

Fire Risk Assessment

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

Client: Network Homes Ltd

UPRN: PAST0000-2

Property Classification: Level 1

Document Print Date: 21/04/2021



FRA Inspection Date: 20/08/2020
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

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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	20/08/2020
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	5	2	2
B	2	7	7
C	8	5	5
R	2	0	0
Man1	0	3	2
Man2	4	2	0

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

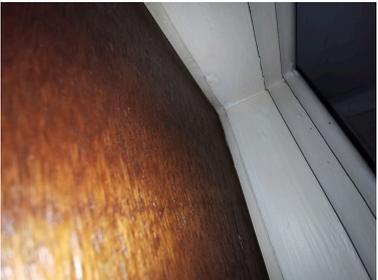
1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The current 'Stay Put' evacuation strategy for the building is considered appropriate. 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: Stored combustible items were noted within A07 (Mattress and wooden ladder) B15 - stored timber panels adjacent to electrical installations. Bedroom riser cupboard - 324.</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	544305		
Quantity		<p>Due Date: 21/11/2020</p> <p>Client Status: Assigned</p>	
- Known	N/A		
- Potential	N/A		
Question	N.2	<p>Comment: Some of the emergency lighting units did not appear to have a visible charging indicator. Emergency lighting adjacent to the cluster lobby doors 319-324 and 219-224 did not show any signs of power.</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	544299		
Quantity		<p>Due Date: 21/11/2020</p> <p>Client Status: Approved</p>	
- Known	N/A		
- Potential	N/A		
Question	R.3	<p>Comment: Dry powder type fire extinguishers are installed. A redundant unit noted within the roof void. This type of fire extinguisher is not considered to be suitable for indoor use and should be removed.</p> <p>Recommendation: The noted redundant fire extinguisher should be removed as not required within this property type.</p>	
Section	Fire Extinguishing Appliances		
Action ID	544292		
Quantity		<p>Due Date: 21/11/2020</p> <p>Client Status: Assigned</p>	
- Known	1		
- Potential	1		
Priority	Man1		

Question	M.2	<p>Comment: Previous comment - The following common area doors were noted as damaged and in need of repair or replacement: The 1st-floor service cupboard door (B08) is damaged at the top of the door. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame). In addition to the above comment, the following doors were noted as having excessive gaps between the door and door-frames over 3mm (sides/top) and 6mm (bottom/threshold) Ground-floor: 019-024 Cluster lobby door - top and leading-edge gaps. 014-018 Cluster lobby door - top gap. B04 - leading-edge gap. 042 - Cluster kitchen - leading-edge and top gaps. Alternative exit stairwell door - top and leading-edge gaps. Alternative exit lobby door - leading-edge and top gaps. First-floor: 113-118 Cluster lobby door - top and leading-edge gaps. 142 Cluster kitchen top gap. 119-124 Cluster lobby door - top gap. Link door - leading-edge gaps. A13 - top gap. Second-floor: 213-218 Cluster lobby door - top gap. 242 Cluster kitchen - top and leading-edge gaps. B13 - Leading-edge gap. 219-224 Cluster lobby door - top and leading-edge gaps. Link door to alternative exit - top gap. Third-floor: 313-318 Cluster lobby door - top gap. Damage was noted to the following fire doors: B03 - delaminated stiles to the leading edge of both doors. B11 - appears to be split on the inside edge. B15 - damage to the top of the door. Cluster kitchen - 243 was not accessible at the time of the assessment.</p>	
Section	Common Area Fire Doors		
Action ID	544293		
Quantity		<p>Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face.</p>	
- Known	2		
- Potential	2		
Priority	A	Due Date: 21/01/2021	Client Status: Assigned
Question	M.5	<p>Comment: Previous comment - Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The 1st-floor kitchen door is not fully closing into the frame with the aid of the self-closing device. Network Homes confirmed previous recommendation is complete; to check all communal fire doors on a regular basis. In addition to the above comment - The ground floor door leading to the alternative exit lobby and cluster kitchen doors 243 and 242 were not fitting flush into the doorframes.</p>	
Section	Common Area Fire Doors		
Action ID	544296		
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	3		
- Potential	3		
Priority	A	Due Date: 21/01/2021	Client Status: Assigned

Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. Towels were noted on the third-floor landing at the time of the assessment. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.</p> <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>		
Section	House-Keeping			
Action ID	544306			
Quantity				
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 21/01/2021	Client Status: Approved	
Question	M.7	<p>Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. Cluster kitchen 343 was 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	544298			
Quantity				
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 21/01/2021	Client Status: Approved	

