

# Fire Risk Assessment

Property assessed: Kodak Court C Nightingale Avenue  
London HA1 3GN

Client: Network Homes Ltd

UPRN: KODA0000-3

Property Classification: Level 1

Document Print Date: 21/04/2021



FRA Inspection Date: 09/09/2020  
FRA Issued to Client: 21/10/2020  
FRA valid to: 21/10/2021  
FRA completed by: Savills (UK) Ltd,  
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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	09/09/2020
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
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## 1.2 Recommendation Summary

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

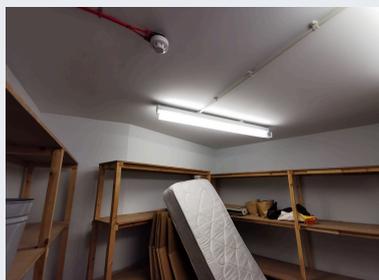
Note: See section 3.4 for the timescales associated with each priority in the table above.

## 1.3 Evacuation Strategy

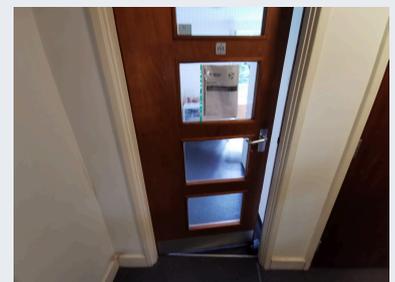
Evacuation strategy for this property at time of assessment	Stay Put
Notes	The previous recommendation has been resolved and confirmed by the site manager. All residents have been notified of the change of fire strategy.
Recommended evacuation strategy for this property	Stay Put

# 2 Action Plan

## 2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	G.2	<p>Comment: Combustible items were noted close to an ignition source. There were stored combustible materials including broken chairs and mattresses kept within the electrical intake cupboard (C06) There were plastic bags noted within bedroom riser cupboards within (018-024) within 123 and 225 bedroom riser cupboards. This issue should be dealt with as soon as possible.</p> <p>Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.</p>	
Section	House-Keeping		
Action ID	544379		
Quantity		<p>Due Date: 21/11/2020</p> <p>Client Status: Approved</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1		
Question	G.6	<p>Comment: Some accessed storerooms had considered high fire loading due to apparent discarded combustibles - (C16)</p> <p>Recommendation: Recommend that all store cupboards are accessed and discarded/unwanted items disposed to reduce the current considered high fire load.</p>	
Section	House-Keeping		
Action ID	544380		
Quantity		<p>Due Date: 21/11/2020</p> <p>Client Status: Approved</p>	
- Known	1		
- Potential	1		
Priority	Man1		
Question	J.1	<p>Comment: Other fire hazard issues noted at the time of inspection include - There was a plug-in air freshener noted within the cluster lobby 025-028. This should be removed.</p> <p>Recommendation: Management should ensure that the air freshener is removed from the cluster communal lobby area. Personal electrical items should not be located within the communal areas at any time.</p>	
Section	Other Significant Hazards		
Action ID	544390		
Quantity		<p>Due Date: 21/11/2020</p> <p>Client Status: Approved</p>	
- Known	1		
- Potential	1		
Priority	Man1		
Question	N.2	<p>Comment: Some of the emergency lighting units did not appear to have a visible charging indicator - Second-floor (EML46)</p> <p>Recommendation: The emergency lighting system should be checked by the maintenance engineer to confirm that it is serviceable.</p>	
Section	Emergency Lighting		
Action ID	544386		
Quantity		<p>Due Date: 21/11/2020</p> <p>Client Status: Approved</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1		

