Fire Risk Assessment

Property assessed:	1-44 Cumnor House 33 Robsart Street London SW9 0BE
Client:	Network Homes Ltd
UPRN:	ROBS0033
Property Classification:	Level 1
Document Print Date:	20/04/2021

FRA Inspection Date:	12/11/2020
FRA Issued to Client:	26/11/2020
FRA valid to:	26/11/2021
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	Jon Wordsworth
Assessment Checked by	John Herbison
Date of inspection	12/11/2020
Date of Assessment Issue to Client	26/11/2020

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	26/11/2021

1.2 Recommendation Summary

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

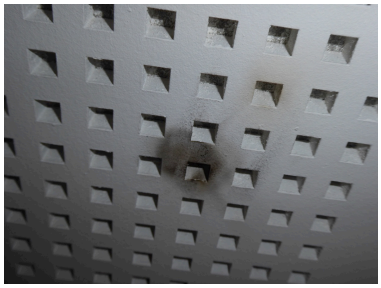
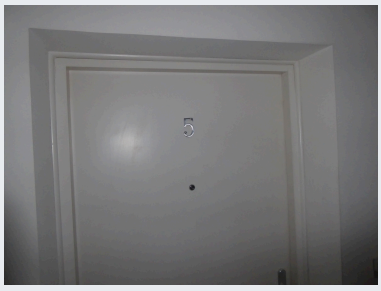
Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The property is a purpose built block, there were issues noted with cavity barriers within the aluminium cladding system, however following a report completed by IFC (issued 23/10/2020) it is considered that the current Stay Put evacuation strategy is appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

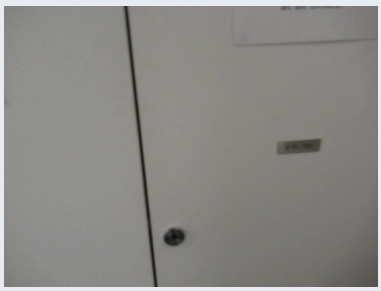
Details		Comments/recommendations		Photo
Question	B.3	Comment: There was evidence of smoking in the common area in the form of 'smoke graffiti' on the fourth floor ceiling.		
Section	Smoking Policies			
Action ID	584268			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/ employees or other building users.		
Priority	Man1	Due Date: 26/12/2020	Client Status: Approved	
Question	G.2	Comment: The main electrical intake could not be accessed at the time of inspection. Combustible items were also noted close to an ignition source. Polystyrene was stored inside riser 3:08-T14. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	584272			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.		
Priority	Man1	Due Date: 26/12/2020	Client Status: Approved	
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The self closing device was damaged leading to flats 18-23.		
Section	Common Area Fire Doors			
Action ID	584270			
Quantity - Known - Potential	 1 1	Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.		
Priority	A	Due Date: 26/02/2021	Client Status: Assigned	
Question	L.7	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.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	584277			
Quantity - Known - Potential	 0 41	Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that strips and seals are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.		
Priority	Man2	Due Date: 26/02/2021	Client Status: Approved	
Question	V.5	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		
Section	Testing and Maintenance			
Action ID	584278			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 26/02/2021	Client Status: Assigned	

Question	V.7	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		
Section	Testing and Maintenance			
Action ID	584274			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 26/02/2021	Client Status: Approved	
Question	M.2	Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors:- All riser doors within the lift lobbies on all floors of the residential areas. The door is also damaged leading to flats 31-35 where the self closer has been replaced.		
Section	Common Area Fire Doors			
Action ID	584271			
Quantity - Known - Potential	 1 1	Recommendation: Minor joinery repairs or replacement are required to the door/frame as noted.		
Priority	B	Due Date: 26/11/2021	Client Status: Assigned	
Question	Q.3	Comment: Holes were also noted in riser 6:09-T05 where cables pass through from the riser.		
Section	Limiting Fire Spread			
Action ID	584276			
Quantity - Known - Potential	 1 1	Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 26/11/2021	Client Status: Assigned	
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Riser 6:09-T05.		
Section	Common Area Fire Doors			
Action ID	584275			
Quantity - Known - Potential	 1 1	Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.		
Priority	C	Due Date: 26/05/2022	Client Status: Assigned	

