Fire Risk Assessment

Property assessed:	15-21 Palmer Close Hertford SG14 3LD
Client:	Network Homes Ltd
UPRN:	PALM0015
Property Classification:	Level 1
Document Print Date:	20/04/2021

FRA Inspection Date:	05/11/2020
FRA Issued to Client:	08/12/2020
FRA valid to:	08/12/2021
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Stuart Hood
Assessment Checked by	John Herbison
Date of inspection	05/11/2020
Date of Assessment Issue to Client	08/12/2020

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

Recommended Reassessment Date	08/12/2021

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	0	0
B	1	0	0
C	1	1	1
R	0	0	0
Man1	1	1	1
Man2	2	13	4

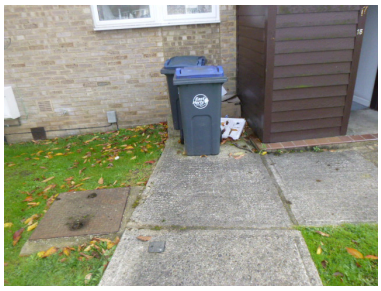
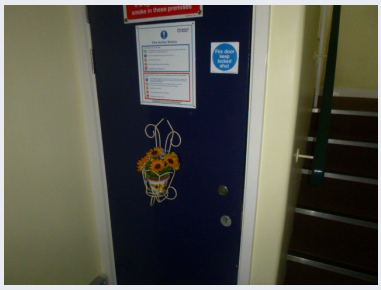
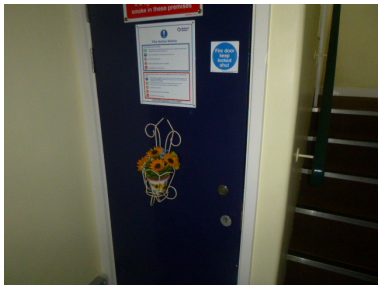
Note: See section 3.4 for the timescales associated with each priority in the table above.

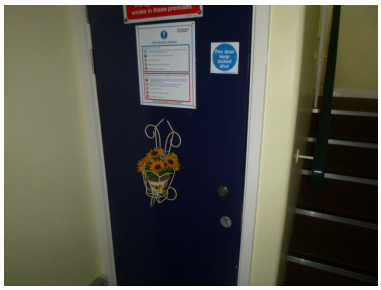
1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

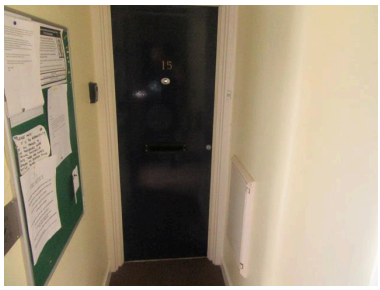
Details		Comments/recommendations		Photo
Question	C.2	Comment: An attached/detached bin storage room is provided, located at the front of the premises. However, bins were being stored outside of this room at the time of inspection.		
Section	Arson			
Action ID	570884			
Quantity - Known - Potential	 N/A N/A	Recommendation: The Paladin/wheelie bins currently outside the designated bin storage area/room should be relocated inside.		
Priority	Man1	Due Date: 08/01/2021	Client Status: Query	
Question	A.1	Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).		
Section	Electrical Ignition Sources			
Action ID	570883			
Quantity - Known - Potential	 N/A N/A	Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	
Question	G.2	Comment: No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items due to a non-standard lock being fitted (see recommendation photo).		
Section	House-Keeping			
Action ID	570885			
Quantity - Known - Potential	 N/A N/A	Recommendation: The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	
Question	K.16	Comment: The NFCC Specialised Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.		No image available
Section	Means of Escape			
Action ID	570886			
Quantity - Known - Potential	 N/A N/A	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.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Assigned	
Question	L.6	Comment: No access was possible to any of the flat entrance doors to confirm that they are fitted with adequate self-closing devices.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	570887			
Quantity - Known - Potential	 0 4	Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	

