

Fire Risk Assessment

Property assessed: 1-36 Waterside Court 75 Fermoy Road London W9 3NE
Client: Network Homes Ltd
UPRN: WATE0000
Property Classification: Level 1
Document Print Date: 20/04/2021



FRA Inspection Date: 02/11/2020
FRA Issued to Client: 26/11/2020
FRA valid to: 26/11/2021
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Andrew Moore
Assessment Checked by	John Herbison
Date of inspection	02/11/2020
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
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1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	3	4	4
B	5	4	4
C	4	1	1
R	1	0	0
Man1	0	2	0
Man2	2	6	1

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

1.3 Evacuation Strategy

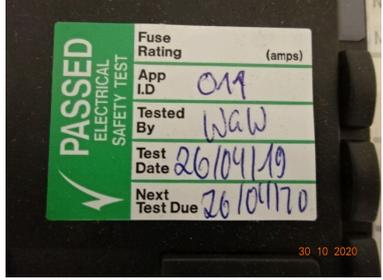
Evacuation strategy for this property at time of assessment	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

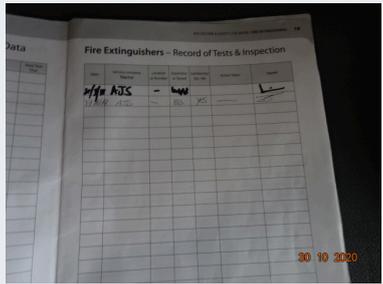
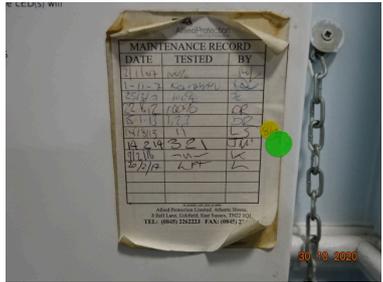
2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	G.6	<p>Comment: Other house-keeping issues notes at the time of inspection include storage of combustibile materials within higher risk compartments. There was general storage of combustibile materials located within the lift motor room, lounge hot water storage vessel cupboard and the cleaning/hot water storage vessel cupboard. Although considered low risk in terms of combustion cleaning cloths were also being dried out along the hot pipework in the cleaners cupboard. It is recommended these compartments are kept effectively sterile at all times. Cleaning products should be suitably separated from any heat source. (The understairs cupboard adjacent to flat 3 was clear of stored items at the time of the assessment).</p>	
Section	House-Keeping		
Action ID	563430		
Quantity			
- Known	N/A	<p>Recommendation: Recommend the storage as noted is removed from the cupboards.</p>	
- Potential	N/A		
Priority	Man1	Due Date: 26/12/2020	Client Status: Approved
Question	N.2	<p>Comment: The emergency lighting unit in the lounge did not appear to have a visible charging indicator.</p>	
Section	Emergency Lighting		
Action ID	563417		
Quantity			
- Known	N/A	<p>Recommendation: The emergency lighting system should be checked by the maintenance engineer to confirm that it is serviceable.</p>	
- Potential	N/A		
Priority	Man1	Due Date: 26/12/2020	Client Status: Approved
Question	L.2	<p>Comment: Fire-rated flat entrance doors and frames appear to be in good condition except for flat 32. The door appears to have been damaged surrounding the handle/lock which compromises the integrity of the door set. Management has confirmed that a programme to check flat entrance doors as part of a rolling programme has been "Approved". This rolling programme should be maintained. See L.6. and L.7.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	563415		
Quantity			
- Known	1	<p>Recommendation: Door and frame as noted should be replaced with FD30S self-closing fire door set, installed strictly in accordance with the manufacturer's test certification.</p>	
- Potential	1		
Priority	A	Due Date: 26/02/2021	Client Status: Assigned

Question	M.5	<p>Comment: Not all self-closing devices fitted to common area fire doors are considered adequate and one door has no self-closing device where required. The ground floor corridor door to the left side, first-floor lobby to flats 5-10, first-floor lobby to flats 11-15, second-floor lobby door to flats 22-25 are not closing fully to the door stops and the refuse compartment door has not been provided with a self-closing device.</p> <p>Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.</p>	
Section	Common Area Fire Doors		
Action ID	563416		
Quantity			
- Known	4		
- Potential	4		
Priority	A	Due Date: 26/02/2021	Client Status: Assigned
Question	P.3	<p>Comment: Fire detection and alarm system consist of manual call points, sounders and automatic detection which is provided throughout the building including individual flats linked to a fire alarm panel in the entrance hall. From the information provided the flats are provided with a hard-wired smoke alarm/sounder in the entrance hall appearing to be linked to the main system. The building is currently operating a 'stay-put' fire strategy with residents informed to remain in their flats unless directly affected by fire, however, the fire alarm is audible throughout the building including inside the resident's flats. This scenario is not compatible with a 'stay-put' policy. Information received on-site that the system is monitored by a receiving centre during out of hours who will call the fire brigade in the event of a fire. The Grade A/Part 1 common fire detection and alarm system in the building should be reconfigured to support the Stay Put strategy, including as required removal of common smoke detectors and sounders in flats (or replacement with heat detectors) and reduction of the common system sound pressure level within flats to not exceed 45dB(A). N.B. The sound pressure level should be maintained at 65dB(A) in the vicinity of acoustic door hold-open devices if installed. The assessor also noted no automatic fire detection was provided within the hot water storage vessel compartments where an electrical source is also present. These areas are deemed higher risk due to the presence of immersion heating elements fitted to the hot water cylinder.</p> <p>Recommendation: The Grade A common area automatic fire detection system should be extended to provide heat detectors within the hot water storage vessel compartments in accordance with BS 5839.</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	563426		
Quantity			
- Known	2		
- Potential	2		
Priority	A	Due Date: 26/02/2021	Client Status: Assigned