Question	M.8	Comment: The following common fire door issue was noted at the time of inspection:- There was an excessive gap to the 6th-floor service cupboard meeting stiles. Excess perimeter gaps were also noted on the ground floor riser door G09-T03, next to flats 1 and 3, the ground floor corridor door to flats 1, 3 and 5, doors leading to flats 3 and 4, door leading to staircase, door leading to flats 9 and 10, riser 1:10T03; 1:09T05; 1:08T14. Perimeter gaps were also noted on the second floor stairwell door, doors to flats 15 and 16 and to flats 12-17, risers 2:10-T03; 2:09-T05; 2:08-T14, the common area door leading to flats 21 and 22, electrical riser 3:09-T05, door to flats 18-23, riser 3:08-T14, doors to flats 27 and 28, doors to flats 24-29, risers 4:10-T03; 4:09-T05; 4:08-T14, fifth floor stair door, doors to flats 33 and 34, riser 5:09-T05, door to flats 39 and 40, doors to flats 36-41, door to riser 6:10-T03, riser 6:08-T14.		
Section	Common Area Fire Doors			
Action ID	584269			
Quantity - Known - Potential	 22 22	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.		
Priority	C	Due Date: 26/05/2022	Client Status: Assigned	
Question	O.5	Comment: Other fire safety signs issues noted include:- no 'Automatic Fire Door Keep Clear' signage was noted on any of the mechanical vent doors throughout the property,		
Section	Fire Safety Signs and Notices			
Action ID	584273			
Quantity - Known - Potential	 7 7	Recommendation: Provide 'Automatic fire door keep shut' signage to the AOV doors throughout all floors as noted.		
Priority	C	Due Date: 26/05/2022	Client Status: Assigned	

2.2 Status of Previous Recommendations

Details		Comments/recommendations		Photo
Question	A.3	Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). The lighting within the lower ground floor areas leading to the car park did not operate via the movement sensor.		
Section	Electrical Ignition Sources			
Action ID	529035			
Quantity - Known - Potential	 1 1	Recommendation: The defects in the common area electrical installation as noted should be repaired.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
		Review Status: Unresolved		

Question	G.6	Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.	
Section	House-Keeping		
Action ID	529037		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.	
Priority	Man2	Due Date: 18/12/2020 | Client Status: Approved Review Status: Unresolved	
Question	M.2	Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors:- All riser doors within the lift lobbies on all floors of the residential areas.	
Section	Common Area Fire Doors		
Action ID	529040		
Quantity - Known - Potential	 14 14	Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door sets as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.	
Priority	B	Due Date: 18/09/2021 | Client Status: Assigned Review Status: Unresolved	
Question	M.8	Comment: The following common fire door issue was noted at the time of inspection:- There was an excessive gap to the 6th-floor service cupboard meeting stiles.	
Section	Common Area Fire Doors		
Action ID	304209		
Quantity - Known - Potential	 1 1	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.	
Priority	C	Due Date: 30/03/2022 | Client Status: Assigned Review Status: Unresolved	
Question	O.2	Comment: Fire door signage is not considered adequate. No fire door signs to the basement carpark lobby door, cycle store door 2nd-floor accommodation lobby doors	
Section	Fire Safety Signs and Notices		
Action ID	304210		
Quantity - Known - Potential	 7 7	Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.	
Priority	C	Due Date: 30/03/2022 | Client Status: Assigned Review Status: Unresolved	