Question	M.5	<p>Comment: The cluster kitchen doors on the first floor (153), the 2nd floor (253) and the 3rd floor (354) are an ill fit in their frames and not effectively self-closing. See M2. In addition to the above doors noted in M2 - The electrical intake cupboard C06 and ground-floor stairwell doors are not fully closing into the frames. Management has confirmed that there is an ongoing programme of routine inspection being undertaken to all doors fitted within self-closing devices.</p>	
Section	Common Area Fire Doors		
Action ID	544383		
Quantity		<p>Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.</p>	
- Known	2		
- Potential	2		
Priority	A	Due Date: 21/01/2021	Client Status: Assigned
Question	M.7	<p>Comment: Other common area fire door issues noted at the time of inspection include - There was damage noted to the ground-floor stairwell door to the stile which was delaminated. The first-floor link door stile is damaged. The lobby door leading to 125-129 - damage to the stile. C07 and C08 - damage to stiles. Third-floor, C21 - holes to the face of the door.</p>	
Section	Common Area Fire Doors		
Action ID	544385		
Quantity		<p>Recommendation: Minor joinery repairs are required to the door/frame as noted - Damage to the fire door stiles and hole to the door as noted to be repaired by a competent fire door contractor.</p>	
- Known	6		
- Potential	6		
Priority	A	Due Date: 21/01/2021	Client Status: Assigned
Question	G.3	<p>Comment: Discarded and uncollected mail and junk mail noted on top of the communal post-box and boxes noted on the common radiator within the entrance lobby.</p>	
Section	House-Keeping		
Action ID	544391		
Quantity		<p>Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 21/01/2021	Client Status: Approved
Question	M.8	<p>Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. Cluster kitchen 153. The wedges/obstructions were removed by or for the assessor at the time of inspection.</p>	
Section	Common Area Fire Doors		
Action ID	544392		
Quantity		<p>Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 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 ceiling adjacent to the bedroom service riser cupboards on the ground floor within the lobby 018-024 and above 027's bedroom riser cupboard. First-floor: 119-124 - above bedroom riser cupboard 123. Second-floor: 219-224 - Above middle bedroom riser cupboards.</p>
Section	Limiting Fire Spread	
Action ID	544388	
Quantity		<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>
- Known	6	
- Potential	6	



Priority	B	Due Date: 21/10/2021	Client Status: Assigned
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Question	Q.3	<p>Comment: The bedroom service riser cupboards on the ground, first and second-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. There were also breaches noted within the electrical intake cupboard C06 and C11 - store cupboard.</p>	
Section	Limiting Fire Spread		
Action ID	544389		
Quantity		<p>Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.</p>	
- Known	6		
- Potential	6		
Priority	B	Due Date: 21/10/2021	Client Status: Assigned



Question	M.2	<p>Comment: Previous comment - The cluster kitchen doors on the first floor (153), the 2nd floor (253) and the 3rd floor (354) are an ill fit in their frames and not effectively self-closing. There were also excessive gaps noted to the following common fire doors which will not stop the spread of smoke in the event of a fire. Gaps noted are over 3mm to the sides and tops and over 6mm to the bottom where specified, they are as follows: Ground-floor: 018-024 lobby door - top gap. 054 cluster kitchen - top gap. 025-028 - top and leading-edge gaps. C04 - leading-edge gap. Link door to block D - top and leading-edge gaps. 053 cluster kitchen - top gap. First-floor: 119-124 lobby door - top gap. Link door - leading-edge gap. 154 cluster kitchen - top and leading-edge gaps. 125-129 - top and leading-edge gaps. Link door to block D - leading-edge, inside edge, and top gaps. 153 cluster kitchen - bottom gap. Second-floor: 219-224 - lobby door - top gap. Link door - leading-edge and top gaps. C13 - middle gap. 254 - cluster kitchen - leading-edge and top gaps. 253 - cluster kitchen - bottom gap. C12 - top gap. Third-floor: 319-324 - Leading edge and top gaps. Link door - top and leading-edge gaps. C18 - top gap. 354 - Leading-edge and top gaps. C20 - Leading-edge gaps.</p>	
Section	Common Area Fire Doors		
Action ID	544381		
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	2		
- Potential	2		
Priority	C	Due Date: 21/04/2022	Client Status: Assigned