Question	Q.15	Comment: Other fire spread/compartmentation issues noted at the time of inspection include missing and/or damaged ceiling tiles. It would appear that ceiling tiles within the cleaners cupboard and adjacent corridor have been moved and/or damaged during remedial works within the voids.	
Section	Limiting Fire Spread		
Action ID	563427		
Quantity		Recommendation: To reduce the spread of products of combustion to other areas of the building these should be replaced or repaired with appropriate fire-resisting materials by a competent person.	
- Known	1		
- Potential	1		
Priority	A	Due Date: 26/02/2021	Client Status: Assigned
Question	A.4	Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed. Appliances in the common areas appear to have been tested in the last 12 months and a PAT date of 22/08/2020 was observed. Office appliances may have been missed during this PAT regime as the last noted test was conducted on 26/09/2019.	
Section	Electrical Ignition Sources		
Action ID	563414		
Quantity		Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 26/02/2021	Client Status: Approved
Question	L.9	Comment: Other flat entrance door issues noted at the time of inspection include inappropriate use of internal hanging rails. It was observed on the door to flat 31 that an internal hanging rail is being used which damage the seals to the top of the door.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	563428		
Quantity		Recommendation: Management should contact the resident of flat 31 to warn of the potential impact the hanging system could have on the fire safety features provided to the door.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 26/02/2021	Client Status: Approved
Question	P.5	Comment: There was no available access into any of the individual flats at the time of inspection. Management has confirmed on the Client Portal that the previous recommendation to check for smoke alarms within flats as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.	
Section	Means of Giving Warning in Case of Fire		
Action ID	563421		
Quantity		Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D1 LD1 smoke alarm systems to BS 5839-6:2019 when upgrading or replacing smoke alarm systems within flats.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 26/02/2021	Client Status: Assigned

Question	V.3	<p>Comment: From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. Last service date noted was:- 06/2019. The CO2 appliance within the lift motor room may not have been serviced since 03/2018 from the inspection date observed on the label.</p>	
Section	Testing and Maintenance		
Action ID	563419		
Quantity		<p>Recommendation: Management should confirm/ensure that the fire extinguishers are tested and serviced in accordance with the requirements of BS 5306-3 and records kept on-site or in a central database.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 26/02/2021	Client Status: Approved
Question	V.7	<p>Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. The date observed on the equipment test label was 20/02/2017.</p>	
Section	Testing and Maintenance		
Action ID	563420		
Quantity		<p>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.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 26/02/2021	Client Status: Approved
Question	V.14	<p>Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the social alarm/Telecare system is being carried out.</p>	
Section	Testing and Maintenance		
Action ID	563429		
Quantity		<p>Recommendation: The social alarm/Telecare system should be serviced with records kept on site or held in a central database. Confirm that regular checks are undertaken to ensure the communication links through the social alarm/Telecare system are routed correctly (when staffed and not) and have priority over all other calls and that measures are in place to avoid summoning of the fire service in the event of false alarms.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 26/02/2021	Client Status: Approved
Question	Q.7	<p>Comment: The main electrical enclosures within the laundry room appear to be adequately fire-resisting of metal construction but the domestic style kitchen housing is not considered adequately. Although this only contains limited installations these should be housed within an appropriate fire-resisting construction. No access was possible to the main EDF electrical compartment which is integral to the front of the building.</p>	
Section	Limiting Fire Spread		
Action ID	563422		
Quantity		<p>Recommendation: The enclosure to the electrics located within the common area should be upgraded to 30-minute fire resisting construction including FD30S fire door sets fitted with a lock and " Fire door keep locked" signage.</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 26/11/2021	Client Status: Assigned

