Fire Risk Assessment

Property assessed:	1-7 Bob Cameron House 80 Pound Lane London NW10 2HT
Client:	Network Homes Ltd
UPRN:	BOBC0000
Property Classification:	Level 1
Document Print Date:	21/04/2021

FRA Inspection Date:	12/08/2020
FRA Issued to Client:	18/09/2020
FRA valid to:	18/09/2021
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	12/08/2020
Date of Assessment Issue to Client	18/09/2020

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	18/09/2021

1.2 Recommendation Summary

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

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

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Notes	The property is a converted block with an unknown standard of compartmentation. The current Simultaneous Evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Simultaneous Evacuation

2 Action Plan

2.1 Recommendations from this Assessment

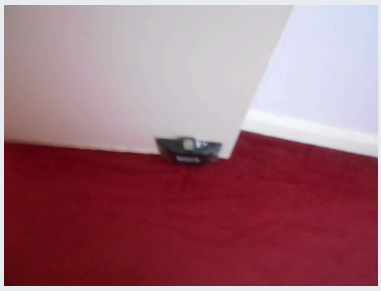
Details		Comments/recommendations		Photo
Question	G.3	Comment: There were combustible items or waste materials in the escape routes. There were stored personal items on the first-floor landing including a shoe rack and shoes and fabric shopping trolleys. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.		
Section	House-Keeping			
Action ID	528867			
Quantity - Known - Potential	 N/A N/A	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	Due Date: 18/12/2020	Client Status: Approved	
Question	Y.2	Comment: There is pipework located within the escape route however this could not be confirmed as gas pipework - further investigation may be required.		
Section	Gas Services			
Action ID	528872			
Quantity - Known - Potential	 0 2	Recommendation: Further investigation is required by management to confirm whether there is gas pipework located throughout the escape route - If confirmed the pipework may need to be re-routed outside or enclosed within fire rated boxing.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Assigned	
Question	A.6	Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. There appeared to be excessive use of extension leads within the recording studio area.		
Section	Electrical Ignition Sources			
Action ID	528866			
Quantity - Known - Potential	 2 2	Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	Q.3	Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Gaps around cables in ground floor electrical intake. Previous recommendation no longer considered required/appropriate. Marked as superseded with additional recommendation.		
Section	Limiting Fire Spread			
Action ID	528870			
Quantity - Known - Potential	 7 7	Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	

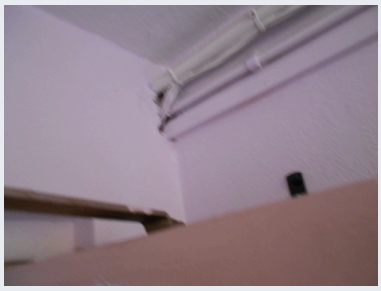
Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There appeared to be various compartmentation breaches noted throughout the communal areas which should be adequately fire-stopped. Breaches were noted within the following areas:-The ground floor entrance lobby to electrical cables above the lobby door and electrical intake cupboard. The ground floor rear lobby area adjacent to flat 4 above the lobby door around cables and pipework. First-floor landing to the ceiling around the cable. Network Homes confirmed previous recommendation is assigned.		
Section	Limiting Fire Spread			
Action ID	528871			
Quantity - Known - Potential	 4 4	Recommendation: The highlighted compartmentation breaches should be fire-stopped to achieve 60 minutes of fire resistance.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	L.2	Comment: An excessive gap was noted under flat 1 entrance door over 6mm which will not resist the passage of cold smoke.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	528868			
Quantity - Known - Potential	 1 1	Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned	
Question	M.2	Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke. They are as follows:- Lobby door to flats 1, 2, and 3 has excessive gaps to the top and leading edge over 3mm. The recording studio room door has an excessive gap over 3mm to the leading edge. The lobby door adjacent to flat 4 has excessive gaps to the top of the door over 3mm.		
Section	Common Area Fire Doors			
Action ID	528869			
Quantity - Known - Potential	 3 3	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned	

