

# Fire Risk Assessment

Property assessed: B Hodgson Court Nightingale  
Avenue London HA1 3GX

Client: Network Homes Ltd

UPRN: HODG0000-2

Property Classification: Level 1

Document Print Date: 21/04/2021



FRA Inspection Date: 01/09/2020  
FRA Issued to Client: 21/10/2020  
FRA valid to: 21/10/2021  
FRA completed by: Savills (UK) Ltd,  
33 Margaret Street, London W1G 0JD  
T: 020 7409 8737  
E: fireriskhousing@savills.com

savills

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

# 1 Executive Summary



## 1.1 Compliance and Risk Record

|                                    |                               |
|------------------------------------|-------------------------------|
| Property Classification            | Level 1                       |
| BAFE SP205 -1 Certificate Number   | Refer to Master Property List |
| Responsible Person                 | Network Homes Ltd             |
| Assessment Completed by            | Nadeem Qureshi                |
| Assessment Checked by              | John Herbison                 |
| Date of inspection                 | 01/09/2020                    |
| Date of Assessment Issue to Client | 21/10/2020                    |

|   |               |
|---|---------------|
| 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 | 21/10/2021 |
|-------------------------------|------------|

## 1.2 Recommendation Summary

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

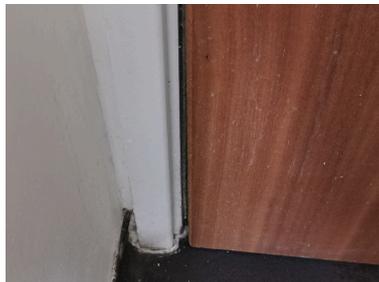
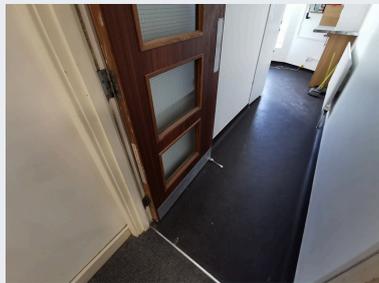
Note: See section 3.4 for the timescales associated with each priority in the table above.

## 1.3 Evacuation Strategy

|   |   |
|---|---|
| Evacuation strategy for this property at time of assessment | Stay Put  |
| Notes   | The previous recommendation has been resolved and confirmed by the site manager. All residents have been notified of the change of fire strategy. |
| Recommended evacuation strategy for this property           | Stay Put  |

# 2 Action Plan

## 2.1 Recommendations from this Assessment

| Details     |                        | Comments/recommendations  | Photo   |
|-------------|------------------------|---|---|
| Question    | M.5                    | <p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The following doors were not fully closing into the frame at the time of the assessment: 163 and 263 Cluster kitchen doors.</p> <p>Recommendation: The self-closing devices noted 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   | 544348                 |   |   |
| Quantity    |                        |   |   |
| - Known     | 2                      |   |   |
| - Potential | 2                      |   |   |
| Priority    | A                      | Due Date: 21/01/2021  | Client Status: Assigned   |
| Question    | M.7                    | <p>Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. Cluster kitchens doors 162/163 were being wedged open at the time of the assessment. The wedges/obstructions were removed by or for the assessor at the time of inspection.</p> <p>Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.</p>  |   |
| Section     | Common Area Fire Doors |   |   |
| Action ID   | 544350                 |   |   |
| Quantity    |                        |   |   |
| - Known     | N/A                    |   |   |
| - Potential | N/A                    |   |   |
| Priority    | Man2                   | Due Date: 21/01/2021  | Client Status: Approved   |
| Question    | Q.2                    | <p>Comment: There were various compartmentation breaches noted throughout the escape route above the suspended ceilings adjacent to the bedroom riser cupboards. As previously recommended - an intrusive inspection should be undertaken throughout the communal areas (above suspended ceilings) and noted breaches fire-stopped to provide 60 minutes of fire-resistance. Breaches were noted above the suspended ceilings within the following locations: Ground-floor, Cable breach above the suspended ceiling within the entrance lobby adjacent to B03 and adjacent to the BTU lounge and kitchen. Above bedroom riser cupboards 007/008 and 011/012. First-floor, above cupboard B12 and B13 within the common area. Above the lobby door 113-116. Above bedrooms riser cupboard's 113-114/117-118/115-116. Cluster lobby 107-112, breaches noted above all bedroom riser cupboard doors.</p> <p>Recommendation: The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/construction. Period of fire resistance required is 60 minutes.</p> |  |
| Section     | Limiting Fire Spread   |   |   |
| Action ID   | 544342                 |   |   |
| Quantity    |                        |   |   |
| - Known     | 16                     |   |   |
| - Potential | 16                     |   |   |
| Priority    | B                      | Due Date: 21/10/2021  | Client Status: Approved   |

|             |                      |  |                         |
|-------------|----------------------|--|-------------------------|
| Question    | Q.3                  | <p>Comment: The bedroom service riser cupboards on the ground and first-floors appear to have no internal lining provided within the cupboards and above the door. Network Homes confirmed previous recommendation is complete; to check all risers are suitably fire stopped - (All bedroom riser cupboards have been fire-stopped to the floor) The top floor bedroom riser cupboards have been fire stopped to the ceiling and above the door (Internally) to an adequate standard. Compartmentation breaches were also noted within cupboards B02, B03, B12.</p> |                         |
| Section     | Limiting Fire Spread |  |                         |
| Action ID   | 544343               |  |                         |
| Quantity    |                      | <p>Recommendation: The plasterboard panels and sections above/either side of the bedroom riser doors (Internally) where pipework and cables run to be fire stopped using fire-resisting materials to ensure 60 minutes of fire resistance between the cupboard and communal areas. Any fire-stopping works to be undertaken by a competent passive fire engineer.</p>  |                         |
| - Known     | 18                   |  |                         |
| - Potential | 18                   |  |                         |
| Priority    | B                    | Due Date: 21/10/2021   | Client Status: Approved |
| Question    | Q.4                  | <p>Comment: Previous recommendation - Firestopping around services exiting the risers/cupboards sampled would not appear to be adequate (Not all soil pipes which enter the roof void have been provided with an Intumescent collar) - they are as follows: Bedroom riser cupboards 211-212 and 209.</p>   |                         |
| Section     | Limiting Fire Spread |  |                         |
| Action ID   | 544344               |  |                         |
| Quantity    |                      | <p>Recommendation: A 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter as noted.</p>   |                         |
| - Known     | 2                    |  |                         |
| - Potential | 2                    |  |                         |
| Priority    | B                    | Due Date: 21/10/2021   | Client Status: Assigned |