Question	Q.7	Comment: The main electrical enclosures within the laundry room appear to be adequately fire-resisting of metal construction but the domestic style kitchen housing is not considered adequately. Although this only contains limited installations these should be housed within an appropriate fire-resisting construction. No access was possible to the main EDF electrical compartment which is integral to the front of the building.	
Section	Limiting Fire Spread		
Action ID	563423		
Quantity		Recommendation: The externally accessed electrical intake compartment to the front of the building should be further inspected to ensure compartmentation within is adequate.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 26/11/2021	Client Status: Assigned
Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include holes/cracks to the boiler housing wall which may allow the spread of products of combustion into areas of these premises.	
Section	Limiting Fire Spread		
Action ID	563424		
Quantity		Recommendation: The holes/gaps noted should be sealed up with fire-resisting materials - a period of fire resistance required is 60 minutes.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 26/11/2021	Client Status: Assigned
Question	R.3	Comment: The type, number or location of portable fire extinguishers is not considered adequate. An A-Class appliance should additionally be provided in the office.	
Section	Fire Extinguishing Appliances		
Action ID	563418		
Quantity		Recommendation: Suitable fire extinguishers (as noted in the FRA) should be provided.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 26/11/2021	Client Status: Assigned
Question	O.2	Comment: Fire door signage is not considered adequate - 'Fire Door Keep Locked' is not provided to locked common area doors. The doors to the lounge storage/hot water storage vessel cupboard and Managers office are incorrectly signed.	
Section	Fire Safety Signs and Notices		
Action ID	563425		
Quantity		Recommendation: Provide 'Fire Door Keep Locked' signage to the fire doors as noted.	
- Known	2		
- Potential	2		
Priority	C	Due Date: 26/05/2022	Client Status: Assigned

2.2 Status of Previous Recommendations

Details	Comments/recommendations	Photo
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Question	A.6	<p>Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Trailing extension leads were noted within the scheme managers office and communal kitchen area(s).</p> <p>Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.</p>	
Section	Electrical Ignition Sources		
Action ID	338725		
Quantity			
- Known	2		
- Potential	2		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	L.2	<p>Comment: Excessive gaps were noted under some flat entrance doors (Flats 8,9,16, 28 and 30) which are required to resist the passage of cold smoke.</p> <p>Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>	<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	170477		
Quantity			
- Known	5		
- Potential	N/A		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	
Question	M.2	<p>Comment: The laundry room door and heating cupboard door in the communal lounge has had vents cut into the door.</p> <p>Recommendation: The common area fire door(s) as noted should be replaced with a self closing FD30S fire door.</p>	
Section	Common Area Fire Doors		
Action ID	170481		
Quantity			
- Known	2		
- Potential	N/A		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	
Question	M.5	<p>Comment: Door closer missing from the refuse room to lobby door.</p> <p>Recommendation: An effective self-closing device should be fitted to the common area door(s) as noted.</p>	
Section	Common Area Fire Doors		
Action ID	170510		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	

Question	M.6	<p>Comment: No smoke seals/brushes fitted to riser cupboard doors on all floors, lift motor room, lobby door to flat 3, refuse room, communal kitchen serving hatch (gaps noted between doors). In addition, sections of smoke seal were noted as missing or damaged to the following doors: communal lounge door frame, circulation corridor door near flat 2, protected staircase doors O/S flats 12 and 17.</p> <p>Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p>	No image available
Section	Common Area Fire Doors		
Action ID	170482		
Quantity			
- Known	15		
- Potential	N/A		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	
Question	M.8	<p>Comment: The following doors were noted as not effectively self-closing into their frames: Lounge door to corridor (near flat 36), protected staircase doors O/S 5, 12 ,23 and 30,</p> <p>Recommendation: Recommend the noted common area doors are repaired to achieve effective self-closing of the doors into thier frames.</p>	No image available
Section	Common Area Fire Doors		
Action ID	170485		
Quantity			
- Known	5		
- Potential	N/A		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	
Question	O.4	<p>Comment: Missing door signage from fire exit doors provided with push bars.</p> <p>Recommendation: Provide 'Push bar' to open signage to the fire exit doors within the communal lounge and near flat 4.</p>	No image available
Section	Fire Safety Signs and Notices		
Action ID	170488		
Quantity			
- Known	3		
- Potential	3		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	

Question	P.3	<p>Comment: Fire detection and alarm system consists of manual call points, sounders and automatic detection which is provided throughout the building including individual flats linked to a fire alarm panel in the entrance hall. From a sampled flat inspection the flats are provided with a hard-wired smoke alarm/sounder in the entrance hall appearing to be linked to the main system. The building is currently operating a 'stay put' fire strategy with residents informed to remain in their flats unless directly affected by fire, however, the fire alarm is audible throughout the building including inside the residents flats. This scenario is not compatible with a 'stay put' policy. Information received on site that the system is monitored by a receiving centre during out of hours who will call the fire brigade in the event of a fire.</p>	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	171583		
Quantity		<p>Recommendation: The Grade A/Part 1 common fire detection and alarm system in the residential corridors should be reconfigured to support the Stay Put strategy, including removal of common smoke detectors and sounders in flats (or replacement with heat detectors) and reduction of the common system sound pressure level within flats to not exceed 45dB(A).</p>	
- Known	35		
- Potential	N/A		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	P.10	<p>Comment: Other detection and alarm system issues noted at the time of inspection include - There was a loose detection head noted in the external plantroom. The unit is a heat detector but has been covered with plastic which may hinder its efficiency</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	338729		
Quantity		<p>Recommendation: The heat detector in the external plant room should be refixed to the ceiling and the cover removed.</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.2	<p>Comment: Breach noted above false ceiling of the refuse room where services pass.</p>	
Section	Limiting Fire Spread		
Action ID	170496		
Quantity		<p>Recommendation: Recommend the breach is sealed with a fire-resisting material to achieve 60 minutes fire separation.</p>	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	

