

Fire Risk Assessment

Property assessed: 17-24 Barnard House Brenthouse
Road London E9 6QN

Client: Network Homes Ltd

UPRN: BARD0000-3

Property Classification: Level 1

Document Print Date: 20/04/2021



FRA Inspection Date: 18/10/2020
FRA Issued to Client: 17/12/2020
FRA valid to: 17/12/2021
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Jamie Yarwood
Assessment Checked by	John Herbison
Date of inspection	18/10/2020
Date of Assessment Issue to Client	17/12/2020

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	17/12/2021
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1.2 Recommendation Summary

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

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

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Notes	The premises are purpose-built with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. However there should be a simultaneous evacuation from each individual flat in multiple occupation with the building operating a stay put policy.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	K.20	<p>Comment: The premises are purpose-built with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. However there should be a simultaneous evacuation from each individual flat in multiple occupation with the building operating a stay put policy.</p>		
Section	Means of Escape			
Action ID	575245			
Quantity		<p>Recommendation: Management should change to a 'Stay Put' strategy for the property. Management should ensure all residents are informed that they should evacuate if the alarm is activated in their FMO.</p>		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 17/03/2021	Client Status: Assigned	
Question	M.8	<p>Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. The majority of kitchen doors in the building were found being wedged and/or held open.</p>		
Section	Common Area Fire Doors			
Action ID	575243			
Quantity		<p>Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.</p>		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 17/03/2021	Client Status: Assigned	
Question	E.4	<p>Comment: No fire blanket is provided in the common kitchens.</p>		<p>No image available</p>
Section	Cooking			
Action ID	575242			
Quantity		<p>Recommendation: A fire blanket should be provided in each of the kitchens.</p>		
- Known	8			
- Potential	8			
Priority	B	Due Date: 17/12/2021	Client Status: Assigned	
Question	O.1	<p>Comment: A generic Fire Action Notice indicating a Simultaneous Evacuation strategy was displayed within the common area. This notice is not suitable for these residential premises. There should be a "stay put" evacuation notice in the ground floor entrance hall and simultaneous evacuation notices displayed in each FMO should remain in place.</p>		
Section	Fire Safety Signs and Notices			
Action ID	575246			
Quantity		<p>Recommendation: The existing fire action notice should be replaced with a notice (or notices, as required) of a consistent format advising of the recommended 'Stay Put' evacuation strategy. This transition from the existing 'Simultaneous Evacuation' strategy should happen in conjunction with the management recommendation detailed in K.20 and any fire alarm system recommendations under P.3.</p>		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 17/12/2021	Client Status: Assigned	

Question	Q.11	Comment: There were no labels seen on the soft furnishings sampled in the common areas. Furniture provided in each of the flats.		No image available
Section	Limiting Fire Spread			
Action ID	575244			
Quantity		Recommendation: The unlabelled soft furnishings in the common areas should be replaced with furniture conforming with BS 7176 for medium hazard premises (unless it is confirmed that the existing items already conform with this standard).		
- Known	1			
- Potential	1			
Priority	R	Due Date: N/A	Client Status: Assigned	

2.2 Status of Previous Recommendations

Details		Comments/recommendations	Photo
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for stair lobby door 1st and 2nd floor.	
Section	Common Area Fire Doors		
Action ID	171856		
Quantity		Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.	
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 30/09/2022	Client Status: Assigned
		Review Status: Unresolved	

3 Introduction and Scope



3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling.
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and if there is reason to suspect that it is no longer valid there has been a significant change.
Article 11	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

3.3 Risk Level

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

It should be noted that, although the purpose of estimating the risk level is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	18 months
R	Unlimited
Man1	1 month
Man2	3 months

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

4 Property Details

UPRN	BAR0000-3
Number Range	17-24
Building Name	Barnard House
Street Number	
Street	Brenthouse Road
City/Town	London
Postcode	E9 6QN
Property Designation	FMO (Flat in Multiple Occupation)

