Fire Risk Assessment

Property assessed:	1-20 3 Gildea Close London HA5 4SD
Client:	Network Homes Ltd
UPRN:	GILD0003
Property Classification:	Level 1
Document Print Date:	21/04/2021

FRA Inspection Date:	27/08/2020
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	David Fish
Assessment Checked by	John Herbison
Date of inspection	27/08/2020
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	5	1	1
C	3	4	4
R	2	0	0
Man1	0	0	0
Man2	2	1	0

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

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Notes	The current evacuation strategy for the building 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	W.12	Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.		
Section	Records			
Action ID	529531			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of the access control system inspections, tests, and servicing are kept on-site or in a central database.		
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	Q.2	Comment: Compartmentation would not appear to be adequate. The sample above laundry room corridor, corridor adjacent room 4 and on the 1st floor corridor adjacent room 5 not adequately fire stopped. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.		
Section	Limiting Fire Spread			
Action ID	529530			
Quantity - Known - Potential	 1 1	Recommendation: The compartmentation breaches noted above the cross corridor fire door on the 1st floor adjacent room 5 within the voids above the false ceilings should be made good with appropriate fire-resisting materials/construction. Period of fire resistance required is 30 minutes.		
Priority	B	Due Date: 18/09/2021	Client Status: Assigned	
Question	L.2	Comment: Excessive gaps were noted under some Bedroom entrance doors which will not resist the passage of cold smoke. - Managers Flat entrance door, Bedroom 3, 5, 7, 8 & 16.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	529526			
Quantity - Known - Potential	 6 6	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	L.9	Comment: An excessive perimeter gap was noted under sampled bedroom 16 entrance door which will not resist the passage of cold smoke. No access to other residents rooms.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	529529			
Quantity - Known - Potential	 1 1	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	

Question	M.2	Comment: Excessive gaps were noted under all common area fire doors which will not resist the passage of cold smoke with the exception of the Ground floor small cupboard, door to front staircase near play room, double doors to computer room, Main electrical intake cupboard on the ground floor.		
Section	Common Area Fire Doors			
Action ID	529527			
Quantity - Known - Potential	 34 34	Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned	
Question	M.7	Comment: The pads have been removed from the common area fire door however, other common area fire door issues noted at the time of inspection include - Perimeter gaps noted to all common area fire doors with the exception of; Ground floor: Cross corridor, small store, Laundry, room off the laundry - 1st floor: Cross corridor, double door riser cupboard.		
Section	Common Area Fire Doors			
Action ID	529528			
Quantity - Known - Potential	 38 38	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	E.4	Comment: No fire blanket is provided in the common kitchens		
Section	Cooking			
Action ID	280557			
Quantity - Known - Potential	 9 9	Recommendation: A fire blanket should be provided in each kitchen. One fire blanket for each cooker in the kitchen		
Priority	B	Due Date: 20/05/2020	Client Status: Approved	
		Review Status: Unresolved		

Question	K.5	Comment: All final exits other than the main entrance are fitted with break glass points for keys or thumb turns to exit the relevant door and some with sprung break glass Redland tube type locks. Not considered satisfactory.		
Section	Means of Escape			
Action ID	280558			
Quantity - Known 7 - Potential 7		Recommendation: Remove all Redland tube break glass locks from exit doors. Provide alarms to doors if extra security is required or magnetic locks linked to the fire alarm. The doors from the lounge and laundry with keys in a break glass box are not required as fire exits. Remove/ change sign to warn that the keys are not for emergency use.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection		No image available
Section	Means of Escape			
Action ID	280559			
Quantity - Known N/A - Potential 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: 01/02/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled Rooms 4 and 6 doors. No access to other residents' rooms.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	280561			
Quantity - Known 2 - Potential 2		Recommendation: Intumescent strips and smoke seals should be fitted to the doors as noted.		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned	
		Review Status: Unresolved		
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. Launmdry door not closing fully into the frame.		
Section	Common Area Fire Doors			
Action ID	280563			
Quantity - Known 1 - Potential 1		Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.		
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. Intumescent strips and smoke seals fitted to some common area doors, intumescent strips only to other common area doors.		
Section	Common Area Fire Doors			
Action ID	280564			
Quantity - Known - Potential	 43 43	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.6	Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. Intumescent strips and smoke seals fitted to some common area doors, intumescent strips only to other common area doors.		
Section	Common Area Fire Doors			
Action ID	280565			
Quantity - Known - Potential	 1 1	Recommendation: The doors to the 1st floor electrical have the smoke seal missing/damaged. Requires repair/ replacement.		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned	
		Review Status: Unresolved		
Question	P.9	Comment: Other detection and alarm system issues noted at the time of inspection include - No detection in the cleaners cupboard on the ground floor.		
Section	Means of Giving Warning in Case of Fire			
Action ID	280567			
Quantity - Known - Potential	 1 1	Recommendation: Extend the fire alarm system into ground floor cleaners cupboard with smoke detection.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	P.10	Comment: There was no Zone Chart provided adjacent to the fire alarm panel.		
Section	Means of Giving Warning in Case of Fire			
Action ID	280568			
Quantity - Known - Potential	 1 1	Recommendation: Provide a Zone Chart of the fire alarm system, fixed to the wall adjacent to the fire alarm panel.		
Priority	B	Due Date: 30/09/2021	Client Status: Approved	
		Review Status: Unresolved		