|             |                        |   |                         |
|-------------|------------------------|---|-------------------------|
| Question    | M.2                    | <p>Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke, they are as follows:- (Noted gaps to the sides and tops of the doors are over 3mm and the bottom of the doors over 6mm as specified) Ground-floor:- B04 - leading-edge and top gaps. Stairwell door - leading-edge and top gaps. 024 - Cluster kitchen - leading-edge and top gaps. B03 - Left-hand side door - Internal-edge and top gaps. First-floor:- 113-118 - Landing/lobby door - leading-edge, top and bottom gaps. Link door to Block C - top gap. B12 - middle and top gaps. 163 - Cluster kitchen - leading-edge and top gaps. 107-112 - Landing/ lobby door - leading-edge and top gaps. Link door - bottom and top gaps. 162 - Cluster kitchen - bottom and top gaps. B13 - top and inside-edge gaps. Second-floor:- 213-218 - Landing/lobby door - leading-edge, top, and inside-edge gaps. B22 - middle, top, and inside-edge gaps. 207-212 - Landing/lobby door - leading-edge and top gaps. Link door - top, leading-edge, and bottom gaps. 262 - Cluster kitchen - both sides, top, and bottom gaps. Damage was noted to the following fire doors: Ground-floor: B03 - Delaminated stile to both doors (leading-edge) First-floor: B13 - Delaminated stile. Second-floor: B22 and B23, Damaged/delaminated stiles to doors.</p> |                         |
| Section     | Common Area Fire Doors |   |                         |
| Action ID   | 544345                 |   |                         |
| Quantity    |                        | <p>Recommendation: Minor joinery repairs are required to the door/frame as noted - B03, B12, B22, B23 - Delaminated stiles.</p>   |                         |
| - Known     | 6                      |   |                         |
| - Potential | 6                      |   |                         |
| Priority    | C                      | Due Date: 21/04/2022  | Client Status: Assigned |



|             |                        |   |                         |
|-------------|------------------------|---|-------------------------|
| Question    | M.2                    | <p>Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke, they are as follows:- (Noted gaps to the sides and tops of the doors are over 3mm and the bottom of the doors over 6mm as specified) Ground-floor:- B04 - leading-edge and top gaps. Stairwell door - leading-edge and top gaps. 024 - Cluster kitchen - leading-edge and top gaps. B03 - Left-hand side door - Internal-edge and top gaps. First-floor:- 113-118 - Landing/lobby door - leading-edge, top and bottom gaps. Link door to Block C - top gap. B12 - middle and top gaps. 163 - Cluster kitchen - leading-edge and top gaps. 107-112 - Landing/ lobby door - leading-edge and top gaps. Link door - bottom and top gaps. 162 - Cluster kitchen - bottom and top gaps. B13 - top and inside-edge gaps. Second-floor:- 213-218 - Landing/lobby door - leading-edge, top, and inside-edge gaps. B22 - middle, top, and inside-edge gaps. 207-212 - Landing/lobby door - leading-edge and top gaps. Link door - top, leading-edge, and bottom gaps. 262 - Cluster kitchen - both sides, top, and bottom gaps. Damage was noted to the following fire doors: Ground-floor: B03 - Delaminated stile to both doors (leading-edge) First-floor: B13 - Delaminated stile. Second-floor: B22 and B23, Damaged/delaminated stiles to doors.</p> |                         |
| Section     | Common Area Fire Doors |   |                         |
| Action ID   | 544346                 |   |                         |
| Quantity    |                        | <p>Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>   |                         |
| - Known     | 5                      |   |                         |
| - Potential | 5                      |   |                         |
| Priority    | C                      | Due Date: 21/04/2022  | Client Status: Assigned |



|             |                        |   |   |
|-------------|------------------------|---|---|
| Question    | M.2                    | <p>Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke, they are as follows:- (Noted gaps to the sides and tops of the doors are over 3mm and the bottom of the doors over 6mm as specified) Ground-floor:- B04 - leading-edge and top gaps. Stairwell door - leading-edge and top gaps. 024 - Cluster kitchen - leading-edge and top gaps. B03 - Left-hand side door - Internal-edge and top gaps. First-floor:- 113-118 - Landing/lobby door - leading-edge, top and bottom gaps. Link door to Block C - top gap. B12 - middle and top gaps. 163 - Cluster kitchen - leading-edge and top gaps. 107-112 - Landing/ lobby door - leading-edge and top gaps. Link door - bottom and top gaps. 162 - Cluster kitchen - bottom and top gaps. B13 - top and inside-edge gaps. Second-floor:- 213-218 - Landing/lobby door - leading-edge, top, and inside-edge gaps. B22 - middle, top, and inside-edge gaps. 207-212 - Landing/lobby door - leading-edge and top gaps. Link door - top, leading-edge, and bottom gaps. 262 - Cluster kitchen - both sides, top, and bottom gaps. Damage was noted to the following fire doors: Ground-floor: B03 - Delaminated stile to both doors (leading-edge) First-floor: B13 - Delaminated stile. Second-floor: B22 and B23, Damaged/delaminated stiles to doors.</p> |    |
| Section     | Common Area Fire Doors |   |   |
| Action ID   | 544347                 |   |   |
| Quantity    |                        | <p>Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.</p>   |   |
| - Known     | 17                     |   |   |
| - Potential | 17                     |   |   |
| Priority    | C                      | Due Date: 21/04/2022  | Client Status: Assigned   |
| Question    | M.6                    | <p>Comment: Missing or damaged smoke seals were noted to the following Doors-The double doors to service/ store cupboards do not have intumescent strips and cold smoke seals to the meeting stiles of the doors, smoke seals missing from the top of the heating cupboard door frame (B03), 1st-floor cross-cluster/block door, 1st floor cluster kitchen door 162, 1st floor service cupboard door B12, top floor cross cluster/block door, top floor cluster kitchen door 263. In addition to the above - missing combined intumescent strips and cold smoke seals were also noted to the link door to block A and block C.</p>  |  |
| Section     | Common Area Fire Doors |   |   |
| Action ID   | 544349                 |   |   |
| Quantity    |                        | <p>Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p>  |   |
| - Known     | 2                      |   |   |
| - Potential | 2                      |   |   |
| Priority    | C                      | Due Date: 21/04/2022  | Client Status: Assigned   |