Question	M.2	<p>Comment: Previous comment - The following common area doors were noted as damaged and in need of repair or replacement: The 1st-floor service cupboard door (B08) is damaged at the top of the door. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame). In addition to the above comment, the following doors were noted as having excessive gaps between the door and door-frames over 3mm (sides/top) and 6mm (bottom/threshold) Ground-floor: 019-024 Cluster lobby door - top and leading-edge gaps. 014-018 Cluster lobby door - top gap. B04 - leading-edge gap. 042 - Cluster kitchen - leading-edge and top gaps. Alternative exit stairwell door - top and leading-edge gaps. Alternative exit lobby door - leading-edge and top gaps. First-floor: 113-118 Cluster lobby door - top and leading-edge gaps. 142 Cluster kitchen top gap. 119-124 Cluster lobby door - top gap. Link door - leading-edge gaps. A13 - top gap. Second-floor: 213-218 Cluster lobby door - top gap. 242 Cluster kitchen - top and leading-edge gaps. B13 - Leading-edge gap. 219-224 CLuster lobby door - top and leading-edge gaps. Link door to alternative exit - top gap. Third-floor: 313-318 CLuster lobby door - top gap. Damage was noted to the following fire doors: B03 - delaminated stiles to the leading edge of both doors. B11 - appears to be split on the inside edge. B15 - damage to the top of the door. Cluster kitchen - 243 was not accessible at the time of the assessment.</p>	
Section	Common Area Fire Doors		
Action ID	544294		
Quantity			
- Known	3	<p>Recommendation: Minor joinery repairs are required to the doors/frames as noted - B02 and B03 (double doors) require remedial works.</p>	
- Potential	3		
Priority	B	Due Date: 21/10/2021	Client Status: Assigned
Question	O.3	<p>Comment: Directional and exit signage is not considered adequate. The fire exit door requires the 'Fire exit' signage to be positioned above the associated exit door.</p>	
Section	Fire Safety Signs and Notices		
Action ID	544289		
Quantity		<p>Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.</p>	
- Known	1		
- Potential	1	<p>Due Date: 21/10/2021</p> <p>Client Status: Assigned</p>	
Priority	B		



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 within the following areas: Ground-floor: 019-024 Cluster lobby area above bedroom riser cupboard doors. Above the exit door leading to the alternative escape route, A. 014-018 Cluster lobby area above bedroom riser cupboard doors. First-floor: 113-118 Cluster lobby area above bedroom riser cupboards. Above bedroom riser cupboard 121. Third-floor: 319-324 Cluster lobby area various holes to the ceiling. No roof void access panel.</p>	
Section	Limiting Fire Spread		
Action ID	544300		
Quantity		<p>Recommendation: The open roof void access point should be secured with a fire-rated hatch which affords 60 minutes of fire protection.</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 21/10/2021	Client Status: Assigned
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 within the following areas: Ground-floor: 019-024 Cluster lobby area above bedroom riser cupboard doors. Above the exit door leading to the alternative escape route, A. 014-018 Cluster lobby area above bedroom riser cupboard doors. First-floor: 113-118 Cluster lobby area above bedroom riser cupboards. Above bedroom riser cupboard 121. Third-floor: 319-324 Cluster lobby area various holes to the ceiling. No roof void access panel.</p>	
Section	Limiting Fire Spread		
Action ID	544301		
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	23		
- Potential	23		
Priority	B	Due Date: 21/10/2021	Client Status: Assigned

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 various breaches noted within the electrical intake cupboard A07.</p>	
Section	Limiting Fire Spread		
Action ID	544302		
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	4		
- Potential	4		
Priority	B	Due Date: 21/10/2021	Client Status: Assigned
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 various breaches noted within the electrical intake cupboard A07.</p>	
Section	Limiting Fire Spread		
Action ID	544303		
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	33		
- Potential	33		
Priority	B	Due Date: 21/10/2021	Client Status: Assigned
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 various breaches noted within the electrical intake cupboard A07.</p>	
Section	Limiting Fire Spread		
Action ID	544304		
Quantity		<p>Recommendation: The fire-rated expanding foam used inappropriately (noted within A07) to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 21/10/2021	Client Status: Assigned