2.2 Status of Previous Recommendations

Details	Comments/recommendations	Photo

Question	A.4	Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed. Electrical equipment in the recording studio last PAT tested January 2018.		
Section	Electrical Ignition Sources			
Action ID	280333			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that all portable electrical appliances in the recording studio are inspected and tested annually and records kept on-site or in a central database.		
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	G.2	Comment: Combustible items were noted close to an ignition source. Plastic bins, paint, and bicycle in the electrical intake.		
Section	House-Keeping			
Action ID	280335			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.		
Priority	Man1	Due Date: 20/06/2019	Client Status: Approved	
		Review Status: Unresolved		
Question	K.16	Comment: The scheme offers only minimal support and is managed on the basis that the residents are able to self-evacuate if required.		No image available
Section	Means of Escape			
Action ID	280336			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should undertake a Person-Centred Fire Risk Assessment for any resident identified as vulnerable and put in place any additional fire safety measures or arrangements that are required as a result.		
Priority	Man2	Due Date: 20/08/2019	Client Status: Approved	
		Review Status: Unresolved		
Question	M.1	Comment: All common area fire doors and/or frames appear to be appropriately fire rated except for door to electrical intake is an old panel door. Not considered to be fire rated. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		
Section	Common Area Fire Doors			
Action ID	280339			
Quantity - Known - Potential	 1 1	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	Due Date: 30/12/2020	Client Status: Assigned	
		Review Status: Unresolved		

Question	M.6	Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. No strips and seals to 3 x lobby doors and the recording studio door.		
Section	Common Area Fire Doors			
Action ID	280340			
Quantity - Known - Potential	 4 4	Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned	
		Review Status: Unresolved		
Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include - Dorguards or magnetic hold open devices fitted. No floor plate fitted to doors with Dorguards.		
Section	Common Area Fire Doors			
Action ID	280341			
Quantity - Known - Potential	 2 2	Recommendation: Provide the floor plates required for dorguard devices to all doors with Dorguards fitted.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway with heat alarm in the kitchen of sample flat 5. No access to other flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	280343			
Quantity - Known - Potential	 N/A N/A	Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	P.7	Comment: The building does not appear to have a social alarm system installed.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	280344			
Quantity - Known - Potential	 8 8	Recommendation: A social alarm system should be installed to allow fire alarm system activation within all flats, and the common area fire detection and alarm system, to be remotely monitored and filtered by an Alarm Receiving Centre. The system should be designed to give priority to fire alarm signals.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		

Question	P.8	Comment: The independent domestic hard-wired smoke/ heat alarm systems within the flats are not adequately monitored via a social alarm system.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	280345			
Quantity - Known - Potential	 8 8	Recommendation: The smoke alarm systems within flats in this sheltered scheme should be connected to the social alarm system to enable remote monitoring and verification via an alarm receiving centre.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - Gaps around cable between flats and corridor on the 1st floor.		
Section	Limiting Fire Spread			
Action ID	280347			
Quantity - Known - Potential	 1 1	Recommendation: Seal gaps around cables from flats on the 1st floor		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		No image available
Section	Procedures and Arrangements			
Action ID	280348			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	U.4	Comment: There was no information available to confirm that fire drills are carried out at appropriate intervals.		No image available
Section	Training and Drills			
Action ID	280350			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that fire drills are carried out at intervals considered appropriate for the building and occupancy type. Recommended interval:- Six-monthly.		
Priority	Man2	Due Date: 01/02/2020	Client Status: Approved	
		Review Status: Unresolved		

Question	X.1	Comment: Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse	
Section	Electrical Services		
Action ID	280355		
Quantity - Known - Potential	 N/A 6	Recommendation: The supports to the surface mounted wiring systems noted within the common escape route should be investigated to confirm that they are adequate to prevent premature collapse in event of a fire.	
Priority	Man2	Due Date: 30/03/2021 | Client Status: Approved	
		Review Status: Unresolved	

3 Introduction and Scope

3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

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

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

4 Property Details

UPRN	BOBC0000
Number Range	1-7
Building Name	Bob Cameron House
Street Number	80
Street	Pound Lane
City/Town	London
Postcode	NW10 2HT
Property Designation	Supported Living

