | No                  |                         |                   |
| Comment: Previous FRA comment - Information received from the scheme manager, currently, all residents are able to self evacuate in the event of a fire. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises. No evidence of PCFRAs seen with multiple residents indicated as requiring assistance. |                     |                         |                   |
| Recommendation: Management should undertake a Person-Centred Fire Risk Assessment for any resident identified as vulnerable in this Specialised Housing property and put in place any additional fire safety measures or arrangements that are required as a result.   | No image available  |                         |                   |
| Priority: Man2   | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 575636 |

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

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

|  |          |
|--|----------|
| Question - K.19: What is the current evacuation strategy for the property? | Stay Put |
|--|----------|

Comment: Stay put within residents flats. Full evacuation from the communal areas.

|  |     |
|--|-----|
| Question - K.20: Is the current evacuation strategy for the property considered appropriate? | Yes |
|--|-----|

Comment: The current evacuation strategy for the building is 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) | Not Applicable |
|--|----------------|

Comment: Previous FRA comment - Flat entrance doors are not fire resisting, however not considered a requirement as two way travel is available for all flats and rooms off the open aspect escape route.

|   |                |
|---|----------------|
| 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: Previous FRA comment - All flat doors open onto open balcony approach or courtyard approach with 2 directions of travel.

|  |                |
|--|----------------|
| Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? | Not Applicable |
|--|----------------|

Comment: Previous FRA comment - All flat doors open onto an open balcony approach or courtyard approach with 2 directions of travel.

|  |                |
|--|----------------|
| Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? | Not Applicable |
|--|----------------|

Comment: There are no fanlights over the flat entrance doors in this property.

|   |                |
|---|----------------|
| Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? | Not Applicable |
|---|----------------|

Comment: There are no side panels to the flat entrance doors in this property.

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?

Not Applicable

Comment: Previous FRA comment - All flat doors open onto open balcony approach or courtyard approach with 2 directions of travel.

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: Previous FRA comment - All flat doors open onto open balcony approach or courtyard approach with 2 directions of travel

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)

Not Applicable

Comment: Previous FRA comment - All flat doors open onto open balcony approach or courtyard approach with 2 directions of travel.

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?

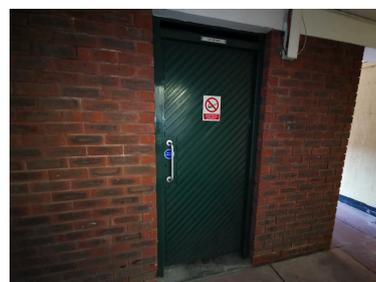
Yes

Comment: Common area doors considered notional in design and satisfactory.

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair? No

Comment: All common area fire-rated fire doors appear to be in good condition except for- The gas intake room door has excessive gaps to the top and bottom of the door. The common kitchen door has excessive gaps that will not resist the spread of smoke - gaps over 3mm were noted to the top and leading edge and a gap over 6mm was noted to the bottom of the door.

Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 575629

Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.



Priority: C Known Quantity: 1 Potential Quantity: 1 Action ID: 575630

Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.



Priority: C Known Quantity: 1 Potential Quantity: 1 Action ID: 575631

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 (Georgian wired glass)

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? Yes

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

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

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The self-closing device noted to the bin-chute entrance doors did not appear to be adequate - these should be replaced.

Recommendation: An effective self-closing device should be fitted to the common area doors as noted.



Priority: A      Known Quantity: 2      Potential Quantity: 2      Action ID: 575632

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

Comment: The kitchen door and lounge/washroom lobby doors are fitted with Intumescent strips - it is advised that these are replaced with combined intumescent strips and cold smoke seals.

Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.



Priority: C      Known Quantity: 3      Potential Quantity: 3      Action ID: 575633

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) No

Comment: The coverage of the emergency lighting provided is not considered adequate - external emergency lighting should be provided adjacent to fire exit doors and to illuminate the external escape route.

Recommendation: Additional emergency lighting units should be provided to the areas noted in accordance with BS 5266-1:2016 and BS 5266-8:2004.



Priority: C      Known Quantity: 10      Potential Quantity: 10      Action ID: 575620

## O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided) Yes

Comment: A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area.

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement) Yes

Comment: Fire door signage is considered adequate.

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

Comment: Directional and exit signage is considered adequate.