Question	Q.2	<p>Comment: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection.</p> <p>Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.</p>	
Section	Limiting Fire Spread		
Action ID	338726		
Quantity			
- Known	N/A		
- Potential	2		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.3	<p>Comment: The ground and top floor riser shaft enclosures are not constructed of fire resisting material (appears moisture resistant MDF). The head of the riser shaft is not sealed where it enters the roof space near flat 33. The head of the riser shaft near flat 30 has been breached by services entering the roof space.</p> <p>Recommendation: Recommend the heads of both riser shafts are sealed between the shaft and roof space with a fire resistant material affording 60 minutes fire resistance.</p>	
Section	Limiting Fire Spread		
Action ID	170497		
Quantity			
- Known	2		
- Potential	2		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.3	<p>Comment: The ground and top floor riser shaft enclosures are not constructed of fire resisting material (appears moisture resistant MDF). The head of the riser shaft is not sealed where it enters the roof space near flat 33. The head of the riser shaft near flat 30 has been breached by services entering the roof space.</p> <p>Recommendation: The services riser/cupboard construction should be replaced or upgraded to achieve 60 minutes fire resistance.</p>	
Section	Limiting Fire Spread		
Action ID	170498		
Quantity			
- Known	2		
- Potential	N/A		
Priority	B	Due Date: 01/11/2020	Client Status: Approved
		Review Status: Unresolved	
Question	Q.9	<p>Comment: There are a number of ventilation/extraction units provided within the communal parts of the building including the communal kitchen, communal laundry room, the bin storage room and the guest bedroom</p> <p>Recommendation: The common ventilation systems, ventilation ducts and grills should be surveyed & inspected to confirm the suitability and adequacy to limit fire spread/growth within the building.</p>	
Section	Limiting Fire Spread		
Action ID	338727		
Quantity			
- Known	N/A		
- Potential	4		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned
		Review Status: Unresolved	

Question	Q.12	Comment: Curtains and/or drapes within the common areas are not labelled and are therefore not considered to comply with the requirements of BS 5867-2: 2008.		No image available
Section	Limiting Fire Spread			
Action ID	170499			
Quantity		Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.		No image available
- Known	1			
- Potential	N/A			
Priority	R	Due Date: N/A	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	WATE0000
Number Range	1-36
Building Name	Waterside Court
Street Number	75
Street	Fermoy Road
City/Town	London
Postcode	W9 3NE
Property Designation	Sheltered Housing

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>A purpose-built, residential property of four floors currently operating as a sheltered housing scheme for elderly residents. The ground floor comprises of the manager's office, laundry, communal lounge/kitchen, bin store, W.C, lift motor room, riser cupboards, Flats 1 to 4, flat 36 and the guest room. The upper floors of the building are essentially divided into two parts, each part served by a single staircase and passenger lift which are accessible from the ground floor common circulation corridors. The front ground floor stairway provides access to all floors which have a small landing providing access to an accommodation lobby. Within each accommodation lobby, there are four flats, a lift carriage and a service riser cupboard. Flats 11, 12, 14 & 15 are on the first floor, flats 22, 23, 24 & 25 are on the second floor and flats 32, 33, 34 & 35 are on the third floor. There is a loft void access hatch located at the head of the stairway and within the third-floor accommodation lobby. The rear stairway provides access to all floors and the landings open to a short corridor leading to an accommodation lobby on each storey. The accommodation lobbies consist of six flats, a lift carriage, service riser cupboard, service riser enclosure and a window casement smoke ventilation system. On the first floor, there are flats 5, 6, 7, 8, 9 & 10, on the second is flats 16, 17, 18, 19, 20 & 21 and on the third floor, there is flats 26, 27, 28, 29, 30 and 31. There is a manual Velux window and loft void access hatch at the head of the stairway and a loft void access hatch within the third-floor accommodation lobby. External to the building is a secure, gated, integral parking bays and boiler housing compartment provided to the left side of the property and on the front is an EDF integrated secure electrical compartment. There is an alternative exit gate on the right side of the building which opens out from the common lounge. Within the centre of the building is a small open courtyard accessed directly from the common lounge.</p>

Building Layout Information	
Extent of Common Areas (area assessed)	Entrance reception lobby, staff office, lounge, kitchen, guest room, laundry, refuse compartment, lift motor compartment, accommodation corridors, stairways, landings, lobbies and immediate external areas.
Areas of the building to which access was not available.	Resident flats, EDF Electrical compartment.
Total number of Flats/Bedsits/Bedrooms (as applicable)	35
Number accessed off the Common Area	35
Flats/Bedsits/Bedrooms sample inspected	None.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	3
Block Accessibility	Level
Total No. of Common Staircases	2

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1990
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	The property backs onto canalside facilities.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Scheme manager on-site Monday-Friday 08:00-16:00.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Contracts Manager.
Person consulted during the FRA	Mr Sunday Ikie - Scheme Manager Network Homes.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- 1, Monday-Friday 08:00-16:00
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

Occupant Information	
-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)	No incidents have been informed to or are known of by the assessor.
Any other relevant information	Sheltered 55+ scheme. Some residents have age-related mobility issues.