Question	M.2	<p>Comment: Previous comment - The cluster kitchen doors on the first floor (153), the 2nd floor (253) and the 3rd floor (354) are an ill fit in their frames and not effectively self-closing. There were also excessive gaps noted to the following common fire doors which will not stop the spread of smoke in the event of a fire. Gaps noted are over 3mm to the sides and tops and over 6mm to the bottom where specified, they are as follows: Ground-floor: 018-024 lobby door - top gap. 054 cluster kitchen - top gap. 025-028 - top and leading-edge gaps. C04 - leading-edge gap. Link door to block D - top and leading-edge gaps. 053 cluster kitchen - top gap. First-floor: 119-124 lobby door - top gap. Link door - leading-edge gap. 154 cluster kitchen - top and leading-edge gaps. 125-129 - top and leading-edge gaps. Link door to block D - leading-edge, inside edge, and top gaps. 153 cluster kitchen - bottom gap. Second-floor: 219-224 - lobby door - top gap. Link door - leading-edge and top gaps. C13 - middle gap. 254 - cluster kitchen - leading-edge and top gaps. 253 - cluster kitchen - bottom gap. C12 - top gap. Third-floor: 319-324 - Leading edge and top gaps. Link door - top and leading-edge gaps. C18 - top gap. 354 - Leading-edge and top gaps. C20 - Leading-edge gaps.</p>	
Section	Common Area Fire Doors		
Action ID	544382		
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	15		
- Potential	15		
Priority	C	Due Date: 21/04/2022	Client Status: Assigned
Question	M.6	<p>Comment: The double doors to service/store cupboards appear not to have intumescent strips and cold smoke seals to the meeting stiles of the doors. Smoke seals missing from the 1st floor riser cupboard (CO7) and 2nd floor riser cupboard (C13), a section of smoke seal was noted as missing from the 3rd floor riser cupboard door (C18) In addition to the above fire doors, 053 and 353 cluster kitchen doors</p>	
Section	Common Area Fire Doors		
Action ID	544384		
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: Previous comment - Fire door signage missing from the face of a ground floor riser/plant cupboard door (CO6) In addition to the above comment - the following doors were noted to have no fire door signage / incorrect fire door signage. C01, C02, C04, C10, C15, C20 - The fire door signage in situ should be replaced with 'Fire door keep locked' signage. C03, C06, C08, C07, C13, C12, C18, C17 - No fire door signage provided. 'Fire door keep locked' signage required.</p>	
Section	Fire Safety Signs and Notices		
Action ID	544387		
Quantity		<p>Recommendation: Provide 'Fire door keep locked' notices to common area fire doors as noted - (each openable fire door requires fire door signage)</p>	
- Known	14		
- Potential	14		
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>No image available</p>
Section	Electrical Ignition Sources		
Action ID	131475		
Quantity		<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>	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved
		Review Status: Unresolved	
Question	B.4	<p>Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.</p>	
Section	Smoking Policies		
Action ID	304089		
Quantity		<p>Recommendation: 'No Smoking' signage should be provided in the common area.</p>	
- Known	4		
- Potential	4		
Priority	C	Due Date: 30/03/2022	Client Status: Approved
		Review Status: Unresolved	