|             |                               |  |  |
|-------------|-------------------------------|--|--|
| Question    | O.2                           | <p>Comment: Fire door signage is not considered adequate. Fire door signage is required for the following doors: B03, B04, B11, B12, B13, B21, B22, and B23 require 'Fire door keep locked' signage - these doors are either provided with the wrong fire door signage or a double door set (each openable fire door should be fitted with fire door signage) The ground floor stairwell door requires a 'Fire door keep closed' sign to both sides of the door at eye level.</p> <p>Recommendation: Provide 'Fire door keep locked' notices to common area fire doors as noted.</p> |   |
| Section     | Fire Safety Signs and Notices |  |  |
| Action ID   | 544340                        |  |  |
| Quantity    |                               |  |  |
| - Known     | 8                             |  |  |
| - Potential | 8                             |  |  |
| Priority    | C                             | Due Date: 21/04/2022   | Client Status: Assigned  |
| Question    | O.2                           | <p>Comment: Fire door signage is not considered adequate. Fire door signage is required for the following doors: B03, B04, B11, B12, B13, B21, B22, and B23 require 'Fire door keep locked' signage - these doors are either provided with the wrong fire door signage or a double door set (each openable fire door should be fitted with fire door signage) The ground floor stairwell door requires a 'Fire door keep closed' sign to both sides of the door at eye level.</p> <p>Recommendation: Provide 'Fire door keep shut' notices to common area fire doors as noted.</p>   |  |
| Section     | Fire Safety Signs and Notices |  |  |
| Action ID   | 544341                        |  |  |
| Quantity    |                               |  |  |
| - Known     | 2                             |  |  |
| - Potential | 2                             |  |  |
| Priority    | C                             | Due Date: 21/04/2022   | Client Status: Assigned  |

## 2.2 Status of Previous Recommendations

| Details     |                             | Comments/recommendations   | Photo                     |
|-------------|-----------------------------|--|---------------------------|
| Question    | A.3                         | <p>Comment: As previous FRA noted, electrical junction boxes and isolation switches noted with the bedroom service/riser cupboards containing fixed plumbing and water supplies. It was noted a number of cupboards/risers were affected by water leaks that had affected the fixed electrical supplies.</p> <p>Recommendation: Recommend management seek the professional advice from a suitably qualified electrician to determine the fire risk from the exposed electrical apparatus. No information available to confirm the recommendation has been carried out.</p> | <p>No image available</p> |
| Section     | Electrical Ignition Sources |  |                           |
| Action ID   | 131536                      |  |                           |
| Quantity    |                             |  |                           |
| - Known     | N/A                         |  |                           |
| - Potential | 1                           |  |                           |
| Priority    | Man2                        | Due Date: 31/03/2020   | Client Status: Approved   |
|             |                             | Review Status: Unresolved  |                           |

|             |                 |  |                         |   |
|-------------|-----------------|--|-------------------------|---|
| Question    | E.5             | Comment: Network homes current policy is that no fire extinguishing equipment is provided in the communal areas. Information received on site, all fire extinguishing equipment should have been removed.  |                         |    |
| Section     | Cooking         |  |                         |   |
| Action ID   | 131255          |  |                         |   |
| Quantity    |                 | Recommendation: In accordance with current Network homes policy recommend all the fire blankets are removed from the shared cluster kitchens.  |                         |   |
| - Known     | N/A             |  |                         |   |
| - Potential | N/A             |  |                         |   |
| Priority    | Man1            | Due Date: 30/08/2018   | Client Status: Approved |   |
|             |                 | Review Status: Unresolved  |                         |   |
| Question    | K.1             | Comment: Previous FRA comment- BS9991 - 9.8.1 recommends; The cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door). There is no lobby separating the stairway and cluster entrance doors on the 1st and 2nd floors off the stairway. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Bedrooms discharge directly into a protected corridor leading to a protected stairway or stair lobby for ground floor flats. Previous recommendation of a C priority not considered suitable so completed and this recommendation with an R priority used. |                         |   |
| Section     | Means of Escape |  |                         |   |
| Action ID   | 304075          |  |                         |   |
| Quantity    |                 | Recommendation: When the buildings are next refurbished the cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door) as recommended by BS 9991 - 9.8.1.   |                         |   |
| - Known     | 2               |  |                         |   |
| - Potential | 2               |  |                         |   |
| Priority    | R               | Due Date: N/A  | Client Status: Assigned |   |
|             |                 | Review Status: Unresolved  |                         |   |
| Question    | K.7             | Comment: Green break glasses have been actuated in a number of instances and/or doors separating clusters have been forced open causing the doors/frames to become faulty/damaged and in some cases resulting in the doors not being a good fit into the frame.  |                         | <p>No image available</p>   |
| Section     | Means of Escape |  |                         |   |
| Action ID   | 304082          |  |                         |   |
| Quantity    |                 | Recommendation: Management should undertake a programme to regularly check the doors separating cluster accommodations to ensure/confirm the doors are in a satisfactory condition and the door/lock are effective.  |                         |   |
| - Known     | 1               |  |                         |   |
| - Potential | 1               |  |                         |   |
| Priority    | Man2            | Due Date: 31/03/2020   | Client Status: Approved |   |
|             |                 | Review Status: Unresolved  |                         |   |
| Question    | K.15            | Comment: The stairs and/or lobbies are NOT provided with an adequate automatic or remotely operated smoke ventilation system. Previous comments noted the AOV at the head of the stairs appears to have had its actuation mechanism removed.   |                         |  |
| Section     | Means of Escape |  |                         |   |
| Action ID   | 131260          |  |                         |   |
| Quantity    |                 | Recommendation: Recommend the missing AOV motor/ actuator is replaced to the AOV at the head of the staircase.   |                         |   |
| - Known     | 1               |  |                         |   |
| - Potential | N/A             |  |                         |   |
| Priority    | B               | Due Date: 30/09/2021   | Client Status: Assigned |   |
|             |                 | Review Status: Unresolved  |                         |   |