Question	O.4	Comment: No "Do Not Use The Lift" notice to the ground floor lift(by the entrance hall door), all upper floors adequate. No Smoking signs are displayed.	
Section	Fire Safety Signs and Notices		
Action ID	129249		
Quantity - Known - Potential	 1 1	Recommendation: Provide 'In event of fire do not use lifts' signage in the ground floor common area(on the lift side nearest the entrance hall door)	
Priority	C	Due Date: 30/03/2022 | Client Status: Assigned Review Status: Unresolved	
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	529041		
Quantity - Known - Potential	 N/A 41	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: 18/12/2020 | Client Status: Approved Review Status: Unresolved	
Question	Q.3	Comment: (a) The services riser sampled did not appear to be adequately fire resisting and/or fire-stopped - water riser on the sixth floor to the ceiling. (b) Hole where service wires pass in the smoke ventilation shaft on the sixth floor (c) Check all floors of the smoke shaft for further holes/ breeches	
Section	Limiting Fire Spread		
Action ID	529056		
Quantity - Known - Potential	 N/A 1	Recommendation: Management should check within smoke ventilation shaft as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped -check all floors.	
Priority	Man2	Due Date: 18/12/2020 | Client Status: Assigned Review Status: Unresolved	
Question	Q.7	Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report). External accessed electrical service cupboard located adjacent to entrance door was not accessed as fitted with a non standard padlock. All other internal service cupboards appear satisfactory from sample inspections.	
Section	Limiting Fire Spread		
Action ID	129257		
Quantity - Known - Potential	 N/A 1	Recommendation: Recommend a check is made to ensure the electrical service intake cupboard adjacent to the block entrance door is sufficiently fire stopped.	
Priority	Man1	Due Date: 01/12/2019 | Client Status: Assigned Review Status: Unresolved	

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	529043		
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: 18/12/2020 | Client Status: Approved	
		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	ROBS0033
Number Range	1-44
Building Name	Cumnor House
Street Number	33
Street	Robsart Street
City/Town	London
Postcode	SW9 0BE
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	8
Total No. of Floors (common area only)	8
Total No. of Storeys (ground and above)	7
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached seven-storey, plus basement purpose-built block of flats. Forty-one flats in total. The common area flats are accessed by the main entrance door over a single threshold. . Ground floor - The ground floor entrance lobby consists of a passenger lift and steps to an upper ground floor level which has access into the same lift with fire fighting intercom and controls, service risers, Flats 1-5. the stair lobby and rear door. Lower ground floor - car park (shared with Lidcote House), bike store and plant room. Upper floor flats are divided by lobby doors and split into sets of three and two flats. First floor - Flats 6-11. Second floor - Flats 12-17. Third floor - Flats 18-23. Fourth floor - Flats 24 & 29. Fifth floor - Flats 30-35. Sixth floor - 36-41. Service risers on all floors. Lobby protected stairs. AOV and dry riser systems installed. Lift provided. Externally accessed electrical room and bin store. Independent externally accessed flats on the ground floor.
Extent of Common Areas (area assessed)	Entrance lobby - Stairs – Landings - Services risers - Plant room - Bin store - Rear of premises - Car park.
Areas of the building to which access was not available.	All flats.
Total number of Flats/Bedsits/Bedrooms (as applicable)	41
Number accessed off the Common Area	41
Flats/Bedsits/Bedrooms sample inspected	None
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Steel Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2010
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	This building is number 1-44. However, there are only Flats 1-41 within this building.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No management on site. This is part of the Stockwell Park Estate with a Network Homes regional office provided for the Stockwell Park Estate open during office hours only 9.00-5.00.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	N/A
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	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	No evidence of recent fire loss or damage.
Any other relevant information	Network Homes have commissioned reports regarding the external cladding, and subsequently the impact the issues found have on the evacuation strategy. recommendations from both reports have been taken into account when completing this FRA

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	04) Approved Document B1 - 'Fire safety in Dwellings' - 2019 BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and the electrical intake cupboard has been checked.	

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

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	No
Comment: From previous assessment - The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). The lighting within the lower ground floor areas leading to the car park did not operate via the movement sensor.	

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.	

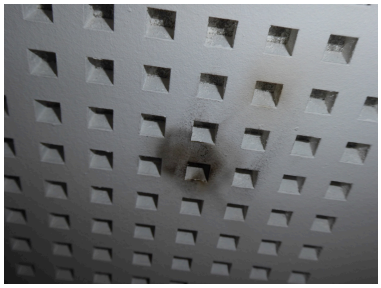
Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within 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?	No
Comment: There was evidence of smoking in the common area in the form of 'smoke graffiti' on the fourth floor ceiling.	
Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.	
Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 584268	

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.	

C. Arson

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

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin bins were stored in an integral bin storage room located adjacent to the block entrance door.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: The bin storage room was locked at the time of inspection.	