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

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

Fire Safety Guidance	
Main fire safety guidance used in this assessment	03) NFCC - 'Fire Safety in Specialised Housing' - 2017
Other key fire safety guidance referred to	PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
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Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). The date recorded on the label for the last test is 07/06/2017 with a 5 year re-inspection period.

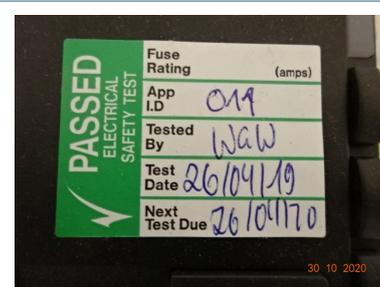
Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
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Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only).

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	No
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Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed. Appliances in the common areas appear to have been tested in the last 12 months and a PAT date of 22/08/2020 was observed. Office appliances may have been missed during this PAT regime as the last noted test was conducted on 26/09/2019.

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



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 563414
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Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
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Comment: 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?	No
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Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Two 4:1 extension leads were observed within the Scheme Managers office.

B. Smoking Policies

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

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
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Comment: Network Homes advises 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
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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
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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
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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
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Comment: Paladin/Wheelie bins were stored in a designated integral bin storage room at the time of inspection.

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
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Comment: The bins were secured in place at the designated integral bin storage area. The bin storage compartment is accessed via the cleaning/hot water storage vessel cupboard lobby space. There is direct access to the outside via the secure open space ground floor level parking area.

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
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Comment: The premises has a central gas-fired boiler providing low-temperature hot water space heating throughout the building.

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
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Comment: Network Homes advises that fixed heating systems are serviced annually under a servicing contract (every 5 years for electrical storage/panel heaters).

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	Yes
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Comment: There is a portable electric heater located within the Scheme Managers office.

Question - D.4: Is the portable space heating provided within the common areas regarded as adequate and safe?	Yes
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Comment: The portable space heating provided within the office is considered to be adequate and safe. However, it has not been included in the recent Portable Appliance Testing regime. See A.4.

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	Yes
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Comment: There are common cooking facilities provided on the premises with domestic-standard appliances only.

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking? (e.g. Policies, Procedures, Training or Supervision)	Yes
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Comment: Reasonable measures appear to be in place to prevent fires as a result of cooking. From the information provided on-site, the kitchen area of these premises is generally used for making hot refreshments. Residents are periodically briefed on fire safety precautions and the kitchen area is locked out of working hours.

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only).	Not Applicable
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Comment: There is a domestic standard extractor within the kitchen only.

Question - E.4: Are fire blankets provided in the common kitchen?	No
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Comment: No fire blanket is provided in the common kitchen. This is in line with Network Homes' policy

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	No
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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
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Comment: The height and design of the building are such that it is unlikely that a lightning protection system is required.

G. House-Keeping

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

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

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
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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?	Yes
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Comment: General-purpose cleaning materials are stored within a secured cleaners cupboard.

Question - G.6: Are all other house-keeping issues satisfactory? No

Comment: Other house-keeping issues notes at the time of inspection include storage of combustible materials within higher risk compartments. There was general storage of combustible materials located within the lift motor room, lounge hot water storage vessel cupboard and the cleaning/hot water storage vessel cupboard. Although considered low risk in terms of combustion cleaning cloths were also being dried out along the hot pipework in the cleaners cupboard. It is recommended these compartments are kept effectively sterile at all times. Cleaning products should be suitably separated from any heat source. (The understairs cupboard adjacent to flat 3 was clear of stored items at the time of the assessment).

Recommendation: Recommend the storage as noted is removed from the cupboards.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 563430

H. Contractors

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

Comment: Network Homes advises 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 advises 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 advises that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.

I. Dangerous Substances

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

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

J. Other Significant Hazards

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

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

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
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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
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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
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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
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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
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Comment: All doors/gates 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. The main entrance door has a "Push Button To Exit" facility, the lounge and rear stairway lobby doors have "Push Bar To Exit" devices and the side gate has a "Push Lever To Exit" mechanism.

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

Comment: The main entrance door is provided with an electrically operated access control systems.

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
---	-----

Comment: The entrance door to the premises has a green break-glass point fitted which overrides the access control system.

Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
---	-----

Comment: Doors on escape routes open in the direction of escape.

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance.	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection.	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: In general, there is a single means of escape from each part of the premises, which lead to a final exit. Escape route separation is provided between the front/rear stairways and the common lounge area with common area smoke control doors where 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 these premises.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manually openable casement windows are provided to the upper floor landings/stairs within the front stairway and a manually openable Veux window is at the head of the rear stairway with casement windows provided within the rear accommodation lobbies.	
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 rear part of the premises is provided with an automatic smoke ventilation system comprising external window AOVs within the accommodation lobbies controlled by smoke detection within the lobbies. The system has no 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.	
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection.	
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 displayed in the common area.