Question	K.1	<p>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, 2nd and 3rd floors off the stairway from the main block entrance. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Lobby protection is provided to the alternative rear stairway on all levels 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>	
Section	Means of Escape		
Action ID	304092		
Quantity		<p>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.</p>	
- Known	3		
- Potential	3		
Priority	R	Due Date: N/A	Client Status: Assigned
		Review Status: Unresolved	
Question	K.7	<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.</p>	
Section	Means of Escape		
Action ID	304093		
Quantity		<p>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.</p>	
- Known	1		
- Potential	N/A		
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved
		Review Status: Unresolved	
Question	M.1	<p>Comment: Bedroom riser cupboard doors adjacent to bedroom entrance doors are not considered fire rated. Some were identified as damaged due to water ingress. Protected staircase doors, cross-cluster separation doors, main electrical risers, electrical and boiler cupboard, store rooms and corridor doors appear to be notional 30-minute fire doors.</p>	
Section	Common Area Fire Doors		
Action ID	130667		
Quantity		<p>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.</p>	
- Known	44		
- Potential	N/A		
Priority	A	Due Date: 30/12/2020	Client Status: Approved
		Review Status: Unresolved	



No image available



Question	M.2	Comment: The cluster kitchen doors on the first floor (153), the 2nd floor (253) and the 3rd floor (354) are an ill fit in their frames and not effectively self closing.	
Section	Common Area Fire Doors		
Action ID	130668		
Quantity		Recommendation: The noted cluster kitchen doors should be repaired/adjusted to provide a close fit in their frames and achieve effective self closing.	
- Known	3		
- Potential	N/A		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	
Question	M.6	Comment: The double doors to service/store cupboards appear not to have intumescent strips and cold smoke seals to the meeting stiles of the doors. Smoke seals missing from the 1st floor riser cupboard (CO7) and 2nd floor riser cupboard (C13), a section of smoke seal was noted as missing from the 3rd floor riser cupboard door (C18)	
Section	Common Area Fire Doors		
Action ID	304096		
Quantity		Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.	
- Known	15		
- Potential	15		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	
Question	P.9	Comment: Information received on site, the AFD system is not linked to or monitored by the on-site management office. Previous priority not considered satisfactory; recommendation marked as complete and new recommendation added.	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	304097		
Quantity		Recommendation: From the previous report: - 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.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.2	Comment: Small breaches in compartmentation noted above the false ceiling where cables/services enter bedsits near 025-028 and above the riser cupboard door into the false ceiling area next to room 221.	
Section	Limiting Fire Spread		
Action ID	130677		
Quantity		Recommendation: Recommend the noted breaches are sealed with a suitable fire stopping material to achieve a minimum of 30 minutes fire resistance.	
- Known	2		
- Potential	N/A		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	

Question	Q.3	<p>Comment: As noted in previous FRA, the top floor bedroom service riser cupboards have not been adequately separated from the roof void at ceiling level with fire-rated material. All the bedroom service riser cupboards appear not to be fire-stopped between the top of the cupboard and the communal corridor where services pass through. The same cupboards also appear to have no internal lining provided to the cupboards, above the door. Previous recommendation to check dropped ceilings and other voids confirmed as complete but issues still noted throughout.</p>		
Section	Limiting Fire Spread			
Action ID	304101			
Quantity		<p>Recommendation: The bedroom service riser cupboards as noted should be fire-stopped at ceiling level between the cupboards and the roof void. The bedroom service riser cupboards should be fire-stopped above the inside of the doors where services pass between the common corridor and the cupboard. Also to these cupboards, a fire rated lining should be provided to the inside of the cupboards above the door to achieve a minimum of 60 mins fire separation.</p>		
- Known	44			
- Potential	44			
Priority	B	<p>Due Date: 30/09/2021</p> <p>Client Status: Assigned</p> <p>Review Status: Unresolved</p>		
Question	Q.4	<p>Comment: In conjunction with Q3, intumescent collars should be fitted to plastic soil pipes as they enter the roof space at the head of each top floor riser cupboard.</p>		
Section	Limiting Fire Spread			
Action ID	131477			
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	8			
- Potential	N/A			
Priority	B	<p>Due Date: 30/09/2021</p> <p>Client Status: Assigned</p> <p>Review Status: Unresolved</p>		
Question	Q.6	<p>Comment: No access was possible to the roof space from the common area. No access hatches identified.</p>		<p>No image available</p>
Section	Limiting Fire Spread			
Action ID	130681			
Quantity		<p>Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.</p>		
- Known	N/A			
- Potential	1			
Priority	Man1	<p>Due Date: 01/12/2019</p> <p>Client Status: Assigned</p> <p>Review Status: Unresolved</p>		