Building Layout Information	
Total No. of Floors	2
Total No. of Floors (common area only)	2
Total No. of Storeys (ground and above)	2
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A detached two storey building (bungalow style), converted to contain 7 flats. On the ground floor are flats 1,2,3 located in a lobbied corridor. Flat 4 is at the base of the single common stair. Flats 5, 6 and 7 are accessed and located on the first floor. The only entrance/exit to the building is the main block entrance door. The electric cupboard and a common toilet are located next to the main entrance. The is a recording studio on the ground floor (formerly flat 8). No lift. ramp access. Bins are stored externally to the rear of the premises.
Extent of Common Areas (area assessed)	Ground floor entrance hall, corridors leading to flats, toilet, electrical cupboard, recording studio, staircase, and landing. External grounds.
Areas of the building to which access was not available.	Other numbered flats.
Total number of Flats/Bedsits/Bedrooms (as applicable)	7
Number accessed off the Common Area	7
Flats/Bedsits/Bedrooms sample inspected	Flat 5 was sampled at the time of the assessment.
Building Use	Mixed Use
Details of ancillary use (if applicable)	Flat 8 on the ground floor was converted to a recording studio in approximately 1960. The recording studio is run and staffed by volunteers and is used to provide audio books and news for partially sighted and blind persons around the local area.
Total No. of Common Entrances/Exits	1
Block Accessibility	Ramped
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional
Property Type	Converted
Date of Construction or Conversion (year approx.)	1921
Floor Construction Type	Timber Joists
Stair Construction Type	Timber
External Wall Construction Type	Solid Masonry
External Wall Finish Type	Brick
Other Construction Information	Information received from a resident that this building has been in its present format since the early 1960s. Hence the conversion is pre-1990.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No permanent on-site staff. The resident of flat 5 is a "live in warden".
Person managing fire safety in the premises	Sherli Basi - Housing Officer. Laura Jones - Fire & Asbestos Contracts Manager
Person consulted during the FRA	Pat Hampson - Support Tenant.
Number of Residents	See comment
-Comments	The assessor was informed that there are 8 residents in total.
Number of Employees	No staff on site
-Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Number advised by client - see comment
-Comments	Advised that the maximum number is:- Low numbers assumed at any one time. We understand the ground floor recording studio is controlled usage by residents - and guests may be invited to participate in recording sessions
Identified people especially at risk	Supported (Risk level unconfirmed) - See comment
-Comments	Supported Housing so occupants have some degree of disability or vulnerability requiring special consideration. It was not possible to determine the risk level from information on-site - refer to question K.16 in the report. We understand that residents may be elderly and a number may be partially sighted / blind. The building however is not managed (onsite presence) and is regarded as independent living.

Other information	
Fire loss experience (since last FRA)	None highlighted since the last fire risk assessment was undertaken.

Other information	
Any other relevant information	The assessor was advised that the residents of the premises are visually impaired.

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

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

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

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

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

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

Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). The date recorded on the label for the last test is 15/1/2018.

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes

Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	No

Comment: Portable appliances have previously been tested but the labels indicate that testing is now overdue. Previous Test date:- January 2018. Network Homes confirmed previous recommendation is approved; however, it is apparent that the same issue has not yet been addressed from this inspection.

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

Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	No

Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. There appeared to be excessive use of extension leads within the recording studio area.

Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.

Priority: B	Known Quantity: 2	Potential Quantity: 2	Action ID: 528866

B. Smoking Policies

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

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: The policy prohibits smoking in the common areas and residents are permitted to smoke within their private accommodation only.	

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 entrance door to the premises is self-closing and is fitted with an intercom and door release system and was locked at the time of inspection.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: There was no designated bin storage area for the Paladin/Wheelie bins but they were stored sufficiently remote from the premises to be considered acceptable - Adjacent to the rear metal gates.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: The bins were unsecured within the designated external bin storage area but this is sufficiently remote from the building to be considered acceptable.	

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	No
Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.	

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	No
Comment: 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?	No
Comment: No common cooking facilities are provided in the block.	

F. Lightning

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

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

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: No cleaning rota is displayed but the common area is clean and tidy. Wooden storage cupboard adjacent to front door acceptable.	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	No
Comment: Combustible items were noted close to an ignition source. Plastic bins, paint, a wooden ladder and bicycle in the electrical intake. Network Homes confirmed previous recommendation is approved; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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. There were stored personal items on the first-floor landing including a shoe rack and shoes and fabric shopping trolleys. 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: 528867

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

Comment: There were trip hazards noted within the common escape routes at the time of inspection. A mettal ladder was noted within the lobby area at the base of the stairs adjacent to flat 4. As the quantity involved is relatively minor and/or the location is non-critical the issue can be dealt with via written contact with the residents. 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?	Yes

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

H. Contractors

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

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

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

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

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

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

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
Comment: No dangerous substances noted being stored or in use at the time of inspection	

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	Yes
Comment: There were no other fire hazard issues noted at the time of inspection.	