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	This building is a four storey purpose built block which contains eight FMOs (flats in multiple occupation) which are accessed two per floor via lobby doors from the single stair. Each FMO contains four bedrooms and a shared communal kitchen/common dining room. The building has a single staircase and a single lift, with a single exit on the ground floor.
Extent of Common Areas (area assessed)	All floors and stairs common area, electrical cupboard, store room and external escape route.
Areas of the building to which access was not available.	Individual bedrooms.
Total number of Flats/Bedsits/Bedrooms (as applicable)	32
Number accessed off the Common Area	32
Flats/Bedsits/Bedrooms sample inspected	All flats inspected, no access to individual bedrooms.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1990
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry

Construction Information	
External Wall Finish Type	Brick
Other Construction Information	Traditional built building containing two FMOs (Flats of Multiple Occupation) on each floor.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Maintenance staff on site Monday to Friday located in flat D room 1
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager.
Person consulted during the FRA	David Marshall - Network Homes.
Number of Residents	Assumed to be one resident per bedsit
-Comments	Exact numbers not known
Number of Employees	No staff on site
-Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None apparent and no information available.
Any other relevant information	Flats in multiple occupation utilised for key workers.

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

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

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	PAS 79:2012 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
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Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
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Comment: The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test 16/01/2014

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Yes
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Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.

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

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

B. Smoking Policies

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

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
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Comment: Smoking is not permitted in the communal area(s) 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 a fenced external bin storage area 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: There was no way of securing bins within the designated bin storage area but this is sufficiently remote from the building to be considered acceptable.

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.

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

Comment: Network homes advise that all common gas heating systems are serviced annually by a competent person.

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
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Comment: There are common cooking facilities provided in each of the flats in multiple occupation 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
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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).	Yes
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Comment: There are domestic standard filters and extracts over the hobs.

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

Recommendation: A fire blanket should be provided in each of the kitchens.	No image available
Priority: B Known Quantity: 8 Potential Quantity: 8 Action ID: 575242	

F. Lightning

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

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
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Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection

G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
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Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3: Are escape routes kept clear of combustible items or waste materials? Yes

Comment: The common escape routes were clear of combustible materials and waste at the time of inspection

Question - G.4: Are escape routes kept clear of any trip hazards? Yes

Comment: The common escape routes were kept clear of any trip hazards at the time of inspection

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

Comment: No hazardous materials were noted in the common area at the time of inspection

Question - G.6: Are all other house-keeping issues satisfactory? Yes

Comment: All other house-keeping issues relevant to fire safety would appear to be satisfactory

H. Contractors

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

Comment: Information received confirming 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: Information received confirming 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: Information received confirming that there are satisfactory controls in place over works carried out on the premises by in-house staff

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property? No

Comment: No dangerous substances noted being stored or in use at the time of inspection

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1] Yes

Comment: No other Fire Hazard issues noted at time of inspection

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with adequate lobby protection	
Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present	
Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present	
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	No
Comment: Doors or gates on escape routes are not provided with electrically operated access control systems	
Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: The final exit door opens inwards however this is considered satisfactory as it will be used by less than 60 people	
Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: Corridors are provided with smoke control doors where required	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke	
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.)	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. Management informed (via Riskhub Client Portal) that consultation takes place with residents if they require additional assistance	
Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: All other 'means of escape' issues are satisfactory	
Question - K.19: What is the current evacuation strategy for the property?	Simultaneous Evacuation
Comment: The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area and the presence of a common fire detection and alarm system to support it.	

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

Comment: The premises are purpose-built with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. However there should be a simultaneous evacuation from each individual flat in multiple occupation with the building operating a stay put policy.

Recommendation: Management should change to a 'Stay Put' strategy for the property. Management should ensure all residents are informed that they should evacuate if the alarm is activated in their FMO.



Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 575245

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

Comment:

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors) **Yes**

Comment: Doors to residents' rooms appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair? **Yes**

Comment: The fire rated flat entrance doors appear to be in good condition.

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

Comment: There is no glazing present to any flat entrance doors in this property

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

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

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

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

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

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
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Comment: All flat entrance doors were fitted with intumescent strips and cold smoke seals.

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
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Comment: There are no letterboxes fitted to flat entrance doors in these premises.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
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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
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Comment: All common area fire doors and/or frames appear to be appropriately fire rated. All common area fire doors FD30S timber doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
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Comment: All common area fire rated fire doors and frames appear to be in good condition.