Question - C.4: Is fire load close to the premises minimised?	Yes
Comment: There was no unnecessary fire load noted close to the building at the time of inspection.	

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	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: There were no portable heaters 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?	Yes
Comment: A lightning protection system was not seen but is presumed to be provided due to the height of the building.	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
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
Comment: No cleaning rota is displayed but the common area is clean and tidy.	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	No
Comment: The main electrical intake could not be accessed at the time of inspection. Combustible items were also noted close to an ignition source. Polystyrene was stored inside riser 3:08-T14. This issue should be dealt with as soon as possible.	
Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.	

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 584272

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection	

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
Comment: The common escape routes were clear of any trip hazards at the time of inspection.	

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

Question - G.6: Are all other house-keeping issues satisfactory?	No
Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.	

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: 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. Stairs from the sixth floor via a lobby protected stairway directly to the final rear exit door. The rear door leads to the back garden and exit gate. Also the front door available for the ground floor flats.	

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

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: The block entrance and alternative exit doors have a green break-glass point fitted which overrides the access control system. The carpark has an alternative escape stair with a break-glass override switch located adjacent to the carpark access door to 35 Robsart Street (neighbouring block).	

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. Travel Distances considered satisfactory as all flats are separated from the common stairs by protected lobbies, travel distances are within 7.5m from flat entrance doors to the protected lobby exit doors leading to the stairs and with smoke control provided.	

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?	Yes
Comment: Common escape stairs is separated from the flats by protected lift lobbies. The car-park basement is separated from the communal stair lobby by three lobbies. A basement stair lobby with dry riser, a basement lift lobby and an access lobby giving access to service cupboards, cycle store and car-park access.	

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: Corridors are sub-divided where appropriate.	

Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety. Property front and rear final exit doors lead directly to the outside and away from the building. The rear exit into a secure garden area leads to a gate with a simple thumb-turn device giving access to the street level and away from the building. There is a door in the basement car-park adjacent to the door into this building that opens onto a stairway up to a final exit	

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Not Applicable
Comment: The stairs and lobbies are provided with an automatic smoke ventilation system. See K.15.	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
Comment: The block is provided with an automatic smoke ventilation system comprising mechanical smoke shaft AOVs within the lift lobbies and an AOV at the head of the stairs controlled by smoke detection within the flats lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance. At the time of the inspection, no manual override controls operated in the lift lobbies. See K17.	

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.	

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 notice 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, there were issues noted with cavity barriers within the aluminium cladding system, however following a report completed by IFC (issued 23/10/2020) it is considered that the current Stay Put evacuation strategy is 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 appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

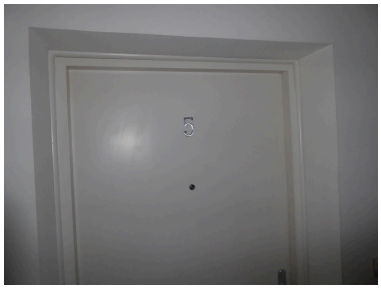
Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
Comment: The fire rated flat entrance doors are in good condition.	

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
Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and have an adequate self-closing device.	

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 Known
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.	
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that strips and seals are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.	

Priority: Man2	Known Quantity: 0	Potential Quantity: 41	Action ID: 584277

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
Comment: Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.	

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire-rated - FD30S doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

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

Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors:- All riser doors within the lift lobbies on all floors of the residential areas. The door is also damaged leading to flats 31-35 where the self closer has been replaced.

Recommendation: Minor joinery repairs or replacement are required to the door/frame as noted.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 584271

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

Comment: All glazing to common area fire doors appears to be appropriately fire rated. (From information provided by Management via Riskhub Client Portal)

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?	No

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The self closing device was damaged leading to flats 18-23.

Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.

Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 584270

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

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Riser 6:09-T05.