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. Fire doors to all rooms opening onto the escape route.	

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with adequate lobby protection.	

Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present. Single exit at ground floor.	

Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present.	

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: 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.	

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems. The front entry door is fitted with an intercom entry system.	

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: The entrance door to the premises has a mechanical device fitted which overrides the access control system. (e.g.lever handle/ push pad/thumbturn) - Yale night latch.	

Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: The final exit door opens inwards however this is considered satisfactory as it will be used by less than 60 people.	

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance. Lobby doors reduce travel to 7 meters.	

Question - K.10: Are the precautions for all inner rooms suitable?	Yes
Comment: There are suitable precautions for all inner rooms. Recording studio considered an inner room. Vision panel and fire alarm sounder provided to the inner room, smoke detectors provided in the access room - this is considered adequate.	

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.	

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	

Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety. The front door to fresh air.	

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable window in stairs.	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Not Known
Comment: The scheme offers only minimal support and is managed on the basis that the residents are able to self-evacuate if required. Network Homes confirmed previous recommendation is approved; however, it is apparent that the same issue has not yet been addressed from this inspection.	

Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape issues noted at the time of inspection.	

Question - K.19: What is the current evacuation strategy for the property?	Simultaneous Evacuation
Comment: The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The property is a converted block with an unknown standard of compartmentation. The current Simultaneous Evacuation strategy is considered appropriate.	

Question - K.21: What is the recommended evacuation strategy for the property?	Simultaneous Evacuation
Comment:	

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
Comment: Flat entrance doors appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	No
Comment: An excessive gap was noted under flat 1 entrance door over 6mm which will not resist the passage of cold smoke.	
Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.	
Priority: C | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 528868	

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There is no glazing present to any flat entrance doors in this property.	

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights over the flat entrance doors in this property.	

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

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and have an adequate self-closing device.	

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

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	No
Comment: All common area fire doors and/or frames appear to be appropriately fire rated except for door to electrical intake is an old panel door. Not considered to be fire rated. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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

Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke. They are as follows:- Lobby door to flats 1, 2, and 3 has excessive gaps to the top and leading edge over 3mm. The recording studio room door has an excessive gap over 3mm to the leading edge. The lobby door adjacent to flat 4 has excessive gaps to the top of the door over 3mm.

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: 3	Potential Quantity: 3	Action ID: 528869

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

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

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. Georgian wired glazing installed.

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes

Comment: Common area fire doors are fitted with adequate self-closing devices where required.

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

Comment: Common area fire doors are not provided with adequate combined intumescent strips and smoke seals. No strips and seals to 3 x lobby doors and the recording studio door. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

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

Comment: Other common area fire door issues noted at the time of inspection include - Dorguards or magnetic hold open devices fitted. No floor plate fitted to doors with Dorguards. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

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. Escape route covered.	

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).	

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

O. Fire Safety Signs and Notices

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

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

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

P. Means of Giving Warning in Case of Fire

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

Comment: There is a Grade A/Part 1 system installed in this Supported Housing scheme comprising fire alarm panel, smoke/detection, sounders, and manual call points within the common areas, including residential corridors. The system is extended into individual flats with heat detection.

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes

Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out)

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

Comment: The Grade A system installed has smoke detectors and sounders within the common areas and heat detectors and sounders within individual flats (from sample inspection). This is appropriate for a conversion.

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

Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 5. No access to other flats. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	Yes

Comment: A social alarm system is required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats. Residents are partially sited and elderly. No staff on site.

Question - P.7: Is the property provided with the required systems for remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing/Residential Care Homes)?	No

Comment: The building does not appear to have a social alarm system installed. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?	No

Comment: The independent domestic hard-wired smoke/heat alarm systems within the flats are not adequately monitored via a social alarm system. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	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 converted block with a standard of compartmentation considered adequate for a Simultaneous Evacuation strategy only (subject to recommendations which may be noted elsewhere in this report).	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/ or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable
Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)	

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 services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Gaps around cables in ground floor electrical intake. Previous recommendation no longer considered required/appropriate. Marked as superseded with additional recommendation.	
Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The period of fire resistance required is 60 minutes.	