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

Comment: The premises is purpose-built 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: Stay Put within individual residents flats. Simultaneous evacuation from the communal area(s).

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? No

Comment: Fire-rated flat entrance doors and frames appear to be in good condition except for flat 32. The door appears to have been damaged surrounding the handle/lock which compromises the integrity of the door set. Management has confirmed that a programme to check flat entrance doors as part of a rolling programme has been "Approved". This rolling programme should be maintained. See L.6. and L.7.

Recommendation: Door and frame as noted should be replaced with FD30S self-closing fire door set, installed strictly in accordance with the manufacturer's test certification.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 563415

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 these premises.

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

Comment: There are no fanlights over the flat entrance doors in these premises.

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

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: The guest room entrance door is fitted with an adequate self-closing device. No access to flats 1-35. Management has confirmed on the Client Portal that the previous recommendation to check flat doors as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.

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

Comment: The guest room entrance door is fitted with intumescent strips and cold smoke seals. No access to flats 1-35. Management has confirmed on the Client Portal that the previous recommendation to check flat doors as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.

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

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	No
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Comment: Other flat entrance door issues noted at the time of inspection include inappropriate use of internal hanging rails. It was observed on the door to flat 31 that an internal hanging rail is being used which damage the seals to the top of the door.

Recommendation: Management should contact the resident of flat 31 to warn of the potential impact the hanging system could have on the fire safety features provided to the door.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 563428
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Question - L.10: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]	Yes
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Comment: There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated? Yes

Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Doors to cupboards and lobbies appear to be original 'notional' timber fire 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: The laundry room door and heating/storage cupboard door in the communal lounge has ventilation grilles fitted to the internal/external faces of the doors.

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

Comment: All glazing to common area fire doors appears to be appropriately fire rated.

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? Not Applicable

Comment: There are no fanlights/side panels to common area fire doors in these premises.

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 are considered adequate and one door has no self-closing device where required. The ground floor corridor door to the left side, first-floor lobby to flats 5-10, first-floor lobby to flats 11-15, second-floor lobby door to flats 22-25 are not closing fully to the door stops and the refuse compartment door has not been provided with a self-closing device.

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: 4

Potential Quantity: 4

Action ID: 563416

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 the doors to the lobby of flat 3, the rear of the entrance foyer, lounge, managers office, lift motor compartment, refuse compartment, ground floor accommodation corridor, second-floor lobby to flats 16-21, rear riser cupboards, front riser cupboards and to the kitchen serving hatch. Management has confirmed on the Client Portal that the previous recommendation to check common area doors as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
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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
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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
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Comment: Emergency lighting is provided to the common areas of the premises.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Not Known
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Comment: The emergency lighting unit in the lounge did not appear to have a visible charging indicator.

Recommendation: The emergency lighting system should be checked by the maintenance engineer to confirm that it is serviceable.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 563417

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

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
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Comment: Suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy for individual residents flats was displayed within the common area. Suitable communal area Fire Action' signage indicating Simultaneous Evacuation from the common areas is also provided.

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
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Comment: Fire door signage is not considered adequate - 'Fire Door Keep Locked' is not provided to locked common area doors. The doors to the lounge storage/hot water storage vessel cupboard and Managers office are incorrectly signed.

Recommendation: Provide 'Fire Door Keep Locked' signage to the fire doors as noted.



Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 563425
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Question - O.3: If required, is directional/exit signage adequate?	Yes
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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
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Comment: Other fire safety signs issues noted include:- The final exit doors to the lounge and rear side of the building have not been provided with "Push Bar To Open" signage.

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	Yes
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Comment: No other fire safety signs issues were noted at the time of inspection.

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	Yes
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Comment: There is a Grade A/Part 1 fire detection/alarm system installed in this Sheltered Housing scheme comprising fire alarm panel, smoke/detection, sounders and manual call points within the common areas, including residential corridors. The system is extended into individual flats, from information provided, and into the guest room.

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

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?

No

Comment: Fire detection and alarm system consist of manual call points, sounders and automatic detection which is provided throughout the building including individual flats linked to a fire alarm panel in the entrance hall. From the information provided the flats are provided with a hard-wired smoke alarm/sounder in the entrance hall appearing to be linked to the main system. The building is currently operating a 'stay-put' fire strategy with residents informed to remain in their flats unless directly affected by fire, however, the fire alarm is audible throughout the building including inside the resident's flats. This scenario is not compatible with a 'stay-put' policy. Information received on-site that the system is monitored by a receiving centre during out of hours who will call the fire brigade in the event of a fire. The Grade A/ Part 1 common fire detection and alarm system in the building should be reconfigured to support the Stay Put strategy, including as required removal of common smoke detectors and sounders in flats (or replacement with heat detectors) and reduction of the common system sound pressure level within flats to not exceed 45dB(A). N.B. The sound pressure level should be maintained at 65dB(A) in the vicinity of acoustic door hold-open devices if installed. The assessor also noted no automatic fire detection was provided within the hot water storage vessel compartments where an electrical source is also present. These areas are deemed higher risk due to the presence of immersion heating elements fitted to the hot water cylinder.