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.) No

Comment: Other fire safety signs issues noted include:- 'Fire exit door keep clear' signage should be provided to the external face of all fire exit doors.

Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.



Priority: C      Known Quantity: 10      Potential Quantity: 10      Action ID: 575621

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

Comment: No other fire safety signs issues were noted at the time of inspection.

**P. Means of Giving Warning in Case of Fire**

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details) Yes

Comment: There is a Grade A automatic fire alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders.

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 alarm system installed within the residential parts of this Sheltered Accommodation premises is incompatible with the recommended Stay Put strategy. The communal fire alarm system appears to comprise of detection and sounding devices installed throughout the communal areas and associated risk rooms however this appears to be linked into the resident's flats with an interlinked sounding device - sampled in flat 15 (within the entrance lobby) and Grade A detection within the kitchen (could not confirm whether heat or smoke detection) The previous recommendation still stands.

|  |           |
|--|-----------|
| Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard) | Not Known |
|--|-----------|

Comment: A Grade D smoke alarm was noted within the studio/lounge of sample flat 15. No access to other flats. - The previous recommendation has been superseded to reflect the updated Grade D1 LD1 standards for sheltered housing.

|  |                    |
|--|--------------------|
| Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD1 standard. | No image available |
|--|--------------------|

Priority: Man2      Known Quantity: 0      Potential Quantity: 35      Action ID: 575637

|  |                    |
|--|--------------------|
| Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D1 LD1 smoke alarm systems to BS 5839-6:2019 when upgrading or replacing smoke alarm systems within flats. | No image available |
|--|--------------------|

Priority: Man2      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 575638

|   |     |
|---|-----|
| Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre? | Yes |
|---|-----|

Comment: A social alarm system is required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.

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

Comment: A social alarm system is installed which connects to staff when on site and to a remote alarm receiving centre when staff are not on site (Barnet Assist). See S.7 and V.14 for servicing etc.

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

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

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

Comment: There are no other issues relating to detection and alarm systems.

## Q. Limiting Fire Spread

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

Comment: Compartmentation appears to be adequate (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: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.



Priority: Man2      Known Quantity: 0      Potential Quantity: 4      Action ID: 575634

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped? No

Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. There were breaches noted to the walls/ceiling around cable egress within the electrical cupboard and first-floor bin chute room.

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



Priority: B      Known Quantity: 6      Potential Quantity: 6      Action ID: 575622

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc) Yes

Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

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) **No**

Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire-resisting construction of at least 30 minutes. Hopper doors are self-closing and provided with adequate seals however the first-floor hopper doors closing device appears to be broken. A fusible link damper is not fitted to the base of the waste chute. A sprinkler is not provided at the base of the waste chute.

Recommendation: The defective/missing hopper doors to the waste chute as noted should be repaired or replaced as required.



Priority: B      Known Quantity: 1      Potential Quantity: 1      Action ID: 575626

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 Known**

Comment: No access was possible to the roof space from the common area. Access believed to be gained via residents flats.

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 (apart from that noted in 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? **Yes**

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

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

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? **Yes**

Comment: Previous FRA comment - From sample inspection, soft furnishings in the common areas are not appropriately labeled as conforming to BS 7176 for medium hazard premises.

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? No

Comment: Previous FRA comment - Curtains and/or drapes within the common areas are not labelled and are therefore not considered to comply with the requirements of BS 5867-2: 2008.

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: A low rise building with a brick facade.

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

Comment: Previous FRA comment - The lounge ceiling is timber clad.

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: 1x Co2 extinguisher provided in the electrical intake room. 1x Co2, 1x foam extinguisher in the scheme manager's office.

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.)? Yes

Comment: The provision of portable extinguishers is considered adequate for the risks present.

|   |                   |                       |                   |    |
|---|-------------------|-----------------------|-------------------|----|
| 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. The 6L foam fire extinguisher within the scheme manager's office was on the floor at the time of the assessment. |                   |                       |                   |    |
| 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: 1 | Potential Quantity: 1 | Action ID: 575627 |    |



## 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?                       |  |  |  | Yes |
| Comment: A drop key override switch facility is provided which worked satisfactorily when tested.   |  |  |  |     |
| Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)  |  |  |  | No  |
| Comment: The building is not provided with a fire mains.  |  |  |  |     |
| Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) |  |  |  | No  |
| Comment: The building has a lift(s) but not one 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)

Yes

Comment: The following relevant fire safety system/equipment was installed:- Tunstall Telecare system provided linked to the fire alarm system no test or servicing records noted.