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

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 584275

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: The following common fire door issue was noted at the time of inspection:- There was an excessive gap to the 6th-floor service cupboard meeting stiles. Excess perimeter gaps were also noted on the ground floor riser door G09-T03, next to flats 1 and 3, the ground floor corridor door to flats 1, 3 and 5, doors leading to flats 3 and 4, door leading to staircase, door leading to flats 9 and 10, riser 1:10T03; 1:09T05; 1:08T14. Perimeter gaps were also noted on the second floor stairwell door, doors to flats 15 and 16 and to flats 12-17, risers 2:10-T03; 2:09-T05; 2:08-T14, the common area door leading to flats 21 and 22, electrical riser 3:09-T05, door to flats 18-23, riser 3:08-T14, doors to flats 27 and 28, doors to flats 24-29, risers 4:10-T03; 4:09-T05; 4:08-T14, fifth floor stair door, doors to flats 33 and 34, riser 5:09-T05, door to flats 39 and 40, doors to flats 36-41, door to riser 6:10-T03, riser 6:08-T14.

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

Priority: C	Known Quantity: 22	Potential Quantity: 22	Action ID: 584269

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 appears to be adequate	

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
Comment: A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area.	

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
Comment: Fire door signage is not considered adequate. No fire door signs to the basement carpark lobby door, cycle store door 2nd-floor accommodation lobby doors. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	No
Comment: No "In the event of fire do not use the lift" notice to the ground floor lift(by the entrance hall door), all upper floors adequate. No Smoking signs are displayed. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	No
Comment: Other fire safety signs issues noted include:- no 'Automatic Fire Door Keep Clear' signage was noted on any of the mechanical vent doors throughout the property,	
Recommendation: Provide 'Automatic fire door keep shut' signage to the AOV doors throughout all floors as noted.	
Priority: C | Known Quantity: 7 | Potential Quantity: 7 | Action ID: 584273	

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 BS5839-1 category L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. This comprises a fire alarm panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided.

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

Comment: The BS5839-1 category L5 automatic fire detection system within the common areas of the building is appropriate for control of the smoke ventilation system. This comprises a fire alarm panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided and are not required.

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.

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	No

Comment: A system for remote monitoring of fire alarm signals is not considered necessary in these premises.

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

Comment: There were no other fire detection/alarm system issues noted at the time of inspection. Network Homes confirmed previous recommendation is approved and marked as resolved.

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)	Yes
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?	No
Comment: Holes were also noted in riser 6:09-T05 where cables pass through from the riser.	
Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.	

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 584276

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes
Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate. See Q3 and separate report for the car park.	

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

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a flat roof.	

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Not Known
Comment: No access was possible to the external electrical room due to a non-standard lock being fitted. (See recommendation photo). Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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

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

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings are appropriate and will limit the 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 Known
Comment: From the previous report: - There are side panels fitted alongside the Flat windows on the upper floors. No access was possible to these, the type of material and its fire resistance could not be confirmed during the inspection. (b)The exterior envelope of the premises is predominately masonry but there are vertical glazed/curtain wall sections rising full height which contain window spandrel panels of unknown combustibility. Current regulations require such spandrel panels to achieve a reaction to fire class of A2-s1, d0 or class A1. Management have commissioned intrusive inspections on the external cladding systems and have a programme of remedial works to rectify issues noted.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)	

R. Fire Extinguishing Appliances

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

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	No
Comment: No drop key override switch facility is provided	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a dry rising and falling fire main. The inlet is by the main entrance door with outlets on each floor of the stairway from basement to 6th. No access was possible to any valves due to locked cabinets.	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Yes
Comment: The building is provided with a lift used for fire safety purposes it has a dual supply and override switch with intercom at ground and top floor.	

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 disabled persons.	

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: Seven storey general needs - purpose-built flats - plus lower ground floor (car park)	

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

Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notice.	

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 Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K16)	

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?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: All other fire safety management issues would appear to be satisfactory.	

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.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.4: Are fire mains 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.	

Question - V.5: Is the lightning protection system inspected and tested 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 lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 584278	

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 584274	

Question - V.8: Are access control systems 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.	

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	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.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

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.	

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.8: Are fire mains 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.	

Question - W.12: Are the access control 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.14: Are inspections, tests and servicing of lifts used for fire safety purposes 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: 1-44 Cumnor House 33 Robsart Street London SW9 0BE
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: 26/11/2020
Part 6	Recommended date for reassessment of the premises: 26/11/2021
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 26/11/2020