Question	Q.15	Comment: It appears that there are raised timber floors above a concrete sub floor throughout the communal areas.		No image available
Section	Limiting Fire Spread			
Action ID	131514			
Quantity		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.		No image available
- Known	N/A			
- Potential	N/A			
Priority	Man1	Due Date: 01/12/2019	Client Status: Assigned	
		Review Status: Unresolved		

# 3 Introduction and Scope



## 3.1 Limitations of this assessment

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

## 3.2 Legislation

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

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

### 3.3 Risk Level

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

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

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

### 3.4 Recommendation Priorities

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

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

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

# 4 Property Details

UPRN	KODA0000-3
Number Range	
Building Name	Kodak Court
Street Number	C
Street	Nightingale Avenue
City/Town	London
Postcode	HA1 3GN
Property Designation	Cluster Accommodation

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	Kodak Court wing C, is part of a 'C shaped' 4 storey building. The block consists of 8 en-suite bedsit clusters. Each cluster shares kitchen facilities. The block forms part of a larger building all containing bedsit clusters. Each bedroom in the building has a service riser cupboard door adjacent to the bedsit entrance door accessed from the common corridor. The ground floor consists of an entrance lobby with access to the main staircase, a boiler cupboard, 2 cleaner's rooms/ stores and ground floor cluster corridors. A single protected communal staircase provides access to all upper floors. Two bedsit clusters are provided at each floor level. A communal kitchen, boiler cupboard and storerooms are provided within each bedsit cluster. Each upper floor clusters have separate doors opening to the central stair but there is an additional separating door between the clusters allowing the staircase to be avoided and an alternative escape route accessed via a neighbouring cluster. A communal laundry room is attached to the block at ground floor level accessed externally to one side of the building.
Extent of Common Areas (area assessed)	All internal areas including entrance lobby, 1 stairwell, sample service risers to flats, electrical main risers / intake, 2 cleaners stores, 1 boiler and 1 main electrical riser to each floor, roof space and sample flats.
Areas of the building to which access was not available.	The following communal cupboards were not accessible at the time of the assessment - non-standard locks fitted - (C09, C21)
Total number of Flats/Bedsits/Bedrooms (as applicable)	44
Number accessed off the Common Area	44
Flats/Bedsits/Bedrooms sample inspected	No bedrooms were sampled at the time of the assessment.
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	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Under sides of floors appear to be concrete but the floor surface of all floors appears to be of raised timber construction.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Network site office staffed by Network Homes staff during normal working hours Mon-Fri. Out of office hours, security staff are on site.
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 site office staffed by Network Homes staff during normal working hours Mon-Fri. Out of office hours, security staff are on site.
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)	None highlighted at the time of the assessment.
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
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Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
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Comment: 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 15th May 2019 with a reinspection advised for May 2024.

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	No
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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 that plastic bags were being used in some cupboards to protect the electrics from dripping water. 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
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Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually. Last undertaken on the 24th of March 2020.

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
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Comment: It is not known if a policy is in place regarding the use of personal electrical appliances within the common areas, however, none were seen during the inspection.

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Yes
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Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

### B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
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Comment: 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. Although the action generated from the previous FRA has been marked as 'approved', the issue remains 'unresolved' from observations onsite.

## C. Arson

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

Comment: The entrance door to the premises is self-closing and is fitted with a manual locking system and was locked at the time of inspection.

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

Comment: Refer to FRA Kodak Court A.

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

Comment: Refer to FRA Kodak Court A.