Priority: B	Known Quantity: 7	Potential Quantity: 7	Action ID: 528870

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)	Not Applicable
Comment: No pipes or other services passing through fire-resisting construction were noted in the common areas of the property.	

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: The roofspace was not adequately compartmented, however this is considered acceptable given the Simultaneous Evacuation strategy for the building. The roofspace was clear of combustibles.	

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 cabinets recessed into flat compartment walls in this property.	

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

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings 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).	Yes
Comment: The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. The building is of traditional masonry and mortar construction with no visible external combustible materials, cladding etc.	

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

Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There appeared to be various compartmentation breaches noted throughout the communal areas which should be adequately fire-stopped. Breaches were noted within the following areas:-The ground floor entrance lobby to electrical cables above the lobby door and electrical intake cupboard. The ground floor rear lobby area adjacent to flat 4 above the lobby door around cables and pipework. First-floor landing to the ceiling around the cable. Network Homes confirmed previous recommendation is assigned.

Recommendation: The highlighted compartmentation breaches should be fire-stopped to achieve 60 minutes of fire resistance.

Priority: B	Known Quantity: 4	Potential Quantity: 4	Action ID: 528871

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

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

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Not Applicable

Comment: Portable extinguishers are not provided in this building and are not required given the use and occupancy type.

S. Other Fire Safety Systems and Equipment

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

Comment: No drop key override switch facility is provided.

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

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

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

Comment: The building is not provided with a lift.

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

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

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

Question - S.6: Are hose reels provided within the building?	No
Comment: Hose reels are not provided within the building.	

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
Comment: There are no other relevant fire safety systems or equipment installed.	

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: A two storey supported block	

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

Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for residents are displayed in the Fire Action Notices.	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	

Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: The assembly points identified are considered suitable. To the front of the building.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Yes
Comment: There would appear to be adequate procedures in place for the evacuation of people with disabilities, as it has been indicated that all can self-evacuate. Additional procedures may be required depending on the outcome of the Person-Centred Fire Risk Assessments recommended in K.16	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Not Applicable
Comment: The small size and simple layout of the building are such that liaison with the local Fire and Rescue Service is not considered necessary.	

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

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: There were no other fire safety management issues noted at the time of inspection.	

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

Question - U.4: Are fire drills carried out at appropriate intervals?	No
Comment: From information received on site, fire drills are being carried out but not to the frequency expected for this building and occupancy type. Network Homes confirmed previous recommendation is approved; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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: Network Homes advise that fire alarm systems are inspected, tested and maintained as per BS 5839 (part 1 or part 6:2013 as appropriate) and records are held centrally.	

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the access control system is being carried out. However, the external final exit door has a mechanical override to open the door and so reactive maintenance only is considered acceptable.	

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	Yes
Comment: A log book was available on site during the inspection.	

Question - W.2: Are details of fire drills recorded in the log book or digital log book system?	Yes
Comment: There were records of fire drills undertaken available on site.	

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system?	Not Applicable
Comment: There are no staff present on-site so fire safety training is not required.	

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate records are held. The previous recommendation has been marked Approved.	

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
Comment: Network Homes advise that records of inspection, testing and/or servicing are held in a central database.	

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

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 Known

Comment: Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

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)	Yes

Comment: There were no gas installations noted within the common parts of the building - Plastic gas meter boxes were noted externally to the side of the building. There is pipework located within the escape route however this could not be confirmed as gas pipework - further investigation may be required.

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?	Not Known

Comment: There is pipework located within the escape route however this could not be confirmed as gas pipework - further investigation may be required.

Recommendation: Further investigation is required by management to confirm whether there is gas pipework located throughout the escape route - If confirmed the pipework may need to be re-routed outside or enclosed within fire rated boxing.

Priority: Man2	Known Quantity: 0	Potential Quantity: 2	Action ID: 528872

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)	Yes

Comment: Refer to Y.2

Z. Other Issues

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

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

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-7 Bob Cameron House 80 Pound Lane London NW10 2HT
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: 18/09/2020
Part 6	Recommended date for reassessment of the premises: 18/09/2021
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 18/09/2020