Question	P.5	Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.		
Section	Means of Giving Warning in Case of Fire			
Action ID	570888			
Quantity - Known - Potential	 0 4	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 LD2 standard.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	
Question	Q.7	Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).		
Section	Limiting Fire Spread			
Action ID	570889			
Quantity - Known - Potential	 0 1	Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Assigned	
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		No image available
Section	Procedures and Arrangements			
Action ID	570890			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building or at a central location. This should cover all arrangements for the effective planning, organisation, control, monitoring and review of the preventative and protective measures in place and should include a plan for responding in the immediate aftermath of a fire incident.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out.		No image available
Section	Procedures and Arrangements			
Action ID	570891			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Assigned	

Question	V.2	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	570892			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 08/03/2021	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.		No image available
Section	Testing and Maintenance			
Action ID	570893			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Assigned	
Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	570894			
Quantity - Known - Potential	 N/A N/A	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.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	
Question	W.1	Comment: No log book was available on site during the inspection.		No image available
Section	Records			
Action ID	570895			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.		No image available
Section	Records			
Action ID	570896			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.		
Priority	Man2	Due Date: 08/03/2021	Client Status: Approved	

Question	X.1	Comment: Surface mounted wiring systems noted within the common escape routes were not adequately supported with metallic/fire-resisting supports.		
Section	Electrical Services			
Action ID	570897			
Quantity - Known - Potential	 1 1	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.		
Priority	C	Due Date: 08/06/2022	Client Status: Assigned	

2.2 Status of Previous Recommendations

Details		Comments/recommendations		Photo
Question	C.3	Comment: Wheelie bins were stored outside of the designated bin store at time of inspection.		
Section	Arson			
Action ID	367514			
Quantity - Known - Potential	 N/A N/A	Recommendation: The wheelie bins currently stored outside the designated bin storage area/room should be relocated inside.		
Priority	Man1	Due Date: 17/01/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	K.7	Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.		
Section	Means of Escape			
Action ID	171053			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Pending Approval	
		Review Status: Unresolved		
Question	L.8	Comment: Letterboxes fitted to flat 15 entrance door is defective. The exterior flap is missing.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	171057			
Quantity - Known - Potential	 1 N/A	Recommendation: Letterboxes to flat entrance doors as noted should be replaced with fire rated letterboxes.		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned	
		Review Status: Unresolved		

Question	Q.6	Comment: No safe access was possible to the roof space from the common area as the hatch location was unsuitable for survey ladder use.	
Section	Limiting Fire Spread		
Action ID	367515		
Quantity - Known - Potential	 N/A 1	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.	
Priority	Man2	Due Date: 30/03/2021 | Client Status: Assigned Review Status: Unresolved	
Question	Q.8	Comment: Previous FRA comment-From sample inspection stopping required around cables.	
Section	Limiting Fire Spread		
Action ID	171071		
Quantity - Known - Potential	 4 N/A	Recommendation: Previous FRA recommendation- Provide fire-stopping around the cables/ducting exiting the electrical meter cupboard to achieve a minimum of 30 minutes fire resistance.	
Priority	B	Due Date: 30/09/2021 | Client Status: Assigned Review Status: Unresolved	
Question	Q.8	Comment: The recessed meter cabinets fitted are plastic and do not provide any fire resistance between the electrical equipment and the common area.	
Section	Limiting Fire Spread		
Action ID	367516		
Quantity - Known - Potential	 4 4	Recommendation: The non-fire rated recessed meter cabinets as noted in compartment walls to flats should be fitted with a 30-minute fire rated overbox.	
Priority	C	Due Date: 30/03/2022 | 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	PALM0015
Number Range	15-21
Building Name	
Street Number	
Street	Palmer Close
City/Town	Hertford
Postcode	SG14 3LD
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	A detached, purpose built, residential property of two floors comprising of four individual self-contained flats. Flats 15 and 19 are located on the ground floor of the property and flats 17 and 21 are located on the first floor. All flats are accessed via a single block entrance leading into a communal entrance hallway. There is a single stairway leading to the first-floor landing area. There are individual electrical meter enclosures, located adjacent to each of the flat entrance doors. There two, waste bin storage cupboards, located on the ground floor, adjacent to the communal block entrance of the property. The electrical intake cupboard for the property is located within the communal hallway. No lifts are provided.
Extent of Common Areas (area assessed)	Common area hallway, landings, stairs, lobbies and external access/egress routes leading to/from the property.
Areas of the building to which access was not available.	Access was not possible to any of the flats or the electrical cupboard.
Total number of Flats/Bedsits/Bedrooms (as applicable)	4
Number accessed off the Common Area	4
Flats/Bedsits/Bedrooms sample inspected	None could be accessed.
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