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

## E. Cooking

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

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking? (e.g. Policies, Procedures, Training or Supervision)	Yes
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Comment: Reasonable measures 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
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Comment: There is a domestic standard filter and extract over the hob - Network Homes confirmed previous recommendation is complete to clean and inspect kitchen extractors regularly.

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

## F. Lightning

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

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?	Yes
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Comment: The height and design of the building are such that it is unlikely that a lightning protection system is required.

## G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
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Comment: 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? No

Comment: Combustible items were noted close to an ignition source. There were stored combustible materials including broken chairs and mattresses kept within the electrical intake cupboard (C06) There were plastic bags noted within bedroom riser cupboards within (018-024) within 123 and 225 bedroom riser cupboards. This issue should be dealt with as soon as possible.

Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.

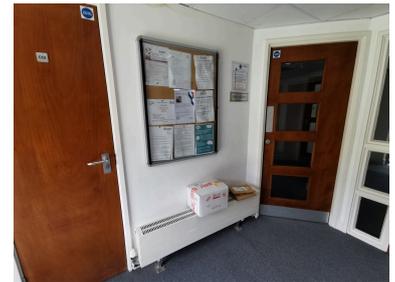


Priority: Man1      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 544379

Question - G.3: Are escape routes kept clear of combustible items or waste materials? No

Comment: Discarded and uncollected mail and junk mail noted on top of the communal post-box and boxes noted on the common radiator within the entrance lobby.

Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.



Priority: Man2      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 544391

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

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

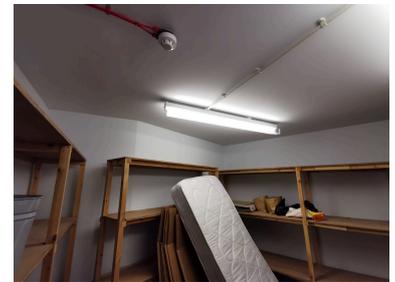
Question - G.5: Are any hazardous materials noted being stored correctly? Not Applicable

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

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

Comment: Some accessed storerooms had considered high fire loading due to apparent discarded combustibles - (C16)

Recommendation: Recommend that all store cupboards are accessed and discarded/unwanted items disposed to reduce the current considered high fire load.



Priority: Man1    Known Quantity: 1    Potential Quantity: 1    Action ID: 544380

## 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]	No
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Comment: Other fire hazard issues noted at the time of inspection include - There was a plug-in air freshener noted within the cluster lobby 025-028. This should be removed.

Recommendation: Management should ensure that the air freshener is removed from the cluster communal lobby area. Personal electrical items should not be located within the communal areas at any time.



Priority: Man1	Known Quantity: 1	Potential Quantity: 1	Action ID: 544390
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Question - J.2: Are all other Fire Hazard issues considered satisfactory? [2]	Yes
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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: 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, 2nd and 3rd floors off the stairway from the main block entrance. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Lobby protection is provided to the alternative rear stairway on all levels 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 advises 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: Escape routes are separated by what are considered to be adequately fire rated door sets, 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 & K7.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: Corridor ventilation not considered necessary.	
Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
Comment: The stairs and/or lobbies are provided with an adequate automatic or remotely operated smoke ventilation system.	
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 - There are contact details noted on the fire action notices throughout the escape route. Residents are advised to contact management to arrange PEEP's if required.	

Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
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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
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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
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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
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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
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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
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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
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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
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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
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Comment: There are no side panels to doors to residents' rooms 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?

Yes

Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and 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 flat entrance door issues noted at the time of inspection.