Question	Q.2	Comment: Compartmentation would not appear to be adequate. The sample above laundry room corridor and corridor adjacent room 4 not adequately fire stopped.		
Section	Limiting Fire Spread			
Action ID	280569			
Quantity - Known - Potential	 2 2	Recommendation: Provide 60 minutes fire stopping in the false ceiling above laundry room corridor and corridor adjacent room 4 not adequately fire stopped.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.2	Comment: Compartmentation would not appear to be adequate. The sample above laundry room corridor and corridor adjacent room 4 not adequately fire stopped.		
Section	Limiting Fire Spread			
Action ID	280570			
Quantity - Known - Potential	 N/A 12	Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ ensure that compartmentation within is adequate.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.11	Comment: Soft furnishings in the communal lounges could not be confirmed as suitably fire-resisting.		
Section	Limiting Fire Spread			
Action ID	280571			
Quantity - Known - Potential	 8 8	Recommendation: When it is time for replacement, the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises		
Priority	R	Due Date: N/A	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.12	Comment: Curtains labeled as domestic standards purchase from NEXT retail.		
Section	Limiting Fire Spread			
Action ID	280572			
Quantity - Known - Potential	 18 18	Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.		
Priority	R	Due Date: N/A	Client Status: Approved	
		Review Status: Unresolved		

3 Introduction and Scope

3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

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

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

4 Property Details

UPRN	GILD0003
Number Range	1-20
Building Name	
Street Number	3
Street	Gildea Close
City/Town	London
Postcode	HA5 4SD
Property Designation	Supported Living

Building Layout Information	
Total No. of Floors	3
Total No. of Floors (common area only)	3
Total No. of Storeys (ground and above)	3
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A three storey purpose built block of residential rooms for women and children following family break up / difficulties. Three stairs, eight final exits, and the wardens flat has an additional final private entrance and exit directly to outside. No lift. Stepped and level exits. The ground floor consists of 2 offices, wardens flat, entrance hall, corridors to bedrooms and ancillary accommodation including a main lounge, shared kitchens/living area, a children's play room and a computer / training room and multiple stores and tank cupboards. Electrical intake is under the central stair. The first floor consists of corridors to bedrooms, 2 shared kitchen/living areas, electrical riser, and multiple store rooms and tank rooms. The second floor consists of corridors to bedrooms, 2 shared kitchens, electrical riser, and multiple cupboards and tank cupboards. It is understood wash facilities are provided in the bedrooms and that there are 2 bedrooms within 8 of the numbered rooms, off the escape route; Large rear garden with routes to the car park.
Extent of Common Areas (area assessed)	Ground, first and second-floor communal areas. Sampled bedroom and stores/cupboards.
Areas of the building to which access was not available.	Other numbered flats, Store cupboard on 1st floor.
Total number of Flats/Bedsits/Bedrooms (as applicable)	20
Number accessed off the Common Area	20
Flats/Bedsits/Bedrooms sample inspected	Bedroom 16
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	8
Block Accessibility	Level

Building Layout Information	
Total No. of Common Staircases	3

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1990
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	None.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Up to 4 staff on site office hours. Warden lives on site but not necessarily on duty at all times.
Person managing fire safety in the premises	Terrie Stapleton SSAFA Home manager. and Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Terrie Stapleton - SSAFA Home manager
Number of Residents	Number advised by client - see comment.
-Comments	Advised that the maximum number is:- up to 60
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Up to 4 staff during working hours. Warden lives on site but not necessarily always available.
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	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. Vulnerable women and children.