Construction Information	
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1970
Floor Construction Type	Concrete
Stair Construction Type	Timber
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Circa 1970. Purpose built residential building of two floors, comprising of residential self-contained flats. Traditional brick/concrete construction with a pitched tiled roof. External elevations are predominantly face brickwork.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Reported Ad-hoc visits by the scheme manager of a neighbouring associated sheltered housing scheme.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Contracts Manager
Person consulted during the FRA	Debbie Gurrin - Scheme Manager
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	No staff on site
-Comments	Occasional staff attendance assumed - low numbers expected
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 assumed to be elderly but otherwise typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported
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	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

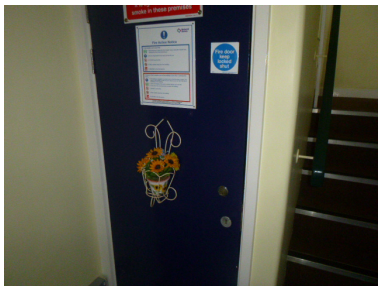
Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	No

Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).

Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 570883

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).

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes

Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable

Comment: No portable electrical appliances were seen within the common areas during this inspection

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes

Comment: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Not Applicable

Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

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

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

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

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	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)	No
Comment: An attached/detached bin storage room is provided, located at the front of the premises. However, bins were being stored outside of this room at the time of inspection.	
Recommendation: The Paladin/wheelie bins currently outside the designated bin storage area/ room should be relocated inside.	
Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 570884	

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 apart from inappropriately stored bins - see C.2.	

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	No
Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.	

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	No
Comment: No portable heaters were noted within the common area at the time of inspection	

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	No
Comment: No common cooking facilities are in the block	

F. Lightning

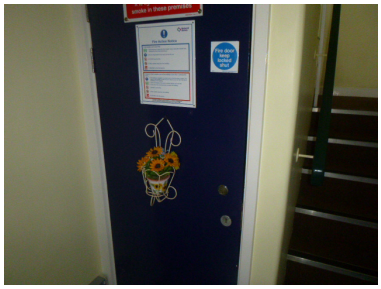
Question - F.1: Does the building have a lightning protection system installed?	No
Comment: No lightning protection system was noted	

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 is unlikely to necessitate a lightning protection system	

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: The common areas are clean and a cleaning rota is displayed.	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Not Known
Comment: No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items due to a non-standard lock being fitted (see recommendation photo).	

Recommendation: The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 570885

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: 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 noted being stored or in use at the time of inspection	

J. Other Significant Hazards

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

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory	

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape 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?	Not Known
Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.	

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

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

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

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and landings are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manually openable casement windows are provided on the first floor landing area.	

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

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Not Known
Comment: The NFCC Specialised Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.	
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: 570886

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: The current evacuation strategy is "Stay Put" as denoted by the fire action notices(s) displayed in the common area.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy 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)	Yes
Comment: Flat entrance doors/frames are original notional fire doors which appear to be appropriately fire rated. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

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

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There is no glazing present to any flat entrance doors in this property	

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights over the flat entrance doors in this property.	

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no side panels to the flat entrance doors in this property.	