## M. Common Area Fire Doors

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

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: Previous comment - The cluster kitchen doors on the first floor (153), the 2nd floor (253) and the 3rd floor (354) are an ill fit in their frames and not effectively self-closing. There were also excessive gaps noted to the following common fire doors which will not stop the spread of smoke in the event of a fire. Gaps noted are over 3mm to the sides and tops and over 6mm to the bottom where specified, they are as follows: Ground-floor: 018-024 lobby door - top gap. 054 cluster kitchen - top gap. 025-028 - top and leading-edge gaps. C04 - leading-edge gap. Link door to block D - top and leading-edge gaps. 053 cluster kitchen - top gap. First-floor: 119-124 lobby door - top gap. Link door - leading-edge gap. 154 cluster kitchen - top and leading-edge gaps. 125-129 - top and leading-edge gaps. Link door to block D - leading-edge, inside edge, and top gaps. 153 cluster kitchen - bottom gap. Second-floor: 219-224 - lobby door - top gap. Link door - leading-edge and top gaps. C13 - middle gap. 254 - cluster kitchen - leading-edge and top gaps. 253 - cluster kitchen - bottom gap. C12 - top gap. Third-floor: 319-324 - Leading edge and top gaps. Link door - top and leading-edge gaps. C18 - top gap. 354 - Leading-edge and top gaps. C20 - Leading-edge gaps.

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: 2      Potential Quantity: 2      Action ID: 544381

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: 15      Potential Quantity: 15      Action ID: 544382

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

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

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? 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: The cluster kitchen doors on the first floor (153), the 2nd floor (253) and the 3rd floor (354) are an ill fit in their frames and not effectively self-closing. See M2. In addition to the above doors noted in M2 - The electrical intake cupboard C06 and ground-floor stairwell doors are not fully closing into the frames. Management has confirmed that there is an ongoing programme of routine inspection being undertaken to all doors fitted within self-closing devices.

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

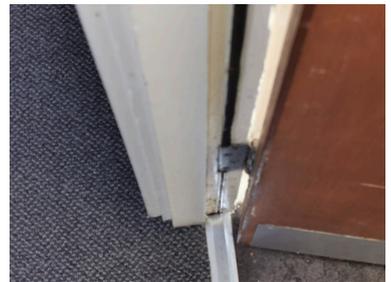


Priority: A      Known Quantity: 2      Potential Quantity: 2      Action ID: 544383

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

Comment: The double doors to service/store cupboards appear not to have intumescent strips and cold smoke seals to the meeting stiles of the doors. Smoke seals missing from the 1st floor riser cupboard (C07) and 2nd floor riser cupboard (C13), a section of smoke seal was noted as missing from the 3rd floor riser cupboard door (C18) In addition to the above fire doors, 053 and 353 cluster kitchen doors

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: 544384

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

Comment: Other common area fire door issues noted at the time of inspection include - There was damage noted to the ground-floor stairwell door to the stile which was delaminated. The first-floor link door stile is damaged. The lobby door leading to 125-129 - damage to the stile. C07 and C08 - damage to stiles. Third-floor, C21 - holes to the face of the door.

Recommendation: Minor joinery repairs are required to the door/frame as noted - Damage to the fire door stiles and hole to the door as noted to be repaired by a competent fire door contractor.



Priority: A      Known Quantity: 6      Potential Quantity: 6      Action ID: 544385

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

Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. Cluster kitchen 153. 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: 544392

## N. Emergency Lighting

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

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order? No

Comment: Some of the emergency lighting units did not appear to have a visible charging indicator - Second-floor (EML46)

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



Priority: Man1    Known Quantity: N/A    Potential Quantity: N/A    Action ID: 544386

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
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Comment: Previous comment - Fire door signage missing from the face of a ground floor riser/plant cupboard door (CO6) In addition to the above comment - the following doors were noted to have no fire door signage / incorrect fire door signage. C01, C02, C04, C10, C15, C20 - The fire door signage in situ should be replaced with 'Fire door keep locked' signage. C03, C06, C08, C07, C13, C12, C18, C17 - No fire door signage provided. 'Fire door keep locked' signage required.