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

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

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

Comment: Common area fire doors are fitted with adequate self-closing devices where required.

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required? Yes

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.) Yes

Comment: Common area fire doors are considered adequate. (Subject to any issues noted elsewhere in this report)

Question - M.8: Are all other common area fire door issues satisfactory? No

Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. The majority of kitchen doors in the building were found being wedged and/or held open.

Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.



Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 575243

N. Emergency Lighting

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

Comment: Emergency lighting is provided to the common areas of the block.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order? Yes

Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external) Yes

Comment: The coverage of the emergency lighting provided is adequate

O. Fire Safety Signs and Notices

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

No

Comment: A generic Fire Action Notice indicating a Simultaneous Evacuation strategy was displayed within the common area. This notice is not suitable for these residential premises. There should be a "stay put" evacuation notice in the ground floor entrance hall and simultaneous evacuation notices displayed in each FMO should remain in place.

Recommendation: The existing fire action notice should be replaced with a notice (or notices, as required) of a consistent format advising of the recommended 'Stay Put' evacuation strategy. This transition from the existing 'Simultaneous Evacuation' strategy should happen in conjunction with the management recommendation detailed in K.20 and any fire alarm system recommendations under P.3.



Priority: B

Known Quantity: 1

Potential Quantity: N/A

Action ID: 575246

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.)

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 D automatic fire alarm system within the common areas of the individual flats in multiple occupation.

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?	Yes
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Comment: The grade D system in the common area has been removed therefore being compatible with the building stay put policy. Each individual flat in multiple occupation is fitted with a grade D system within its own common area and is extended into individual bedrooms. The configuration of the fire alarm system now ensures that there is a stay put policy in the building with each individual FMO operating a simultaneous evacuation.

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)	Yes
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Comment: Refer to P3.

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	No
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Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
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Comment: There were no other fire detection/alarm system issues noted at the time of inspection.

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
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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)	Yes
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Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report).

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes
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Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.

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
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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)	Not Applicable
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Comment: No waste chute is provided in the property.

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Yes
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Comment: Compartmentation between individual flats appears to be adequate (subject to recommendations which may be noted elsewhere in this report). There does not appear to be any compartmentation above individual bedrooms (within the flats), however as the individual FMO's are operating a simultaneous evacuation this is considered satisfactory.

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

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

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

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

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?	Not Known
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Comment: There were no labels seen on the soft furnishings sampled in the common areas. Furniture provided in each of the flats.

Recommendation: The unlabelled soft furnishings in the common areas should be replaced with furniture conforming with BS 7176 for medium hazard premises (unless it is confirmed that the existing items already conform with this standard).	No image available		
Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 575244

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided). Yes

Comment: The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. Brick faced building fascia considered satisfactory.

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] Yes

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

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision) No

Comment: No extinguishers were provided within the common areas.

Question - R.5: Are portable fire extinguishers required in the common areas? No

Comment: Fire extinguishers are not required in the common areas of this property as no staff/trained users are likely to be present.

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access? 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 is not provided with a lift

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.) No

Comment: The building has no apparatus for the evacuation of people with disabilities.

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent) No

Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building?

No

Comment: Hose reels are not provided within the building.

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)

No

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation

General Needs (5 Storeys and under)

Comment:

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: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

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

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

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?

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

W. Records

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

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.

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

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.

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

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.

Question - W.13: Are drop key override switch facilities inspections, tests and services recorded?

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 Applicable

Comment: There were no surface mounted wiring systems noted within the common escape routes.

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)

No

Comment: There were no gas installations noted within the common parts of the building

Z. Other Issues

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

Yes

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

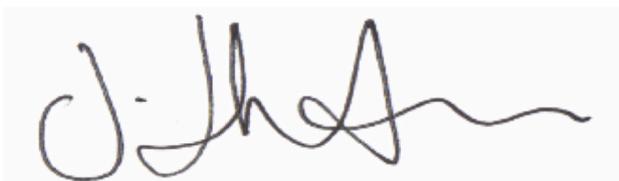
BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: 17-24 Barnard House Brenthouse Road London E9 6QN
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 17/12/2020
Part 6	Recommended date for reassessment of the premises: 17/12/2021
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organization named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue

17/12/2020