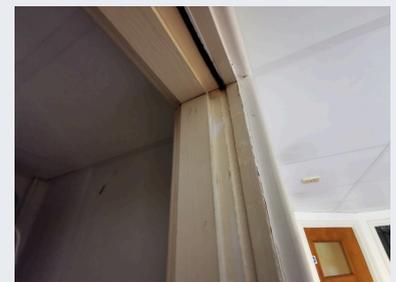
Question	M.2	<p>Comment: Previous comment - The following common area doors were noted as damaged and in need of repair or replacement: The 1st-floor service cupboard door (B08) is damaged at the top of the door. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame). In addition to the above comment, the following doors were noted as having excessive gaps between the door and door-frames over 3mm (sides/top) and 6mm (bottom/threshold) Ground-floor: 019-024 Cluster lobby door - top and leading-edge gaps. 014-018 Cluster lobby door - top gap. B04 - leading-edge gap. 042 - Cluster kitchen - leading-edge and top gaps. Alternative exit stairwell door - top and leading-edge gaps. Alternative exit lobby door - leading-edge and top gaps. First-floor: 113-118 Cluster lobby door - top and leading-edge gaps. 142 Cluster kitchen top gap. 119-124 Cluster lobby door - top gap. Link door - leading-edge gaps. A13 - top gap. Second-floor: 213-218 Cluster lobby door - top gap. 242 Cluster kitchen - top and leading-edge gaps. B13 - Leading-edge gap. 219-224 CLuster lobby door - top and leading-edge gaps. Link door to alternative exit - top gap. Third-floor: 313-318 CLuster lobby door - top gap. Damage was noted to the following fire doors: B03 - delaminated stiles to the leading edge of both doors. B11 - appears to be split on the inside edge. B15 - damage to the top of the door. Cluster kitchen - 243 was not accessible at the time of the assessment.</p>
Section	Common Area Fire Doors	
Action ID	544295	



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
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Question	M.6	<p>Comment: There were various common fire doors which have defective/damaged or missing combined intumescent strips and cold smoke seals, they are as follows: B02, B08, 143, A13, Link door to block C, 219-224 lobby door, 342 -cluster kitchen door - excessive paint. 319-324 link door, third-floor alternative exit lobby door. All double door riser cupboards noted will required combined intumescent strips and cold smoke seals to the middle of the door set (one side)</p>
Section	Common Area Fire Doors	
Action ID	544297	



Quantity		<p>Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p>
- Known	21	
- Potential	21	

Priority	C	Due Date: 21/04/2022	Client Status: Assigned
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Question	O.2	<p>Comment: Previous comment - Fire door signage is not considered adequate. No fire door sign is provided to the ground floor stair door. In addition to the above, the following is required: The following fire doors are provided with the wrong signage: B07, B11, B15. - The fire door signage in situ should be replaced with 'Fire door keep locked' signage. The following fire doors require 'Fire door keep locked' signage: B03, B08, B12, B16, B17, A07. (Both openable doors within the double door cupboards will require adequate fire door signage)</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	544288			
Quantity				
- Known	9			
- Potential	9			
Priority	C	Due Date: 21/04/2022	Client Status: Assigned	
Question	O.4	<p>Comment: Previous comment - No fire exit door signage provided to the exterior side of the ground floor alternate fire exit door. Do not use lift signage missing from the 2nd-floor lift lobby. In addition to the above comment - signage was also missing to the dry riser inlet.</p> <p>Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.</p>		
Section	Fire Safety Signs and Notices			
Action ID	544290			
Quantity				
- Known	1			
- Potential	1			
Priority	C	Due Date: 21/04/2022	Client Status: Assigned	
Question	R.2	<p>Comment: The provision of portable fire extinguishers is not considered appropriate in these premises as there is no/limited staff presence and residents/occupants have not been trained in their safe use. The redundant fire extinguisher has not been maintained.</p> <p>Recommendation: The single fire extinguisher and its associated signage should be removed from the common area as residents are untrained in its safe use.</p>		<p>No image available</p>
Section	Fire Extinguishing Appliances			
Action ID	544291			
Quantity				
- Known	1			
- Potential	1			
Priority	C	Due Date: 21/04/2022	Client Status: Assigned	

2.2 Status of Previous Recommendations

Details	Comments/recommendations	Photo
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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	130928		
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	<p>Due Date: 31/03/2020</p> <p>Client Status: Approved</p> <p>Review Status: Unresolved</p>	
Question	C.2	<p>Comment: There was no designated bin storage area for the Paladin/Wheelie bins resulting in them being stored in inappropriate locations.</p>	
Section	Arson		
Action ID	130930		
Quantity		<p>Recommendation: A suitable bin storage area should be provided at a safe distance from the building including any necessary hard standing, fencing and security arrangements.</p>	
- Known	1		
- Potential	N/A		
Priority	C	<p>Due Date: 30/03/2022</p> <p>Client Status: Assigned</p> <p>Review Status: Unresolved</p>	
Question	E.4	<p>Comment: There was one fire blanket only, in a 2nd-floor kitchen but this was not within the annual service date or fixed to the wall.</p>	
Section	Cooking		
Action ID	304122		
Quantity		<p>Recommendation: The fire blanket as noted should be fixed to the wall in an appropriate position</p>	
- Known	1		
- Potential	1		
Priority	B	<p>Due Date: 30/09/2021</p> <p>Client Status: Assigned</p> <p>Review Status: Unresolved</p>	