Recommendation: Provide 'Fire door keep locked' notices to common area fire doors as noted - (each openable fire door requires fire door signage)



Priority: C	Known Quantity: 14	Potential Quantity: 14	Action ID: 544387
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Question - O.3: If required, is directional/exit signage adequate?	Yes
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Comment: Directional and exit signage is considered adequate.

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

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

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	Yes
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Comment: There 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 a neighbouring block. Common area smoke/heat detection with sounder bases, manual call points to storey and final exits and extension of the system with smoke detection to the sample inspected cleaners stores, main electrical risers and the bedrooms (smoke - confirmed by client) with heat detection to the shared kitchens in every cluster corridor. The AOV to the main stair appears to be linked to the communal alarm system.

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)

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

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

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	Not Applicable
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Comment: Not applicable - see P.9.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	No
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Comment: Information received on site, the AFD system is not linked to or monitored by the on-site management office. Previous priority not considered satisfactory; recommendation marked as complete and new recommendation added.

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2]	Yes
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Comment: There were no other fire detection and alarm issues noted at the time of inspection.

## Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
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Comment: 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
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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 ceiling adjacent to the bedroom service riser cupboards on the ground floor within the lobby 018-024 and above 027's bedroom riser cupboard. First-floor: 119-124 - above bedroom riser cupboard 123. Second-floor: 219-224 - Above middle bedroom riser cupboards.

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.

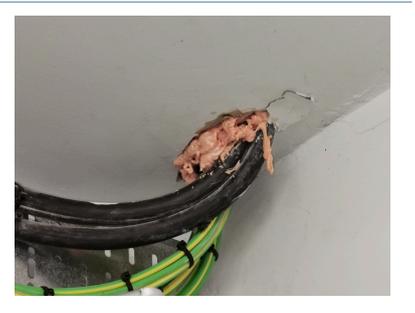


Priority: B	Known Quantity: 6	Potential Quantity: 6	Action ID: 544388
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Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped? No

Comment: The bedroom service riser cupboards on the ground, first and second-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. There were also breaches noted within the electrical intake cupboard C06 and C11 - store cupboard.

Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.



Priority: B      Known Quantity: 6      Potential Quantity: 6      Action ID: 544389

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: Firestopping around services exiting the risers/cupboards sampled would not appear to be adequate. In conjunction with Q3, intumescent collars should be fitted including to soil pipes as they enter the roof space at the head of each top floor riser cupboard. The bedroom riser cupboards have been fire-stopped on the third floor however intumescent collars have not been installed within the following bedroom riser cupboards: 320, 324, 321, 322, 326, 327, 329.

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 neighboring 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) Not Applicable

Comment: Refer to Q.3

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? Not Applicable

Comment: There were no soft furnishings noted within the common areas at the time of inspection.

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

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

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

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

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

Comment: The previous recommendation regarding the riser access panel is now complete. See Q.15

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2] No

Comment: It appears that there are raised timber floors above a concrete subfloor throughout the communal areas. The previous recommendation is assigned so unresolved.

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

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

## R. Fire Extinguishing Appliances

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

No

Comment: No drop key override switch facility is provided.

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)

No

Comment: None identified within this block. Neighbouring blocks are provided with dry risers which could be utilised via interconnecting cluster doors.

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 - the fire-log book is kept within the site management office.

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 - the fire log-book is kept within the management office.

Question - V.7: Is the smoke control system 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 previous recommendation to test and inspect in line with relevant guidance.

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.

### W. Records

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

Yes

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

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

Yes

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

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?

Yes

Comment: Network 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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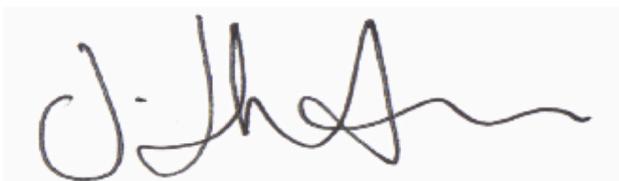
# BAFE Certificate

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

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

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

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue

21/10/2020