|             |   |   |   |
|-------------|---|---|---|
| Question    | L.7   | Comment: No intumescent strips and cold smoke seals were fitted to the sampled flat 216 entrance door. No access to other flats.  |    |
| Section     | Flat Entrance/Residents' Bedroom/Bedsit Doors |   |   |
| Action ID   | 304077  |   |   |
| Quantity    |   | Recommendation: Intumescent strips and smoke seals should be fitted to the doors as noted.  |   |
| - Known     | 1   |   |   |
| - Potential | 1   |   |   |
| Priority    | C   | Due Date: 30/03/2022  | Client Status: Assigned   |
|             |   | Review Status: Unresolved   |   |
| Question    | M.1   | Comment: The individual bedroom riser cupboard doors adjacent to the bedroom entrance doors in the common part are not considered fire rated doors. In addition to plumbing, the riser cupboards contain ignition sources (electrical junction box distributing power cables to each flat). Some of these doors were found to be in a deteriorating condition due to water penetration. Doors to bedrooms and circulation doors are considered FD30s standard. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). |   |
| Section     | Common Area Fire Doors                        |   |   |
| Action ID   | 131262  |   |   |
| Quantity    |   | Recommendation: Common area fire door(s) as noted should be replaced with lockable FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outer face.   |   |
| - Known     | 30  |   |   |
| - Potential | N/A   |   |   |
| Priority    | A   | Due Date: 30/12/2020  | Client Status: Approved   |
|             |   | Review Status: Unresolved   |   |
| Question    | M.2   | Comment: A 1st-floor heating cupboard door (B13) has a damaged door stile/side strip and a top floor heating cupboard door (B23) has a missing door stile strip.  |  |
| Section     | Common Area Fire Doors                        |   |   |
| Action ID   | 131263  |   |   |
| Quantity    |   | Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - Recommend the noted damaged door stiles to heating cupboard doors B13 and B23 are repaired.  |   |
| - Known     | 2   |   |   |
| - Potential | N/A   |   |   |
| Priority    | A   | Due Date: 30/12/2020  | Client Status: Assigned   |
|             |   | Review Status: Unresolved   |   |

|             |   |  |   |
|-------------|---|--|---|
| Question    | M.6                                     | <p>Comment: Missing or damaged smoke seals were noted to the following Doors-The double doors to service/store cupboards do not have intumescent strips and cold smoke seals to the meeting stiles of the doors, smoke seals missing from the top of the heating cupboard door frame (BO3), 1st-floor cross-cluster/block door, 1st floor cluster kitchen door 162, 1st floor service cupboard door B12, top floor cross cluster/block door, top floor cluster kitchen door 263.</p> | No image available  |
| Section     | Common Area Fire Doors                  |  |   |
| Action ID   | 131265                                  |  |   |
| Quantity    |   |  |   |
| - Known     | 12                                      | Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.  |   |
| - Potential | N/A                                     |  |   |
| Priority    | C                                       | Due Date: 30/03/2022   | Client Status: Assigned   |
|             |   | Review Status: Unresolved  |   |
| Question    | M.7                                     | <p>Comment: Other common area fire door issues noted at the time of inspection include - Excessive threshold gap to the 1st-floor stair door to cluster 113-118.</p>   |   |
| Section     | Common Area Fire Doors                  |  |   |
| Action ID   | 304079                                  |  |   |
| Quantity    |   |  |   |
| - Known     | 1                                       | Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.   |   |
| - Potential | 1                                       |  |   |
| Priority    | C                                       | Due Date: 30/03/2022   | Client Status: Assigned   |
|             |   | Review Status: Unresolved  |   |
| Question    | N.2                                     | <p>Comment: No LEDs to signify the emergency light fitting is operative in the ground floor entrance area.</p>   |  |
| Section     | Emergency Lighting                      |  |   |
| Action ID   | 131267                                  |  |   |
| Quantity    |   |  |   |
| - Known     | 1                                       | Recommendation: Recommend the light fitting is checked to confirm its serviceability.  |   |
| - Potential | N/A                                     |  |   |
| Priority    | B                                       | Due Date: 30/09/2021   | Client Status: Approved   |
|             |   | Review Status: Unresolved  |   |
| Question    | P.9                                     | <p>Comment: Information received on site, the AFD system is not linked to or monitored by the on-site management office. The previous priority of R not considered correct; the previous action completed and new action added.</p>  | No image available  |
| Section     | Means of Giving Warning in Case of Fire |  |   |
| Action ID   | 304080                                  |  |   |
| Quantity    |   |  |   |
| - Known     | 1                                       | Recommendation: A link to the AFD system should be provided in the management office which is staffed 24hrs a day, seven days a week in accordance with BS9991 - 9.8.1.  |   |
| - Potential | 1                                       |  |   |
| Priority    | B                                       | Due Date: 30/09/2021   | Client Status: Assigned   |
|             |   | Review Status: Unresolved  |   |

|             |                      |   |   |
|-------------|----------------------|---|---|
| Question    | Q.2                  | <p>Comment: Voids were noted above some sampled sections of the false ceilings where services pass between the riser shafts and common parts in the ground, first and second floors.</p> <p>Recommendation: Recommend the noted compartment breaches are sealed with a proprietary fire stopping material affording 60 minutes fire separation.</p>   |    |
| Section     | Limiting Fire Spread |   |   |
| Action ID   | 131272               |   |   |
| Quantity    |                      |   |   |
| - Known     | 1                    |   |   |
| - Potential | N/A                  |   |   |
| Priority    | C                    | Due Date: 30/03/2022  | Client Status: Assigned   |
|             |                      | Review Status: Unresolved   |   |
| Question    | Q.2                  | <p>Comment: Voids were noted above some sampled sections of the false ceilings where services pass between the riser shafts and common parts in the ground, first and second floors.</p> <p>Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.</p>   | <p>No image available</p>   |
| Section     | Limiting Fire Spread |   |   |
| Action ID   | 131274               |   |   |
| Quantity    |                      |   |   |
| - Known     | N/A                  |   |   |
| - Potential | 1                    |   |   |
| Priority    | Man2                 | Due Date: 01/02/2020  | Client Status: Approved   |
|             |                      | Review Status: Unresolved   |   |
| Question    | Q.3                  | <p>Comment: The top floor riser cupboards have not been adequately fire separated from the roof void/ space. Post-build compartment breaches noted within sampled riser shafts and ducts where cables/services pass. Compartmentation breaches noted within a ground floor service cupboard BO2, 1st floor riser cupboard and wall of common part, above the top floor cross cluster/block exit door where cables pass.</p> <p>Recommendation: The breaches noted between the riser shafts and common parts should be sealed to provide 60 minutes fire resistance.</p> |  |
| Section     | Limiting Fire Spread |   |   |
| Action ID   | 131275               |   |   |
| Quantity    |                      |   |   |
| - Known     | 3                    |   |   |
| - Potential | N/A                  |   |   |
| Priority    | B                    | Due Date: 30/09/2021  | Client Status: Assigned   |
|             |                      | Review Status: Unresolved   |   |
| Question    | Q.6                  | <p>Comment: No access to the roof space of this block, suspended grid ceilings preventing access. It appears from limited visual access and from neighbouring properties that there is compartmentation between clusters but unable to confirm level or standard.</p> <p>Recommendation: Recommend the roof space above the 2nd floor is confirmed as suitably compartmented. No access, grid ceiling preventing access to hatches.</p>   | <p>No image available</p>   |
| Section     | Limiting Fire Spread |   |   |
| Action ID   | 131278               |   |   |
| Quantity    |                      |   |   |
| - Known     | N/A                  |   |   |
| - Potential | 1                    |   |   |
| Priority    | Man1                 | Due Date: 01/12/2019  | Client Status: Assigned   |
|             |                      | Review Status: Unresolved   |   |