Question	K.1	<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, 2nd and 3rd floors off the stairway from entrance A. 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 corner 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. There is one cluster per level with a single direction of travel of 9m from the furthest bedrooms to the lobby. Other cluster bedrooms have a choice of direction to the protected stairway or to the shared interlinked lift lobby of block B. Stairways discharge at ground floor level to the outside and away from the building. 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	304126			
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	304138			
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	1			
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	K.15	<p>Comment: An AOV positioned above an alternative staircase appears to have been de-commissioned. An operational AOV (assumed) was noted at the head of the main staircase.</p>		
Section	Means of Escape			
Action ID	130992			
Quantity		<p>Recommendation: Recommend the decommissioned AOV at the head of the alternate staircase is reinstated.</p>		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 30/03/2022	Client Status: Assigned	
		Review Status: Unresolved		

Question	M.1	<p>Comment: Previous 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).</p>	
Section	Common Area Fire Doors		
Action ID	130935		
Quantity			
- Known	48	<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>	
- Potential	N/A		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	
Question	M.2	<p>Comment: The following common area doors were noted as damaged and in need of repair or replacement: The ground floor cleaners cupboard door stile has delaminated from the side of the door. The 1st-floor service cupboard door (BO8) is damaged at the top of the door. The door to the alternate fire exit door next to bedroom 121 is an ill fit and not closing into the door frame. The 1st-floor cluster kitchen door (143) is an ill fit and not closing into the door frame. The second-floor cluster kitchen door (242) is an ill fit in its frame. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame). The ground floor and 2nd-floor cluster kitchen doors (043, 243) are not effectively self-closing into their door frames.</p>	
Section	Common Area Fire Doors		
Action ID	130936		
Quantity			
- Known	2	<p>Recommendation: The common area fire door(s) as noted should be replaced with an FD30S lockable fire door: 1st floor service cupboard door BO8. The top floor alternate fire exit door (next to bedroom 322)</p>	
- Potential	N/A		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	



Question	M.2	<p>Comment: The following common area doors were noted as damaged and in need of repair or replacement: The ground floor cleaners cupboard door stile has delaminated from the side of the door. The 1st-floor service cupboard door (BO8) is damaged at the top of the door. The door to the alternate fire exit door next to bedroom 121 is an ill fit and not closing into the door frame. The 1st-floor cluster kitchen door (143) is an ill fit and not closing into the door frame. The second-floor cluster kitchen door (242) is an ill fit in its frame. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame). The ground floor and 2nd-floor cluster kitchen doors (043, 243) are not effectively self-closing into their door frames.</p>
Section	Common Area Fire Doors	
Action ID	130937	
Quantity		<p>Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - The ground floor cleaners cupboard door should be repaired to refix the door stile strip. Ill-fitting doors provided to the 1st-floor alternate fire exit door, 1st and 2nd-floor cluster kitchen doors 143 and 242 should be repaired/adjusted to reinstate a good fit within their door frames or the doors replaced with FD30s doors.</p>
- Known	3	
- Potential	N/A	



Priority	A	Due Date: 30/12/2020	Client Status: Assigned
Review Status: Unresolved			

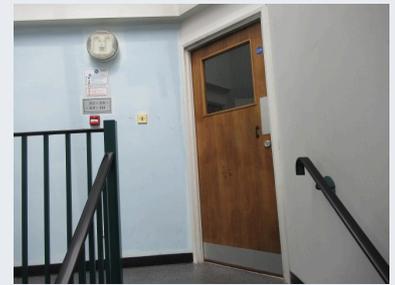
Question	M.2	<p>Comment: The following common area doors were noted as damaged and in need of repair or replacement: The ground floor cleaners cupboard door stile has delaminated from the side of the door. The 1st-floor service cupboard door (BO8) is damaged at the top of the door. The door to the alternate fire exit door next to bedroom 121 is an ill fit and not closing into the door frame. The 1st-floor cluster kitchen door (143) is an ill fit and not closing into the door frame. The second-floor cluster kitchen door (242) is an ill fit in its frame. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame). The ground floor and 2nd-floor cluster kitchen doors (043, 243) are not effectively self-closing into their door frames.</p>	
Section	Common Area Fire Doors		
Action ID	130938		
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	1		
- Potential	N/A		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
Review Status: Unresolved			