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Question - S.8: Is any other relevant fire safety system or equipment installed? [2] (state type of system and comment as necessary)

No

Comment: There are no other relevant fire safety systems or equipment installed.

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## Fire Safety Management

### T. Procedures and Arrangements

|   |  |
|---|--|
| Question - T.1: Please CONFIRM the Property Designation | A designation other than General Needs (5 Storeys and under) |
|---|--|

Comment: A low rise building providing sheltered housing accommodation.

|   |     |
|---|-----|
| Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures? | Yes |
|---|-----|

Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.

|   |     |
|---|-----|
| Question - T.3: Is there a suitable record of the fire safety arrangements? | Yes |
|---|-----|

Comment: There is a suitable record of the fire safety arrangements for the building contained in the fire safety file/logbook - a copy of the fire policy for the premises was noted on the noticeboard within the scheme manager's office.

|  |     |
|--|-----|
| Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented? | Yes |
|--|-----|

Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notice(s).

|   |     |
|---|-----|
| Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information? | Yes |
|---|-----|

Comment: Previous FRA comment - When on site the scheme manager will summon the fire service and meet them upon arrival, when the manager is not on site the receiving centre will contact the emergency services with details of which flat or area has activated the alarm. Residents may also call and meet the fire service.

|   |                |
|---|----------------|
| Question - T.6: Are there suitable fire assembly points away from any risk? | Not Applicable |
|---|----------------|

Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.

|   |                |
|---|----------------|
| Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present? | Not Applicable |
|---|----------------|

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

|  |    |
|--|----|
| Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire? | No |
|--|----|

Comment: From information received on-site, it would appear that staff have not been nominated to use fire extinguishing appliances in the event of a fire.

|  |                |
|--|----------------|
| 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: 575625   |

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

Comment: Verbally advised routine in-house checks are carried out by the scheme manager.

|  |     |
|--|-----|
| 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.

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

Comment: The building has a Stay Put evacuation strategy so fire drills are not required.

## V. Testing and Maintenance

|  |     |
|--|-----|
| Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance? | Yes |
|--|-----|

Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.

|  |     |
|--|-----|
| Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance? | Yes |
|--|-----|

Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance? **No**

Comment: Previous FRA comment - From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. Last service date noted was: - 12/17 - the fire extinguishers in situ state - Fail. Network Homes confirmed previous recommendation is complete; however, it is apparent that the same issue has not been addressed from this inspection.

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: 575623

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, 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 drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.

No image available

Priority: Man2    Known Quantity: N/A    Potential Quantity: N/A    Action ID: 575628

Question - V.14: Is the fire safety system or equipment detailed in S.7 inspected, tested and serviced in accordance with relevant guidance? [1] **Yes**

Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.

## W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format? **Yes**

Comment: A log book was available on site during the inspection - located within the fire documents box.

Question - W.2: Are details of fire drills recorded in the log book or digital log book system? **Not Applicable**

Comment: The building has a Stay Put evacuation strategy so fire drills are not required.

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system?

Yes

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

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?

Yes

Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection. Management confirm that the previous recommendation has been completed and is approved on the client portal status.

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.

Question - W.18: Are records kept of the inspections, tests and servicing of other relevant system/equipment as noted in question S.7? [1]

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

## Additional Issues

### X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (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.

Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate).



Priority: C

Known Quantity: 2

Potential Quantity: 2

Action ID: 575624

### 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.

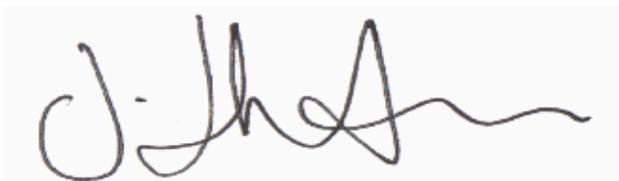
# BAFE Certificate

|         |  |
|---------|--|
| 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>1-36 Corsham House<br>Victoria Court<br>Harrow<br>HA9 6QN |
| 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>18/12/2020  |
| Part 6  | Recommended date for reassessment of the premises:<br>18/12/2021   |
| 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

18/12/2020