Recommendation: The Grade A common area automatic fire detection system should be extended to provide heat detectors within the hot water storage vessel compartments in accordance with BS 5839.



Priority: A

Known Quantity: 2

Potential Quantity: 2

Action ID: 563426

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

Yes

Comment: There was no available access into any of the individual flats at the time of inspection. Management has confirmed on the Client Portal that the previous recommendation to check for smoke alarms within flats as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.

Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D1 LD1 smoke alarm systems to BS 5839-6:2019 when upgrading or replacing smoke alarm systems within flats.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 563421

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 individual flats. In addition, the common fire alarm system installed is required to be connected to an alarm receiving centre.

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 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]

No

Comment: There were no other fire detection/alarm system issues noted at the time of inspection.

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2]

Yes

Comment: There were no other fire detection/alarm system issues noted at the time of inspection.

Q. Limiting Fire Spread

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

Yes

Comment: The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)

Not Known

Comment: There are boxed-in services ducts within the common areas to each accommodation lobby at the rear of the premises of unknown fire resistance. The access panels do not appear to be appropriately fire-rated and it was not possible to check full compartmentation within each space due to access restrictions around pipework.

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?

No

Comment: The front and rear riser shafts are not considered appropriately enclosed with fire-resisting material and not adequately sealed. The head of the riser shaft is not sealed where it enters the roof space near-flat 33. The head of the riser shaft near-flat 30 has been breached by services entering the roof space.

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. (subject to recommendations which may be noted elsewhere in this report). See Q.3.

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 on these premises.

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building? Yes

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

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) No

Comment: The main electrical enclosures within the laundry room appear to be adequately fire-resisting of metal construction but the domestic style kitchen housing is not considered adequately. Although this only contains limited installations these should be housed within an appropriate fire-resisting construction. No access was possible to the main EDF electrical compartment which is integral to the front of the building.

Recommendation: The enclosure to the electrics located within the common area should be upgraded to 30-minute fire resisting construction including FD30S fire door sets fitted with a lock and " Fire door keep locked" signage.



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 563422

Recommendation: The externally accessed electrical intake compartment to the front of the building should be further inspected to ensure compartmentation within is adequate.



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 563423

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 Known

Comment: There are a number of ventilation/extraction units provided within the communal parts of the building including the communal kitchen, communal laundry room, the bin storage room and the guest bedroom.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? Yes

Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth? Yes

Comment: From sample inspection, soft furnishings in the common areas are appropriately labeled as conforming to BS 7176 for medium hazard premises.

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? Not Known

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

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

Comment: The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. The building has a brick face external construction.

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

Comment: Other fire spread/compartmentation issues noted at the time of inspection include holes/cracks to the boiler housing wall which may allow the spread of products of combustion into areas of these premises.

Recommendation: The holes/gaps noted should be sealed up with fire-resisting materials - a period of fire resistance required is 60 minutes.



Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 563424
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Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2] No

Comment: Other fire spread/compartmentation issues noted at the time of inspection include missing and/or damaged ceiling tiles. It would appear that ceiling tiles within the cleaners cupboard and adjacent corridor have been moved and/or damaged during remedial works within the voids.

Recommendation: To reduce the spread of products of combustion to other areas of the building these should be replaced or repaired with appropriate fire-resisting materials by a competent person.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 563427

Question - Q.16: Are all other fire spread/compartmentation issues satisfactory? [3] Yes

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

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision) Yes

Comment: Extinguishers were provided as follows:- A CO2 extinguisher was provided in the lift motor compartment and the staff office.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy? Yes

Comment: The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)? No

Comment: The type, number or location of portable fire extinguishers is not considered adequate. An A-Class appliance should additionally be provided in the office.

Recommendation: Suitable fire extinguishers (as noted in the FRA) should be provided.



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 563418

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible? Yes

Comment: The portable fire extinguishers provided are appropriately located and readily accessible.

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access? Yes

Comment: A drop key override switch facility is provided which worked satisfactorily when tested.

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.) No

Comment: The building is not provided with a fire mains.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) No

Comment: The building has two passenger lifts but they are not used for fire safety purposes.

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

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

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

Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building? No

Comment: Hose reels are not provided within the building.

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

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

Question - S.8: Is any other relevant fire safety system or equipment installed? [2] (state type of system and comment as necessary) No

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation

A designation other than General Needs (5 Storeys and under)

Comment: A four-storey, purpose-built building providing Sheltered Housing facilities for elderly residents.

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?

Yes

Comment: There is a suitable record of the fire safety arrangements for the building contained in the fire safety file/logbook.

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 24 hours and residents are required to self-evacuate if necessary. It is assumed residents will call the Fire and Rescue Service if they become aware of a fire. In addition, the AFD system is linked to an ARC out of staffed hours.

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?

Yes

Comment: There would appear to be adequate procedures in place for the evacuation of people with disabilities. The assessor was informed that most of the residents can self-evacuate and a list of persons with mobility issues has been identified within the PIB located on entry to the premises. Additional procedures may be required depending on the outcome of the Person-Centred Fire Risk Assessments recommended in K.16.