|             |                      |   |                         |                    |
|-------------|----------------------|---|-------------------------|--------------------|
| Question    | Q.11                 | <p>Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are suitable for this property as they are not on an escape route.</p>  |                         | No image available |
| Section     | Limiting Fire Spread |   |                         |                    |
| Action ID   | 131279               |   |                         |                    |
| Quantity    |                      | <p>Recommendation: When it is time for replacement, the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises</p>   |                         | No image available |
| - Known     | 1                    | Due Date: N/A   | Client Status: Assigned |                    |
| - Potential | 1                    | Review Status: Unresolved   |                         |                    |
| Question    | Q.14                 | <p>Comment: It appears that there are raised timber floors above a concrete sub floor throughout the communal areas.</p>  |                         | No image available |
| Section     | Limiting Fire Spread |   |                         |                    |
| Action ID   | 131509               |   |                         |                    |
| Quantity    |                      | <p>Recommendation: Recommend further intrusive sample checks are made to the apparent raised floors throughout the communal areas on all floors checking for suitable service penetrations and especially below common area doors and flat entrance doors. Unable to confirm on the day of inspection if recommendation has been carried out.</p> |                         | No image available |
| - Known     | N/A                  | Due Date: 30/03/2021  | Client Status: Assigned |                    |
| - Potential | 1                    | Review Status: Unresolved   |                         |                    |
| Priority    | Man2                 |   |                         |                    |

# 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                 | HODG0000-2            |
| Number Range         | B                     |
| Building Name        | Hodgson Court         |
| Street Number        |                       |
| Street               | Nightingale Avenue    |
| City/Town            | London                |
| Postcode             | HA1 3GX               |
| Property Designation | Cluster Accommodation |

| Building Layout Information                              |  |
|--|--|
| Total No. of Floors                                      | 3  |
| Total No. of Floors (common area only)                   | 3  |
| Total No. of Storeys (ground and above)                  | 3  |
| Ground Floor Area (m2) (if applicable)                   | N/A  |
| Total Area of All Floors (m2) (if applicable)            | N/A  |
| Building Layout Description                              | Hodgson Court, entrance B is a 3 storey block of 30 cluster type bedsits. Each cluster shares kitchen facilities and is formed from a single cluster access corridor. Each bedroom in the building has a service riser cupboard adjacent to the bedroom entrance door accessed from the relevant access corridor. The ground floor consists of an entrance lobby containing cleaners cupboards/service cupboards, access to a secure Communal kitchen/sitting room (restroom) for exclusive use by British Transport Police, access to a cluster corridor serving bedrooms 007-012, an alternative exit door from Network homes offices (their alternative exit) and access to a single communal protected staircase serving the 1st and 2nd floors. The upper floors contain two bedsit clusters per floor. Each cluster corridor contains six bedsit bedrooms (no cooking facilities), service/store cupboards and a shared kitchen. Bedsits 107-118 are located on the first floor and bedsits 207-218 on the top floor. Alternative means of escape from the upper floor clusters is available via adjoining blocks. A communal laundry room is provided at the base of this block, accessed externally at ground floor level. |
| Extent of Common Areas (area assessed)                   | Circulation corridors/lobbies, circulation staircase, cluster kitchens, service cupboards.   |
| Areas of the building to which access was not available. | All communal areas were accessed at the time of the assessment.  |
| Total number of Flats/Bedsits/Bedrooms (as applicable)   | 30   |
| Number accessed off the Common Area                      | 30   |
| Flats/Bedsits/Bedrooms sample inspected                  | No bedrooms were sampled at the time of inspection.  |
| Building Use   | Single Use   |
| Details of ancillary use (if applicable)                 |  |
| Total No. of Common Entrances/Exits                      | 1  |

| Building Layout Information    |       |
|--------------------------------|-------|
| Block Accessibility            | Level |
| Total No. of Common Staircases | 1     |

| Construction Information                          |   |
|---|---|
| Construction Type                                 | Traditional   |
| Property Type                                     | Purpose Built   |
| Date of Construction or Conversion (year approx.) | 1990  |
| Floor Construction Type                           | Under sides of floors appear to be concrete but the floor surface of all floors appears to be raised timber construction. |
| Stair Construction Type                           | Concrete  |
| External Wall Construction Type                   | Cavity Masonry  |
| External Wall Finish Type                         | Brick   |
| Other Construction Information                    | N/A   |

| Occupant Information                                |  |
|---|--|
| Management Extent                                   | Managed Building (Manager or Senior Staff onsite regularly)  |
| Details of any onsite management                    | Network homes staff available Mon-Fri 0900-1700. Outside of these hours the Network homes office is staffed by security.                     |
| Person managing fire safety in the premises         | Laura Jones - Fire and Asbestos Manager  |
| Person consulted during the FRA                     | Ahad Miah - Housing Services Manager.  |
| Number of Residents                                 | Assumed to be one resident per bedsit  |
| -Comments   | Exact numbers not known  |
| Number of Employees                                 | Staff on site during working hours - see comment   |
| -Comments   | Number of staff is:-Network homes staff available Mon-Fri 0900-1700. Outside of these hours the Network homes office is staffed by security. |
| Number of members of the public (maximum estimated) | Residential - low number   |
| -Comments   | Residential block - low number of visitors expected at any one time  |
| Identified people especially at risk                | General Needs - No information   |
| -Comments   | No information, however, General Needs premises so occupants are assumed to be typical of the general population                             |

| Other information                     |  |
|---------------------------------------|--|
| Fire loss experience (since last FRA) | There was a fire reported in June 2020 - this was started deliberately within bedroom 115. The fire brigade attended site. |

| Other information              |       |
|--------------------------------|-------|
| Any other relevant information | None. |

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

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

| Fire Safety Guidance                              |   |
|---|---|
| Main fire safety guidance used in this assessment | 01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012           |
| Other key fire safety guidance referred to        | PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology. |

# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

|   |     |
|---|-----|
| Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block? | Yes |
|---|-----|

Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

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

Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2008 (as amended). The date recorded on the label for the last test is the 23rd of May 2019.