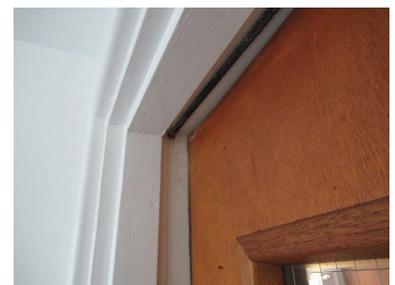
Question	M.2	<p>Comment: The following common area doors were noted as damaged and in need of repair or replacement: The 1st-floor service cupboard door (BO8) is damaged at the top of the door. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame).</p>	
Section	Common Area Fire Doors		
Action ID	304130		
Quantity		<p>Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face.</p>	
- Known	2		
- Potential	2		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	



Question	M.2	<p>Comment: The following common area doors were noted as damaged and in need of repair or replacement: The 1st-floor service cupboard door (BO8) is damaged at the top of the door. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame).</p>	
Section	Common Area Fire Doors		
Action ID	304131		
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	1		
- Potential	1		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	

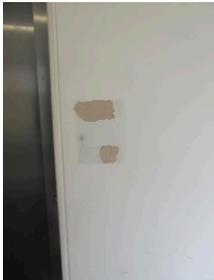


Question	M.5	<p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The 1st-floor kitchen door is not fully closing into the frame with the aid of the self-closing device. Network Homes confirmed previous recommendation is complete; to check all communal fire doors on a regular basis.</p>	
Section	Common Area Fire Doors		
Action ID	304132		
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	1		
- Potential	1		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned
		Review Status: Unresolved	



Question	N.3	<p>Comment: The coverage of the emergency lighting provided is not considered adequate. No external emergency light provided over the alternative exit door.</p>	
Section	Emergency Lighting		
Action ID	304134		
Quantity		<p>Recommendation: Additional emergency lighting units should be provided to the areas noted in accordance with BS 5266-1:2016 and BS 5266-8:2004.</p>	
- Known	1		
- Potential	1		
Priority	C	Due Date: 30/03/2022	Client Status: Approved
		Review Status: Unresolved	



Question	O.2	<p>Comment: Fire door signage is not considered adequate. No fire door sign is provided to the ground floor stair door.</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	304135		
Quantity			
- Known	2		
- Potential	2		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	
Question	O.4	<p>Comment: No fire exit door signage provided to the exterior side of the ground floor alternate fire exit door. Do not use lift signage missing from the 2nd-floor lift lobby.</p> <p>Recommendation: Provide 'Fire exit keep clear' signage to the exterior side of the ground floor alternative fire exit door.</p>	
Section	Fire Safety Signs and Notices		
Action ID	130948		
Quantity			
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		Review Status: Unresolved	
Question	O.4	<p>Comment: No fire exit door signage provided to the exterior side of the ground floor alternate fire exit door. Do not use lift signage missing from the 2nd-floor lift lobby.</p> <p>Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.</p>	
Section	Fire Safety Signs and Notices		
Action ID	130960		
Quantity			
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
		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.</p> <p>Recommendation: As per previous FRA 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.</p>	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	130950		
Quantity			
- Known	1		
- Potential	N/A		
Priority	R	Due Date: N/A	Client Status: Assigned
		Review Status: Unresolved	

Question	Q.2	Comment: Voids were noted above some sampled sections of the false ceilings where services pass between the riser shafts and common parts.	
Section	Limiting Fire Spread		
Action ID	130953		
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids above the false ceilings to confirm/ensure that compartmentation within is adequate between the riser shafts and common parts.	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.4	Comment: In conjunction with Q3, intumescent collars should be fitted to soil pipes as they enter the roof space at the head of each top floor riser cupboard.	
Section	Limiting Fire Spread		
Action ID	130952		
Quantity		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.	
- Known	10		
- Potential	N/A		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned
		Review Status: Unresolved	
Question	Q.14	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	131519		
Quantity		Recommendation: Previous 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.	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 30/03/2021	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	PAST0000-2
Number Range	B
Building Name	Pasteur Court
Street Number	
Street	Nightingale Avenue
City/Town	London
Postcode	HA1 3GX
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	<p>Pasteur Court entrance B, is part of an 'L shaped' 4 storey building. This block consists of 8 cluster bedsits (2 per floor). The block forms part of a larger building that contains other cluster bedsits, all part of the Northwick Park Village estate. Each cluster comprises 6 en-suite bedrooms (5 in cluster 014-018) accessed from a common cluster corridor comprising of service/store cupboards and a shared kitchen/dining facility. Each bedroom has a service cupboard/riser cupboard adjacent to the bedroom entrance door, accessed from a common corridor. There are 2 clusters on each level accessed from two entrances on the ground floor. The main block entrance and a 2nd alternative shared entrance/stair lobby to the rear of the block. The main block entrance comprises an entrance lobby giving access to a protected stairway, service/store cupboards and access to protected corridors to the ground floor clusters. The shared alternative rear entrance comprises of a entrance/stair lobby with access to a lift lobby with service/store cupboards and secure access to either block A or B. An AOV is provided to the roof of the stairwells and a dry riser inlet to rear corner alternative entrance with riser outlets to the lift lobbies on all upper floors. The bedrooms are not provided with cooking facilities.</p>
Extent of Common Areas (area assessed)	All internal areas including protected corridors, entrance lobbies, stairwells, service risers, service cupboards and store cupboards where access was possible. Shared lift lobbies, escape stairs.
Areas of the building to which access was not available.	243 Cluster kitchen was not accessible at the time of the assessment due to a coded lock being installed.
Total number of Flats/Bedsits/Bedrooms (as applicable)	47
Number accessed off the Common Area	47
Flats/Bedsits/Bedrooms sample inspected	No residents bedrooms were sampled at the time of the assessment.

