Fire Risk Assessment

Property assessed:	1-8 25A Bavaria Road London N19 4EU
Client:	Network Homes Ltd
UPRN:	BAVA025A18
Property Classification:	Level 1
Document Print Date:	22/04/2021

FRA Inspection Date:	18/06/2020
FRA Issued to Client:	22/07/2020
FRA valid to:	22/07/2021
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	Neil Sturdy
Assessment Checked by	John Herbison
Date of inspection	18/06/2020
Date of Assessment Issue to Client	22/07/2020

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	22/07/2021

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	2	2	2
B	4	1	1
C	1	1	1
R	0	2	2
Man1	2	0	0
Man2	1	9	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	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

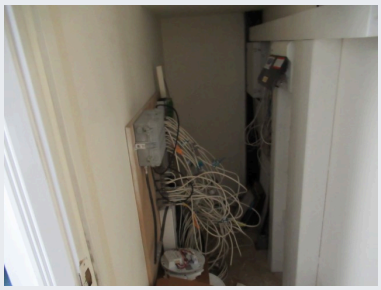
2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	P.5	Comment: Due to Covid-19 infection concerns, sample inspections of fire detection and alarm provision in flats/ residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	505821			
Quantity - Known - Potential	 0 48	Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.		
Priority	Man2	Due Date: 22/10/2020	Client Status: Approved	
Question	V.2	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed the last recommendation to test the system as per guidance.		No image available
Section	Testing and Maintenance			
Action ID	505826			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 22/10/2020	Client Status: Approved	
Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed the previous recommendation to test the system as per guidance.		No image available
Section	Testing and Maintenance			
Action ID	505828			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
Priority	Man2	Due Date: 22/10/2020	Client Status: Approved	
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The following doors were not fully closing into their frames with the aid of the self-closing device; kitchen door to cluster 2		
Section	Common Area Fire Doors			
Action ID	505819			
Quantity - Known - Potential	 1 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	

Question	P.2	Comment: There was damage noted to the common fire alarm system equipment:- the smoke alarm in cluster 7 appears to be disconnected and battery removed.		
Section	Means of Giving Warning in Case of Fire			
Action ID	505820			
Quantity - Known - Potential	 1 1	Recommendation: The damage noted to the common fire alarm system equipment should be repaired by a competent fire alarm engineer.		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned	
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	505823			
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	
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		No image available
Section	Procedures and Arrangements			
Action ID	505824			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out.		No image available
Section	Procedures and Arrangements			
Action ID	505825			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	

Question	V.5	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed the previous recommendation to test the system as per guidance.		No image available
Section	Testing and Maintenance			
Action ID	505827			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	
Question	W.1	Comment: No log book was available on site during the inspection.		No image available
Section	Records			
Action ID	505829			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.		No image available
Section	Records			
Action ID	505830			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	
Question	Q.7	Comment: Electricity meters/consumer units within the communal hallways in each of the cluster units are not suitably enclosed with fire-resisting construction as required. The ground floor intake cupboard does not appear to be adequately fire stopped around the frame to the door and to the floor.		
Section	Limiting Fire Spread			
Action ID	505822			
Quantity - Known - Potential	 2 2	Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
Question	M.2	Comment: The kitchen doors to clusters 3, 5 & 7, the service cupboards to cluster 4 and the entrance doors to clusters 1 & 2 have excessive gaps.		
Section	Common Area Fire Doors			
Action ID	505818			
Quantity - Known - Potential	 7 7	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: 30/03/2022	Client Status: Assigned	

Question	G.2	Comment: Combustible items were noted close to an ignition source. The ground floor electrical intake cupboard has combustible items and loose cables.		
Section	House-Keeping			
Action ID	505816			
Quantity - Known - Potential	 1 1	Recommendation: The loose cables should be installed in a containment system.		
Priority	R	Due Date: N/A	Client Status: Assigned	
Question	K.15	Comment: The stairs and/or lobbies are not provided with an adequate automatic or remotely operated smoke ventilation system. As regulations are not retrospective this is deemed satisfactory. The stair lobby has a travel distance within 4.5m, therefore, smoke control is not required but, the stairway requires a smoke vent at the head of the stair to be actuated by means of smoke detection on the fire floor located within the common access space providing access to the flats.		No image available
Section	Means of Escape			
Action ID	505817			
Quantity - Known - Potential	 1 1	Recommendation: When the building is next refurbished it is recommended to provide an AOV system with smoke detection in each stair lobby that actuates a smoke vent of at least 1.0m square at the head of the stair.		
Priority	R	Due Date: N/A	Client Status: Assigned	