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?

Yes

Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.

Question - T.9: Are staff nominated to assist with evacuations in the event of fire? Not Applicable

Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have not been nominated to assist with evacuation in the event of a fire, however, will offer guidance and coordination with ARC/Fire Services when onsite. (Refer to Question K.16).

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service? Yes

Comment: Network Homes advises that liaison with the local Fire and Rescue Service takes place however no evidence that familiarisation visits are carried out.

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 advises that routine in-house fire safety checks are being carried out by staff.

Question - T.12: Are all other fire safety management issues satisfactory? Yes

Comment: There were no other fire safety management issues noted at the time of inspection.

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)? Yes

Comment: Information received on-site, staff receive fire training on induction and periodically thereafter via online learning services.

Question - U.3: Are the staff nominated to use fire extinguishing appliances, in the event of fire, given appropriate additional training? Yes

Comment: Management advises that staff nominated to use fire extinguishing appliances receive appropriate additional training.

Question - U.4: Are fire drills carried out at appropriate intervals? Yes

Comment: Although the building has a Stay Put evacuation strategy and fire drills are not necessarily required the assessor was informed that periodic fire drills are conducted to ensure any persons within common areas, such as the lounge, evacuate the building in accordance with the information provided on the fire action notices. No records were seen at the time of the assessment and the assessor recommended all future drills are recorded in the fire safety logbook/online.

V. Testing and Maintenance

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

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

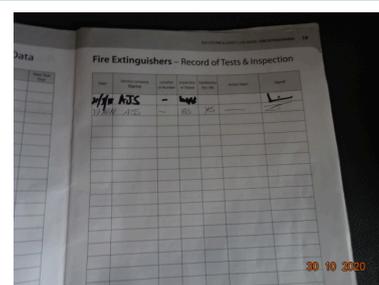
Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance? **Yes**

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

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

Comment: From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. Last service date noted was:- 06/2019. The CO2 appliance within the lift motor room may not have been serviced since 03/2018 from the inspection date observed on the label.

Recommendation: Management should confirm/ensure that the fire extinguishers are tested and serviced in accordance with the requirements of BS 5306-3 and records kept on-site or in a central database.

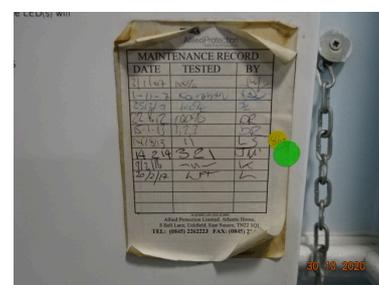


Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 563419

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. The date observed on the equipment test label was 20/02/2017.

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: 563420

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance? **Yes**

Comment: There was no evidence available on-site to confirm that regular inspection, testing and servicing is being carried out. Network Homes advises that the system/equipment is tested and serviced in accordance with relevant guidance.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance? **Yes**

Comment: There was no evidence available on-site to confirm that regular inspection, testing and servicing is being carried out. Network Homes advises that the system/equipment is tested and serviced in accordance with relevant guidance.

Question - V.14: Is the fire safety system or equipment detailed in S.7 inspected, tested and serviced in accordance with relevant guidance? [1] Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the social alarm/Telecare system is being carried out.

Recommendation: The social alarm/Telecare system should be serviced with records kept on site or held in a central database. Confirm that regular checks are undertaken to ensure the communication links through the social alarm/Telecare system are routed correctly (when staffed and not) and have priority over all other calls and that measures are in place to avoid summoning of the fire service in the event of false alarms.



Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 563429

W. Records

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

Comment: A log book was available on site during the inspection

Question - W.2: Are details of fire drills recorded in the log book or digital log book system? No

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

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

Comment: No training records were available on-site during the inspection, however, Management has confirmed on the Client Portal that the previous recommendation to ensure fire safety training is recorded has been completed and 'approved'.

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

Comment: There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.

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

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

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

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

Question - W.12: Are the access control system inspections, tests and servicing recorded?

Yes

Comment: Network Homes advises that records of testing and servicing of the system/equipment are held on a central database (if not available on-site).

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

Yes

Comment: Network Homes advises that records of testing and servicing of the system/equipment are held on a central database (if not available on-site).

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 was no significant surface mounted wiring systems noted within the common escape routes at the time of the assessment.

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. The mains gas boiler house is located in an integral compartment which is accessed externally. Only staff/contractors have access to the compartment.

Z. Other Issues

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

Yes

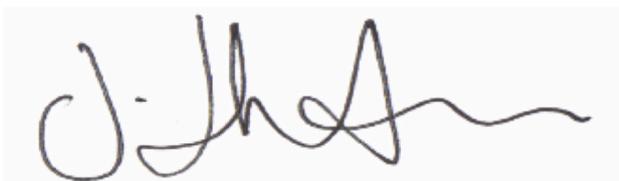
Comment: There were no other relevant issues noted at the time of inspection.

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: 1-36 Waterside Court 75 Fermoy Road London W9 3NE
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