Building Layout Information	
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases	2

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 some sections of floors appear to of 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 staffed office Mon-Fri 0900-1700. Outside of these hours the site is managed by security staff.
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 staffed office Mon-Fri 0900-1700. Outside of these hours the site is managed by security staff.
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.

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
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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 7671:2018 (as amended). The date recorded on the label for the last test is 04/05/2020 with a reinspection advised for 1 year - no further information provided.

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 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
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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.

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 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
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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
--	-----

Comment: The assessor was advised that there is a 'No Smoking' policy within the building and grounds adjacent to the building.

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

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

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

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

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

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

C. Arson

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

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

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) No

Comment: There was no designated bin storage area for the Paladin/Wheelie bins resulting in them being stored in inappropriate locations.

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

Comment: There was no unnecessary fire load noted close to the building at the time of inspection apart from inappropriately stored bins - see C2

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
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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
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Comment: Reasonable measures appear to be 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).	Not Applicable
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Comment: There is a domestic standard filter and extract over the hob.

Question - E.4: Are fire blankets provided in the common kitchen?	No
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Comment: No fire blankets noted within communal kitchens at the time of the assessment. This is in line with Network Homes' policy

F. Lightning

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

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

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
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Comment: 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: Stored combustible items were noted within A07 (Mattress and wooden ladder) B15 - stored timber panels adjacent to electrical installations. Bedroom riser cupboard - 324.

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

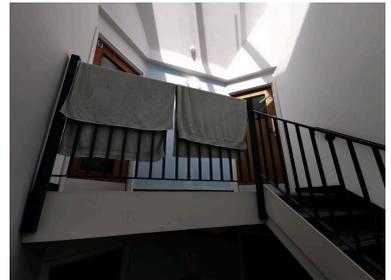


Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 544305

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

Comment: There were combustible items or waste materials in the escape routes. Towels were noted on the third-floor landing at the time of the assessment. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.

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: 544306

Question - G.4: Are escape routes kept clear of any trip hazards? No

Comment: An ironing board was noted on the third-floor lobby, and a chair, lamp, and Hoover noted within the alternative escape route on the second floor. See G.3

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: Previous recommendation - Sampled cupboards appeared to have excessive unnecessary combustible items stored in them (BO4 & 1st-floor store cupboard in the lift lobby). Previous recommendations to complete checks confirmed as complete however unnecessary storage still noted in various cupboards. See G.3

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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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
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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
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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
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Comment: No dangerous substances noted being stored or in use at the time of inspection

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	Yes
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Comment: As far as could be ascertained on the day 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, 2nd and 3rd floors off the stairway from entrance A. 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 corner 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. There is one cluster per level with a single direction of travel of 9m from the furthest bedrooms to the lobby. Other cluster bedrooms have a choice of direction to the protected stairway or to the shared interlinked lift lobby of block B. Stairways discharge at ground floor level to the outside and away from the building. 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) See 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
<p>Comment: Doors on escape routes open in the direction of escape.</p>	
Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
<p>Comment: Travel distances satisfactory. BS9991 9.8.1 recommends; travel distances within the internal corridor of each individual cluster are no more than 35 m where escape is possible in more than one direction.</p>	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
<p>Comment: No inner rooms were identified at the time of inspection.</p>	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
<p>Comment: Corridors are provided with smoke control doors where required, also see K1</p>	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
<p>Comment: Corridors are sub-divided where appropriate, also see K1</p>	
Question - K.13: Do escape routes lead to a place of safety?	Yes
<p>Comment: Escape routes lead to a place of safety.</p>	
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
<p>Comment: The alternate stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke.</p>	
Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
<p>Comment: The stairs and/or lobbies are provided with an adequate automatic or remotely operated smoke ventilation system. AOV provided to the head of the stairs.</p>	