Other information	
Fire loss experience (since last FRA)	None known or reported at time of inspection.
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	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 3/7/2018.	

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

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: 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?	Yes
Comment: The use of multi-way adapters and/or extension leads observed during the inspection was considered acceptable.	

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: A designated external smoking area is provided for use by staff and others.	

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: No smoking in the building. An area in the garden for smokers.	

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 is fitted with an intercom and door release system and was locked at the time of inspection. CCTV covers the site.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin bins were stored in a detached bin storage room at the time of inspection.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: Paladin bins were stored in a detached bin storage room at the time of inspection.	

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: The common area has an electrical heating system with wall mounted storage heaters/convector radiators.	

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

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	No
Comment: No portable heaters were noted within the common area at the time of inspection.	

E. Cooking

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

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking? (e.g. Policies, Procedures, Training or Supervision)	Yes
Comment: Reasonable measures 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
Comment: Domestic cookers. No filters.	

Question - E.4: Are fire blankets provided in the common kitchen?	No
Comment: No fire blanket is provided in the common kitchens. Network Homes confirmed previous recommendation is approved; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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 is unlikely to necessitate a lightning protection system	

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	

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

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection	

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
Comment: The common escape routes were kept clear of any trip hazards at the time of inspection	

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
Comment: No hazardous materials were noted in the common area at the time of inspection	

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
Comment: There were no other house-keeping issues noted at the time of inspection.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Network Homes advise that fire safety conditions are imposed on outside contractors when working on the premises.	

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

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.	

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
Comment: No dangerous substances 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. Lobby protected staircases fire doors to residents rooms and common rooms.	

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.	

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)?	No
Comment: All final exits other than the main entrance are fitted with break glass points for keys or thumb turns to exit the relevant door and some with sprung break glass Redland tube type locks. Not considered satisfactory. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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.	

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 block entrance door has a mechanical device fitted which overrides the access control system. (Lever handle to 1st exit door into lobby with a thumbturn on the final exit door)	

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

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

Question - K.10: Are the precautions for all inner rooms suitable?	Yes
Comment: There are suitable precautions for all inner rooms. Manager room inner room. AFD in managers room and outer office.	

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: Corridors are provided with smoke control doors where required	

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: Corridors are sub-divided where appropriate	

Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety, discharging outside into car parking area on Gildea close.	

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 windows in staircases and lobbies.	

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 NFCC Specialised Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings. 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 current evacuation strategy for the building 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: Doors to residents' rooms appear to be FD30 timber fire doors. Sample inspection of rooms 16. Other doors similar design. (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: Excessive gaps were noted under some Bedroom entrance doors which will not resist the passage of cold smoke. - Managers Flat entrance door, Bedroom 3, 5, 7, 8 & 16.	
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: 6 | Potential Quantity: 6 | Action ID: 529526	

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

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

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

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and have an adequate self-closing device. Sampled Room 16 door was fitted with adequate self-closing devices	

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Not Known
Comment: Sampled Room 16 door was fitted with intumescent strips and what is assumed to be a draft excluder, although this also could be a 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]	No
Comment: An excessive perimeter gap was noted under sampled bedroom 16 entrance door which will not resist the passage of cold smoke. No access to other residents rooms.	

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: 1	Potential Quantity: 1	Action ID: 529529

Question - L.10: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]	Yes
Comment: There were no other resident rooms entrance door issues noted at the time of inspection.	

M. Common Area Fire Doors

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

Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Glazed and non glazed FD30S fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

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

Comment: Excessive gaps were noted under all common area fire doors which will not resist the passage of cold smoke with the exception of the Ground floor small cupboard, door to front staircase near play room, double doors to computer room, Main electrical intake cupboard on the ground floor.