2.2 Status of Previous Recommendations

Details		Comments/recommendations		Photo
Question	M.2	Comment: From sample inspection of common area fire doors located within clusters 5-8 and and within communal lobbies the doors are poorly fitted with excessive perimeter gaps to the vast majority of the doors. Other issues identified at the time of inspection include damaged doors, missing glazing beads to common area lobby doors, missing intumescent strips/seals and extremely excessive gaps in excess of 30mm noted on the communal kitchen doors within the individual cluster units sampled.(Cluster units 5-8)		
Section	Common Area Fire Doors			
Action ID	296579			
Quantity - Known - Potential	 4 4	Recommendation: Common area doors and frames to the shared communal kitchens within individual cluster units 5-8 as noted should be replaced with FD30S self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep shut' signage to both sides.		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned	
		Review Status: Unresolved		

Question	M.6	Comment: Smoke seals were identified as either missing or damaged to the following sampled doors- Smoke seals missing from the side and top of the kitchen door to cluster 1, top of the ground floor riser cupboard door, damaged smoke seal noted to the entrance door of cluster 2, smoke seal missing from the kitchen door to cluster 2, smoke seal missing from the entrance door to cluster 3, section of smoke seal missing from cluster 3 heating cupboard door, the entrance door to cluster 5 has a section of smoke seal missing, smoke seal missing from the kitchen door to cluster 6, smoke seal missing from the entrance door to cluster 8 and the kitchen door in cluster 4.	No image available
Section	Common Area Fire Doors		
Action ID	131369		
Quantity - Known - Potential	 N/A 60	Recommendation: Due to the excessive number of missing or damaged smoke seals provided to sampled doors, it is recommended a complete door survey is undertaken to identify and replace missing or damaged smoke seals.	
Priority	Man1	Due Date: 01/12/2019 | Client Status: Assigned Review Status: Unresolved	
Question	O.2	Comment: Previous FRA comment-Fire door signage is not provided on the entrance doors to each cluster	No image available
Section	Fire Safety Signs and Notices		
Action ID	131371		
Quantity - Known - Potential	 8 N/A	Recommendation: Provide 'Fire door keep shut' notices to common area fire doors as noted.	
Priority	C	Due Date: 30/03/2022 | Client Status: Assigned Review Status: Unresolved	

Question	P.3	Comment: Previous comment- A BS 5839 Part 6 Grade D fire detection and alarm system is provided throughout the premises with smoke and heat alarms located to a LD2 level of coverage. It appears that a full evacuation is triggered by operation of any alarm. This is not considered to be appropriate for this type of building. The common areas of cluster accommodation should be in accordance with the general recommendations for flats given in the British Standard. A fire detection and fire alarm system should be provided in accordance with BS 5839-6:2013, LD1, as applicable, for simultaneous evacuation of the cluster of fire origin. A smoke detector should be provided in each habitable room and a heat detector should be provided in the kitchen. A link to the fire alarm and detection system should be provided to the management responsible for the building if it is staffed 24 hours per day, or to a remote monitoring centre, see P7, as recommended in BS9991 - 9.8.1.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	131391			
Quantity - Known - Potential	 1 N/A	Recommendation: Recommend the common area fire alarm system is refigured/upgraded and management confirm that the fire detection and fire alarm system is provided in accordance with BS 5839-6:2013, LD1 for simultaneous evacuation of the cluster of fire origin, as outlined in BS9991 - 9.		
Priority	B	Due Date: 30/09/2021	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	131372			
Quantity - Known - Potential	 1 N/A	Recommendation: A link to the fire alarm and detection system should be provided to the management responsible for the building. This building is not staffed 24 hours per day, therefore it is recommended a link to a remote monitoring centre as recommended in BS9991 - 9.8.1 is provided.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	P.9	Comment: Residents of sampled bedsits A and E cluster 1, have decommissioned the smoke alarms within the bedsit. Bedsit A has the smoke alarm covered and bedsit E has disconnected the smoke alarm.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	131374			
Quantity - Known - Potential	 2 N/A	Recommendation: Recommend the smoke alarms provided in bedsits A and E, cluster 1 are repaired/ reinstated to full working order.		
Priority	A	Due Date: 30/12/2020	Client Status: Approved	
		Review Status: Unresolved		