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: As far as could be ascertained on the day 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 current 'Stay Put' evacuation strategy for the building is considered appropriate. 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 resident's 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 resident's 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 resident's 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 doors to resident's 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 resident's 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: Previous recommendation - 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 following common area doors were noted as damaged and in need of repair or replacement: The 1st-floor service cupboard door (B08) is damaged at the top of the door. The top floor staircase door to cluster 313-318 has an excessive gap at the bottom of the door. The top floor alternative fire exit door is a bad fit in its frame (daylight visible between the door and frame). In addition to the above comment, the following doors were noted as having excessive gaps between the door and door-frames over 3mm (sides/top) and 6mm (bottom/threshold) Ground-floor: 019-024 Cluster lobby door - top and leading-edge gaps. 014-018 Cluster lobby door - top gap. B04 - leading-edge gap. 042 - Cluster kitchen - leading-edge and top gaps. Alternative exit stairwell door - top and leading-edge gaps. Alternative exit lobby door - leading-edge and top gaps. First-floor: 113-118 Cluster lobby door - top and leading-edge gaps. 142 Cluster kitchen top gap. 119-124 Cluster lobby door - top gap. Link door - leading-edge gaps. A13 - top gap. Second-floor: 213-218 Cluster lobby door - top gap. 242 Cluster kitchen - top and leading-edge gaps. B13 - Leading-edge gap. 219-224 Cluster lobby door - top and leading-edge gaps. Link door to alternative exit - top gap. Third-floor: 313-318 Cluster lobby door - top gap. Damage was noted to the following fire doors: B03 - delaminated stiles to the leading edge of both doors. B11 - appears to be split on the inside edge. B15 - damage to the top of the door. Cluster kitchen - 243 was not accessible at the time of the assessment.

Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face.



Priority: A Known Quantity: 2 Potential Quantity: 2 Action ID: 544293

Recommendation: Minor joinery repairs are required to the doors/frames as noted - B02 and B03 (double doors) require remedial works.



Priority: B Known Quantity: 3 Potential Quantity: 3 Action ID: 544294

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: 544295

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.

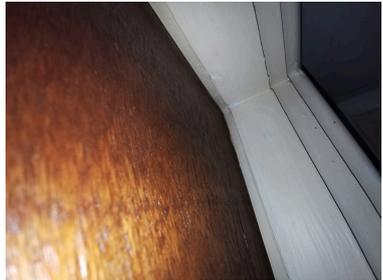
Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? Yes

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: Previous comment - Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The 1st-floor kitchen door is not fully closing into the frame with the aid of the self-closing device. Network Homes confirmed previous recommendation is complete; to check all communal fire doors on a regular basis. In addition to the above comment - The ground floor door leading to the alternative exit lobby and cluster kitchen doors 243 and 242 were not fitting flush into the doorframes.

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: 3 Potential Quantity: 3 Action ID: 544296

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

Comment: There were various common fire doors which have defective/damaged or missing combined intumescent strips and cold smoke seals, they are as follows: B02, B08, 143, A13, Link door to block C, 219-224 lobby door, 342 -cluster kitchen door - excessive paint. 319-324 link door, third-floor alternative exit lobby door. All double door riser cupboards noted will required combined intumescent strips and cold smoke seals to the middle of the door set (one side)

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



Priority: C Known Quantity: 21 Potential Quantity: 21 Action ID: 544297

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 kitchen 343 was 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: 544298

Question - M.8: Are all other common area fire door issues satisfactory?	Yes
Comment: No other common area fire door issues noted at the time of inspection.	

N. Emergency Lighting

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	No
Comment: Some of the emergency lighting units did not appear to have a visible charging indicator. Emergency lighting adjacent to the cluster lobby doors 319-324 and 219-224 did not show any signs of power.	

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: 544299
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Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	No
Comment: The coverage of the emergency lighting provided is not considered adequate. No external emergency light provided over the alternative exit door.	

O. Fire Safety Signs and Notices

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

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

Comment: Previous comment - Fire door signage is not considered adequate. No fire door sign is provided to the ground floor stair door. In addition to the above, the following is required: The following fire doors are provided with the wrong signage: B07, B11, B15. - The fire door signage in situ should be replaced with 'Fire door keep locked' signage. The following fire doors require 'Fire door keep locked' signage: B03, B08, B12, B16, B17, A07. (Both openable doors within the double door cupboards will require adequate fire door signage)

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



Priority: C Known Quantity: 9 Potential Quantity: 9 Action ID: 544288

Question - O.3: If required, is directional/exit signage adequate? No

Comment: Directional and exit signage is not considered adequate. The fire exit door requires the 'Fire exit' signage to be positioned above the associated exit door.

Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 544289

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

Comment: Previous comment - No fire exit door signage provided to the exterior side of the ground floor alternate fire exit door. Do not use lift signage missing from the 2nd-floor lift lobby. In addition to the above comment - signage was also missing to the dry riser inlet.

Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.



Priority: C Known Quantity: 1 Potential Quantity: 1 Action ID: 544290

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	Yes
Comment: As far as could be ascertained on the day 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
Comment: There is a fire alarm system provided to the communal areas of this block. The panel is located in the shared escape stair in the corner of the 'L shaped' building. 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 main electrical risers, boiler cupboards and heat detection to the shared kitchens in every cluster corridor. The bedrooms have been provided with smoke detection since the previous FRA as recommended. The AOV to the stairs 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
Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out)	

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: 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
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
Comment: Refer to P.9.	

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.	

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

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 ceiling within the following areas: Ground-floor: 019-024 Cluster lobby area above bedroom riser cupboard doors. Above the exit door leading to the alternative escape route, A. 014-018 Cluster lobby area above bedroom riser cupboard doors. First-floor: 113-118 Cluster lobby area above bedroom riser cupboards. Above bedroom riser cupboard 121. Third-floor: 319-324 CLuster lobby area various holes to the ceiling. No roof void access panel.

Recommendation: The open roof void access point should be secured with a fire-rated hatch which affords 60 minutes of fire protection.



Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 544300

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: 23

Potential Quantity: 23

Action ID: 544301

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 various breaches noted within the electrical intake cupboard A07.

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: 4 Potential Quantity: 4 Action ID: 544302

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: 33 Potential Quantity: 33 Action ID: 544303

Recommendation: The fire-rated expanding foam used inappropriately (noted within A07) to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 544304

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 comment - Firestopping around services exiting the risers/cupboards sampled would not appear to be adequate. In conjunction with Q3, intumescent collars should be fitted to soil pipes including as they enter the roof space at the head of each top floor riser cupboard. The bedroom riser cupboards have been appropriately fire stopped to the ceilings on the third floor however there are various cupboards that have no fire collars around the soil pipes where they enter the roof void space. They are as follows: 316, 320, 321, 324.

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? Yes

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

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) 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? 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: 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)	Yes
Comment: Extinguishers were provided as follows:- There was a redundant Powder extinguisher noted within the roof void.	

Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy?	No
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Comment: The provision of portable fire extinguishers is not considered appropriate in these premises as there is no/limited staff presence and residents/occupants have not been trained in their safe use. The redundant fire extinguisher has not been maintained.

Recommendation: The single fire extinguisher and its associated signage should be removed from the common area as residents are untrained in its safe use.	No image available		
Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 544291

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	No
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Comment: Dry powder type fire extinguishers are installed. A redundant unit noted within the roof void. This type of fire extinguisher is not considered to be suitable for indoor use and should be removed.

Recommendation: The noted redundant fire extinguisher should be removed as not required within this property type.			
Priority: Man1		Known Quantity: 1	Potential Quantity: 1

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible?	Yes
Comment: Refer to R.3.	

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.)	Yes
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Comment: The building is provided with a fire mains:- Dry riser provided. Dry riser inlet provided at ground floor level on an exterior face of the building. Dry riser outlets provided at each floor level within a lift lobby.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	No
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Comment: The building has a passenger lift but this is not used for fire safety purposes.

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

Question - S.6: Are hose reels provided within the building?	No
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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
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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 appropriate fire logbook is kept within the 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 logbook is held within the site office.

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?

Yes

Comment: Refer to R.3.

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?

Yes

Comment: Network homes confirmed previous recommendations to test and inspect in line with relevant guidance.

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.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 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: 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.7: Are records kept of the fire extinguisher inspections, tests and servicing? Yes

Comment: Refer to R.3.

Question - W.8: Are fire mains inspections, tests and services recorded? Yes

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

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

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

Question - W.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.

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)

No

Comment: There were no gas installations noted within the common parts of the building.

Z. Other Issues

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

Yes

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

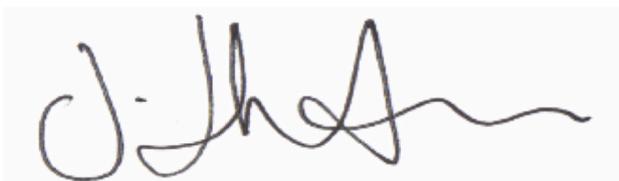
BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: B Pasteur Court Nightingale Avenue London HA1 3GX
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