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

Comment: From the previous report: - The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Electrical junction boxes and isolation switches noted with the bedroom service/riser cupboards containing fixed plumbing and water supplies. It was noted a number of these risers were affected by water leaks that could interact with the electrics to cause a fire situation. Although the action generated from the previous FRA has been marked as 'approved', the issue remains 'unresolved' from observations onsite.

|  |     |
|--|-----|
| Question - A.4: Is portable appliance testing (PAT) being completed within the common areas? | Yes |
|--|-----|

Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.

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

Comment: It is not known if a policy is in place regarding the use of personal portable electrical appliances within the common areas, however, none were seen during the inspection, so this is assumed to be the case.

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

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

### B. Smoking Policies

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

Comment: Network Homes confirmed previous recommendation is complete to introduce a policy of no smoking in the bedrooms and to provide suitable smoking facilities to residents.

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

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

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

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

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

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

### C. Arson

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

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

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

Comment: Refer to FRA Hodgson A, as that reports oversees the bin store.

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

Comment: Refer to FRA Hodgson A, as that reports oversees the bin store.

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

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

### D. Space Heating

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

Comment: The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators.

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

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

|   |    |
|---|----|
| Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided) | No |
|---|----|

Comment: No portable heaters were noted within the common area at the time of inspection.

## E. Cooking

|  |     |
|--|-----|
| Question - E.1: Are common cooking facilities provided in the block? | Yes |
|--|-----|

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

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

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

|  |     |
|--|-----|
| Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only). | Yes |
|--|-----|

Comment: There is a cooker hood extraction unit to the BTU and 1st-floor kitchens. Network Homes confirmed previous recommendation is complete to regularly clean extraction equipment.

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

Comment: No fire blanket is provided in the common kitchens apart from the BTU and 1st-floor kitchens. It is Network Homes' policy to remove fire blankets from communal kitchens,

## F. Lightning

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

Comment: No lightning protection system was noted.

|   |     |
|---|-----|
| Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required? | Yes |
|---|-----|

Comment: The height and design of the building are such that it is unlikely that a lightning protection system is required.

## G. House-Keeping

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

Comment: The common areas are clean, on-site staff undertake cleaning duties.

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?

Yes

Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

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

Yes

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

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

Yes

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

Question - G.5: Are any hazardous materials noted being stored correctly?

Not Applicable

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

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

Yes

Comment: There were no other house-keeping issues noted at the time of inspection.

## H. Contractors

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

Yes

Comment: Network Homes advise that fire safety conditions are imposed on outside contractors when working on the premises.

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)

Yes

Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by outside contractors.

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)

Yes

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

## I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?

No

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

## J. Other Significant Hazards

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

Yes

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

---

## General Fire Protection Measures

### K. Means of Escape

|   |     |
|---|-----|
| Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)   | No  |
| <p>Comment: Previous FRA comment- BS9991 - 9.8.1 recommends; The cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door). There is no lobby separating the stairway and cluster entrance doors on the 1st and 2nd floors off the stairway. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Bedrooms discharge directly into a protected corridor leading to a protected stairway or stair lobby for ground floor flats. Previous recommendation of a C priority not considered suitable so completed and this recommendation with an R priority used.</p> |     |
| Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)   | Yes |
| <p>Comment: The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report), also refer to K1</p>  |     |
| Question - K.3: Is there adequate provision of exits for the numbers who may be present?  | Yes |
| <p>Comment: The provision of exits is considered adequate for the number of people expected to be present.</p>  |     |
| Question - K.4: Is there adequate exit width for the numbers who may be present?  | Yes |
| <p>Comment: The exit widths provided appear adequate for the numbers expected to be present.</p>  |     |
| Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?  | Yes |
| <p>Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.</p>  |     |
| Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)  | Yes |
| <p>Comment: The main entrance door is fitted with an electronic door entry system. Internal doors are fitted with manual locking systems. Doors separating clusters and alternative exits are fitted with manual locks with a green break-glass override switch. These override switches have been actuated in a lot of instances and remain unlocked/damaged/faulty, which management advise they are aware of and this is an ongoing issue. Refer to K1.</p>  |     |
| 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?   | No  |
| <p>Comment: Green break glasses have been actuated in a number of instances and/or doors separating clusters have been forced open causing the doors/frames to become faulty/damaged and in some cases resulting in the doors not being a good fit into the frame. Although the action generated from the previous FRA has been marked as 'approved', the issue remains 'unresolved' from observations onsite.</p>  |     |

|  |                |
|--|----------------|
| 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: Corridors are provided with smoke control doors where required, also refer to K1.   |                |
| Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?   | Yes            |
| Comment: Corridors are sub-divided where appropriate, also refer to K1.  |                |
| Question - K.13: Do escape routes lead to a place of safety?   | Yes            |
| Comment: Escape routes lead to a place of safety.  |                |
| Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)  | Not Applicable |
| Comment: Due to building design, no openable windows are provided along the staircase.   |                |
| Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)  | No             |
| Comment: The stairs and/or lobbies are NOT provided with an adequate automatic or remotely operated smoke ventilation system. Previous comments noted the AOV at the head of the stairs appears to have had its actuation mechanism removed.   |                |
| Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)   | Yes            |
| Comment: There are suitable arrangements in the building for means of escape for people with disabilities. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises. |                |

|   |     |
|---|-----|
| 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 for the premises is a 'Stay Put' policy. The cluster of fire origin will evacuate in the event of a fire within the premises. All residents have been made aware of this change in strategy.

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

Comment: The previous recommendation has been resolved and confirmed by the site manager. All residents have been notified of the change of fire strategy.

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

Comment: Stay-put strategy to the building as a whole with a simultaneous evacuation strategy for all rooms within the cluster of fire origin.

## L. Flat Entrance/Residents' Bedroom/Bedsit Doors

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

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

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

Comment: The fire rated doors to residents' rooms appear to be in good condition.