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Not Known
Comment: No access was possible to any of the flat entrance doors to confirm that they are fitted with adequate self-closing devices.	
Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.	No image available
Priority: Man2 / Known Quantity: 0 / Potential Quantity: 4 / Action ID: 570887	

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Not Applicable
Comment: There was no access possible to any of the flat entrance doors to confirm that they are fitted with intumescent strips and cold smoke seals. These are not required to be retrofitted to existing 'notional' flat entrance doors in low and medium-rise Purpose Built premises	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	No
Comment: The letterbox fitted to flat 15 entrance door is defective. The exterior flap is missing.	

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
Comment: There were no other flat entrance door issues noted at the time of inspection.	

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately FD30(S) fire rated. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

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

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Not Applicable
Comment: There are no glazed common area fire doors in this property.	

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

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
Comment: Common area fire doors are fitted with adequate self-closing devices 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?	Yes
Comment: No other common area fire door issues noted at the time of inspection.	

N. Emergency Lighting

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

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

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

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
Comment: A suitable Fire Action Notice(s) 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?	Not Applicable
Comment: Directional and exit signage is not required in this property as there is a single escape route with only one final exit required.	

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)	No
Comment: There is no fire alarm system provided in the common areas of the building	

Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?	Yes
Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy	

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: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.	
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 LD2 standard.	
Priority: Man2 | Known Quantity: 0 | Potential Quantity: 4 | Action ID: 570888	

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. 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 assessor was advised that 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: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

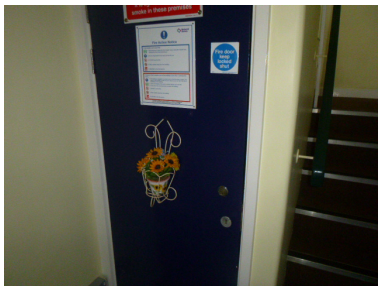
Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable
Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Not Applicable
Comment: No services risers/cupboards were noted in the common areas of the property.	

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable
Comment: No waste chute is provided in the property.	

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Known
Comment: No safe access was possible to the roof space from the common area as the hatch location was unsuitable for survey ladder use.	

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Not Known
Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).	
Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.	

Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 570889

Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	No
Comment: The recessed meter cabinets fitted are plastic and do not provide any fire resistance between the electrical equipment and the common area.	

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

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

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

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).	Not Applicable
Comment: The building height and distance from the boundaries is such that there are no provisions made under Building Regulations guidance with regard to fire spread for external wall surfaces.	

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

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Not Applicable
Comment: Portable extinguishers are not provided in this building and are not required given the use and occupancy type.	

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	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	A designation other than General Needs (5 Storeys and under)
Comment: This is a supported/sheltered scheme providing independent retirement living. The scheme is overseen by a neighbouring sheltered scheme. No communal facilities such as lounges or kitchens are provided. No staff on site.	

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

Question - T.3: Is there a suitable record of the fire safety arrangements?			Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.			
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building or at a central location. This should cover all arrangements for the effective planning, organisation, control, monitoring and review of the preventative and protective measures in place and should include a plan for responding in the immediate aftermath of a fire incident.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 570890

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 Notices.	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	

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 Known
Comment: It is not known if adequate procedures are in place for the evacuation of persons with disabilities. See K.16.	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

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 Applicable
Comment: The small size and simple layout of the building are such that liaison with the local Fire and Rescue Service is not considered necessary.	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)			Not Known
Comment: It is not known if routine fire safety checks are being carried out.			
Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 570891

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)?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

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.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 570892	

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.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 570893	

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: 570894	

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	No
Comment: No log book was available on site during the inspection.	
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 570895	

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?	Not Applicable
Comment: There are no staff present on-site so fire safety training is not required.	

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.	No image available

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 570896

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.)	No

Comment: Surface mounted wiring systems noted within the common escape routes were not adequately supported with metallic/fire-resisting supports.

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.	

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 570897

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: All other issues were deemed satisfactory.

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: 15-21 Palmer Close Hertford SG14 3LD
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 08/12/2020
Part 6	Recommended date for reassessment of the premises: 08/12/2021
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)

Date of Issue 08/12/2020