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

Priority: C	Known Quantity: 34	Potential Quantity: 34	Action ID: 529527

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 where fitted.

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

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. Laundry door not closing fully into the frame. 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.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 intumescent strips and smoke seals. Intumescent strips and smoke seals fitted to some common area doors, intumescent strips only to other common area doors. 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: The pads have been removed from the common area fire door however, other common area fire door issues noted at the time of inspection include - Perimeter gaps noted to all common area fire doors with the exception of; Ground floor: Cross corridor, small store, Laundry, room off the laundry - 1st floor: Cross corridor, double door riser cupboard.	
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: 38 | Potential Quantity: 38 | Action ID: 529528	

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. Escape route covered.	

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: It appears there is a part 1, grade A, AFD system provided throughout the building incorporating manual call points, smoke and heat detection throughout the escape routes and noted in sampled cupboards and stores. It was also noted that the communal AFD is extended to bedroom areas and rooms.	

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 smoke and heat detectors and sounders within individual residents rooms (from sample inspection). This is appropriate for this building and supports the simultaneous evacuation strategy.	

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: Mains detection and sounders extended into residents rooms from common alarm system. Supports simultaneous evacuation strategy.	

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: The property contains no flats/bedsits/bedrooms requiring provision of a social alarm system	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	No
Comment: Other detection and alarm system issues noted at the time of inspection include - No detection in the cleaners cupboard on the ground floor. 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.10: Are all other fire detection and alarm system issues satisfactory? [2]	No
Comment: There was no Zone Chart provided adjacent to the fire alarm panel. 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.11: Are all other fire detection and alarm system issues satisfactory? [3]	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 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)	No
Comment: Compartmentation would not appear to be adequate. The sample above laundry room corridor, corridor adjacent room 4 and on the 1st floor corridor adjacent room 5 not adequately fire stopped. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	
Recommendation: The compartmentation breaches noted above the cross corridor fire door on the 1st floor adjacent room 5 within the voids above the false ceilings should be made good with appropriate fire-resisting materials/construction. Period of fire resistance required is 30 minutes.	

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 529530

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.	

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes
Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.	

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable
Comment: No waste chute is provided in the property.	

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable
Comment: No compartmentation over the cross corridor doors in the roofspace however as the building has a Simultaneous Evacuation strategy this is not considered essential.	

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?	No
Comment: Soft furnishings in the communal lounges could not be confirmed as suitably fire-resisting. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	No
Comment: Curtains labeled as domestic standards purchase from NEXT retail. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this 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. External brick walls.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.	

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	No
Comment: Extinguishers were provided in staff/contractor areas only as follows:- 1 x water and 1 x CO2 in the office.	

Question - R.5: Are portable fire extinguishers required in the common areas?	No
Comment: Fire extinguishers are not required in the common areas of these premises as no staff/trained users are likely to be present.	

S. Other Fire Safety Systems and Equipment

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	No
Comment: 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: 3 storey purpose built property housing 20 bedroom and a housing managers accommodation.	

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

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. Staff when on site or residents to call the fire service.	

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

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

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: Staff (if on site) would not assist in an evacuation, just supervise.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
Comment: Management advises that routine in-house fire safety checks are being carried out by staff.	

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: There were no other fire safety management issues noted at the time of inspection.- Housing Manager confirms that all fire safety documentation and any relavent information is shared with Network Homes.	

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?	Yes
Comment: Management has advised that staff are appropriately and adequately trained on relevant aspects of fire safety.	

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

Question - U.4: Are fire drills carried out at appropriate intervals?	Yes
Comment: Management has advised that fire drills are carried out at appropriate intervals. Quarterly fire drills. Recorded in the log book state 07/02/20 26/04/20 and 24/05/20.	

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.8: Are access control systems inspected, 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.	

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. Last recorded fire drill 24/05/2020	

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system?	Yes
Comment: Records of training undertaken were available on site during the inspection.	

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	Yes
Comment: There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.	

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

Question - W.12: Are the access control system inspections, tests and servicing recorded?	Not Known

Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.

Recommendation: Management should confirm/ensure that records of the access control system inspections, tests, and servicing are kept on-site or in a central database.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 529531

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: 1-20 3 Gildea Close London HA5 4SD
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