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

Comment: There is no glazing present to any doors to residents' rooms in this property.

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

Comment: There are no fanlights over the doors to residents' rooms in this property.

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

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

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

Yes

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

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

Not Known

Comment: No access was possible to any of the residents' room doors to confirm that they are fitted with intumescent strips and cold smoke seals.

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

Not Applicable

Comment: There are no letterboxes fitted to doors to residents' rooms in this property.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]

Yes

Comment: There were no other residents' bedroom/bedsit 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?

No

Comment: From the previous report: - The individual bedroom riser cupboard doors adjacent to the bedroom entrance doors in the common part are not considered fire rated doors. Some of these doors were found to be in a deteriorating condition due to water penetration. Doors to circulation areas are considered FD30s standard 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: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke, they are as follows:- (Noted gaps to the sides and tops of the doors are over 3mm and the bottom of the doors over 6mm as specified) Ground-floor:- B04 - leading-edge and top gaps. Stairwell door - leading-edge and top gaps. 024 - Cluster kitchen - leading-edge and top gaps. B03 - Left-hand side door - Internal-edge and top gaps. First-floor:- 113-118 - Landing/lobby door - leading-edge, top and bottom gaps. Link door to Block C - top gap. B12 - middle and top gaps. 163 - Cluster kitchen - leading-edge and top gaps. 107-112 - Landing/lobby door - leading-edge and top gaps. Link door - bottom and top gaps. 162 - Cluster kitchen - bottom and top gaps. B13 - top and inside-edge gaps. Second-floor:- 213-218 - Landing/lobby door - leading-edge, top, and inside-edge gaps. B22 - middle, top, and inside-edge gaps. 207-212 - Landing/lobby door - leading-edge and top gaps. Link door - top, leading-edge, and bottom gaps. 262 - Cluster kitchen - both sides, top, and bottom gaps. Damage was noted to the following fire doors: Ground-floor: B03 - Delaminated stile to both doors (leading-edge) First-floor: B13 - Delaminated stile. Second-floor: B22 and B23, Damaged/delaminated stiles to doors.

Recommendation: Minor joinery repairs are required to the door/frame as noted - B03, B12, B22, B23 - Delaminated stiles.



Priority: C Known Quantity: 6 Potential Quantity: 6 Action ID: 544345

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



Priority: C Known Quantity: 5 Potential Quantity: 5 Action ID: 544346

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



Priority: C Known Quantity: 17 Potential Quantity: 17 Action ID: 544347

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

Comment: All glazing to common area fire doors appears to be appropriately fire rated - Georgian wired glass.

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

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

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

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The following doors were not fully closing into the frame at the time of the assessment: 163 and 263 Cluster kitchen doors.

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



Priority: A      Known Quantity: 2      Potential Quantity: 2      Action ID: 544348

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

Comment: Missing or damaged smoke seals were noted to the following Doors-The double doors to service/store cupboards do not have intumescent strips and cold smoke seals to the meeting stiles of the doors, smoke seals missing from the top of the heating cupboard door frame (BO3), 1st-floor cross-cluster/block door, 1st floor cluster kitchen door 162, 1st floor service cupboard door B12, top floor cross cluster/block door, top floor cluster kitchen door 263. In addition to the above - missing combined intumescent strips and cold smoke seals were also noted to the link door to block A and block C.

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

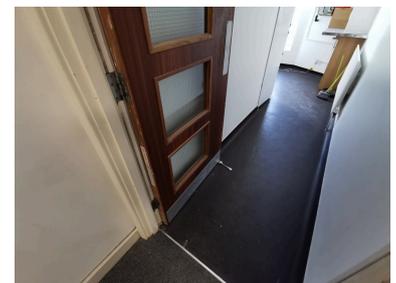


Priority: C      Known Quantity: 2      Potential Quantity: 2      Action ID: 544349

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.) No

Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. Cluster kitchens doors 162/163 were being wedged open at the time of the assessment. The wedges/obstructions were removed by or for the assessor at the time of inspection.

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



Priority: Man2      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 544350

Question - M.8: Are all other common area fire door issues satisfactory?

Yes

Comment: No other common area fire door issues noted at the time of inspection.

## N. Emergency Lighting

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

Yes

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

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

No

Comment: Some of the emergency lighting units did not appear to have a visible charging indicator - Ground floor cluster lobby adjacent to the link door to Block A.

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

Yes

Comment: The coverage of the emergency lighting provided is adequate.

## O. Fire Safety Signs and Notices

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

Yes

Comment: A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area. The assessor was advised that residents have been informed of the fire strategy within the premises - the cluster of fire origin to evacuate in the event of a fire.

|   |    |
|---|----|
| Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement) | No |
|---|----|

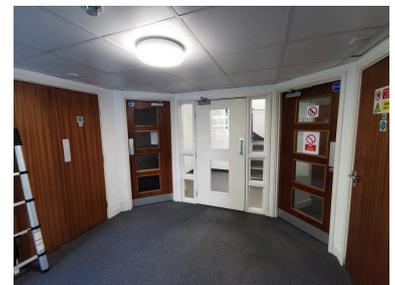
Comment: Fire door signage is not considered adequate. Fire door signage is required for the following doors: B03, B04, B11, B12, B13, B21, B22, and B23 require 'Fire door keep locked' signage - these doors are either provided with the wrong fire door signage or a double door set (each openable fire door should be fitted with fire door signage) The ground floor stairwell door requires a 'Fire door keep closed' sign to both sides of the door at eye level.

Recommendation: Provide 'Fire door keep locked' notices to common area fire doors as noted.



|             |                   |                       |                   |
|-------------|-------------------|-----------------------|-------------------|
| Priority: C | Known Quantity: 8 | Potential Quantity: 8 | Action ID: 544340 |
|-------------|-------------------|-----------------------|-------------------|

Recommendation: Provide 'Fire door keep shut' notices to common area fire doors as noted.



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|-------------|-------------------|-----------------------|-------------------|
| Priority: C | Known Quantity: 2 | Potential Quantity: 2 | Action ID: 544341 |
|-------------|-------------------|-----------------------|-------------------|

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

Comment: Directional and exit signage is considered adequate.

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

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

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

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

Comment: There appears to be an addressable fire alarm system provided to the communal areas of this block which is extended from a neighbouring block. The panel is located in the main entrance lobby of an adjoining block. It appears there was an AOV integrated to this system however the mechanism appears to have been removed; see K15.

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| 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 alarm system appears to be in good working order (from visual inspection only - no system tests were carried out)

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

Comment: Since the previous fire risk assessment, heat detection within bedrooms has been replaced with smoke detection. The fire alarm system has also been reconfigured to support the 'Stay Put' policy - confirmed by the Housing Services Manager.

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

Comment: Not applicable to this property at the time of this assessment. Grade A system appears to be programmable, see P3.

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| 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? | Not Applicable |
|---|----------------|

Comment: Not applicable - see P.9.

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| Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1] | No |
|--|----|

Comment: Information received on site, the AFD system is not linked to or monitored by the on-site management office. The previous priority of R not considered correct; the previous action completed and new action added.

|   |     |
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| 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. The assessor was advised that bedroom heat detection has been removed and replaced with smoke detection - confirmed by the Housing Services Manager.

## Q. Limiting Fire Spread

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

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

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

No

Comment: There were various compartmentation breaches noted throughout the escape route above the suspended ceilings adjacent to the bedroom riser cupboards. As previously recommended - an intrusive inspection should be undertaken throughout the communal areas (above suspended ceilings) and noted breaches fire-stopped to provide 60 minutes of fire-resistance. Breaches were noted above the suspended ceilings within the following locations: Ground-floor, Cable breach above the suspended ceiling within the entrance lobby adjacent to B03 and adjacent to the BTU lounge and kitchen. Above bedroom riser cupboards 007/008 and 011/012. First-floor, above cupboard B12 and B13 within the common area. Above the lobby door 113-116. Above bedrooms riser cupboard's 113-114/ 117-118/ 115-116. Cluster lobby 107-112, breaches noted above all bedroom riser cupboard doors.

Recommendation: The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/construction. Period of fire resistance required is 60 minutes.



Priority: B

Known Quantity: 16

Potential Quantity: 16

Action ID: 544342

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 bedroom service riser cupboards on the ground and first-floors appear to have no internal lining provided within the cupboards and above the door. Network Homes confirmed previous recommendation is complete; to check all risers are suitably fire stopped - (All bedroom riser cupboards have been fire-stopped to the floor) The top floor bedroom riser cupboards have been fire stopped to the ceiling and above the door (Internally) to an adequate standard. Compartmentation breaches were also noted within cupboards B02, B03, B12.

Recommendation: The plasterboard panels and sections above/either side of the bedroom riser doors (Internally) where pipework and cables run to be fire stopped using fire-resisting materials to ensure 60 minutes of fire resistance between the cupboard and communal areas. Any fire-stopping works to be undertaken by a competent passive fire engineer.



Priority: B

Known Quantity: 18

Potential Quantity: 18

Action ID: 544343

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) No

Comment: Previous recommendation - Firestopping around services exiting the risers/cupboards sampled would not appear to be adequate (Not all soil pipes which enter the roof void have been provided with an Intumescent collar) - they are as follows: Bedroom riser cupboards 211-212 and 209.

Recommendation: A 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter as noted.



Priority: B      Known Quantity: 2      Potential Quantity: 2      Action ID: 544344

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc) Not Applicable

Comment: No waste chute is provided in the property.

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building? Not Known

Comment: No access to the roof space of this block, suspended grid ceilings preventing access. It appears from limited visual access and from neighbouring properties that there is compartmentation between clusters but unable to confirm level or standard.

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) Yes

Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.

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 cupboards recessed into flat compartment walls in this property.

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.) Not Applicable

Comment: There were no common ventilation systems noted within this property.

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

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

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth? No

Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property. In the BTP restroom.

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

Comment: There were no curtains or drapes noted within the common areas at the time of inspection.

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided). Not Applicable

Comment: The building height and distance from the boundaries is such that there are no requirements under Building Regulations with regard to external fire spread.

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

Comment: It appears that there are raised timber floors above a concrete sub floor throughout the communal areas.

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2] Yes

Comment: As far as could be ascertained on the day of inspection from a non-intrusive visual inspection.

## R. Fire Extinguishing Appliances

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

Comment: No extinguishers were provided within the common areas.

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

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

## S. Other Fire Safety Systems and Equipment

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

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

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

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

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)

No

Comment: The building is not provided with a lift.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)

No

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

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)

No

Comment: No sprinkler system is provided within the building.

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

No

Comment: Hose reels are not provided within the building.

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

No

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

## Fire Safety Management

### T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation

General Needs (5 Storeys and under)

Comment:

### V. Testing and Maintenance

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

Yes

Comment: 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 - fire logbook kept within the site office.

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

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the access control system is being carried out. However, the external final exit door has a mechanical override to open the door and so reactive maintenance only is considered acceptable.

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: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network homes confirmed a previous recommendation to test and inspect in line with relevant guidance.

### W. Records

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

Yes

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

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

Yes

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

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

Yes

Comment: Management advises that records of inspection, testing and/or servicing are held in a central database.

## Additional Issues

### X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)

Not Applicable

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

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### 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.

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### 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.

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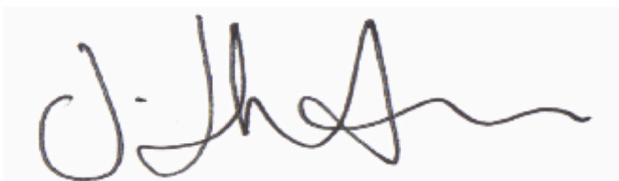
# BAFE Certificate

|         |   |
|---------|---|
| Part 1a | Name & Address of Certificated Organisation:<br>Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD                                 |
| Part 1b | BAFE registration number of issuing Certificated Organization:<br>NSI00539  |
| Part 2  | Name of client:<br>Network Homes Ltd  |
| Part 3a | Address of premises for which the fire risk assessment was carried out:<br>B Hodgson Court<br>Nightingale Avenue<br>London<br>HA1 3GX |
| Part 3b | Part or parts of the premises to which the fire risk assessment applies:<br>Common Parts only (not dwellings, where applicable)       |
| Part 4  | Brief description of the scope and purpose of the fire risk assessment:<br>Life Safety (as per agreed Specification)                  |
| Part 5  | Effective date of the fire risk assessment:<br>21/10/2020   |
| Part 6  | Recommended date for reassessment of the premises:<br>21/10/2021  |
| Part 7  | Unique reference number of this certificate:<br>Refer to Master Property List   |

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

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

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue

21/10/2020