Question	Q.3	Comment: Sampled top floor riser cupboards have not been adequately fire separated from the roof void/space. Sections of plastic soil pipes have been cut creating a void between the riser cupboard and roof void.		
Section	Limiting Fire Spread			
Action ID	131378			
Quantity - Known - Potential	 8 N/A	Recommendation: The hole/s noted should be sealed to provide 60 minutes fire resistance.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.7	Comment: Electricity consumer units in the cluster protected access corridors are not enclosed by fire resisting material.		
Section	Limiting Fire Spread			
Action ID	131445			
Quantity - Known - Potential	 8 N/A	Recommendation: The electrics located within the common area should be enclosed with 30 minute fire resisting construction including FD30S fire door(s) fitted with a lock and "Fire door keep locked signage"		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.11	Comment: There were no labels seen on the soft furnishings sampled in the common areas. Soft seating provided in the cluster kitchens is not labelled as fire-resisting.		No image available
Section	Limiting Fire Spread			
Action ID	131380			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should confirm that the unlabelled soft furnishings in the common areas conform to BS 7176 for medium hazard premises, and if not these should be replaced.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned	
		Review Status: Unresolved		
Question	Q.14	Comment: An extract vent is provided in the ceiling above the cooker in sampled cluster 7 (assumed to be provided in other clusters). From visual inspection, it could not be established if the vent is fitted with an intumescent barrier.		No image available
Section	Limiting Fire Spread			
Action ID	131389			
Quantity - Known - Potential	 N/A N/A	Recommendation: The vent above and adjacent to the cookers in each cluster should be confirmed as fitted with a fire resisting barrier. If a barrier is not provided, the vent should be removed, the resulting openings should be sealed to one hour fire resisting standard and, if necessary, venting from the kitchen should be provided direct to open area.		
Priority	Man1	Due Date: 01/12/2019	Client Status: Assigned	
		Review Status: Unresolved		

3 Introduction and Scope

3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

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

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

4 Property Details

UPRN	BAVA025A18
Number Range	1-8
Building Name	
Street Number	25A
Street	Bavaria Road
City/Town	London
Postcode	N19 4EU
Property Designation	Cluster Accommodation

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached, purpose built residential building of four floors containing a total of eight cluster units, providing accommodation for key workers. Each cluster unit contains six individual bedrooms with private bathroom facilities. There is a communal kitchen within each cluster unit. The electrical intake/comms cupboard is located in the common ground floor entrance hallway. A lift motor cupboard is located in the access lobby to the ground floor clusters. Each cluster is accessed via the protected stairway enclosure and a protected access lobby containing the lift. A single final exit is provided from the stairway enclosure. There is a single passenger lift. Level access. Bins are stored externally in a designated area.
Extent of Common Areas (area assessed)	Common area hallway, landings, stairs, lobbies and external access/egress routes leading to/from the property. Common cluster kitchens and service cupboards.
Areas of the building to which access was not available.	Cluster rooms. Service cupboards apart from the sample inspected.
Total number of Flats/Bedsits/Bedrooms (as applicable)	48
Number accessed off the Common Area	48
Flats/Bedsits/Bedrooms sample inspected	Due to COVID-19 infection concerns, sample inspections of residents rooms have not been carried out during this FRA.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Timber Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2000
Floor Construction Type	Timber Joists
Stair Construction Type	Metal
External Wall Construction Type	Masonry external leaf to presumed timber frame.
External Wall Finish Type	Brick
Other Construction Information	Circa 2000. Traditional timber framed construction with timber floors, steel stairs and dry-lined internal partitions. External elevations are predominantly finished brickwork.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No full-time staff on site. Occasional visits during office hours Monday to Friday.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Contracts Manager
Person consulted during the FRA	No one. No management/staff were on-site.
Number of Residents	Assumed to be one resident per bedsit
-Comments	Exact numbers not known
Number of Employees	No staff on site
-Comments	Occasional staff attendance assumed - low numbers expected
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported, no evidence noted.
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	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	04) Approved Document B1 - 'Fire safety in Dwellings' - 2019 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 2017.	

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: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.	

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Not Applicable
Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.	

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
Comment: 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: Network Homes advise that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	

Question - B.3: Does the policy in relation to smoking appear to be observed?	Yes
Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.	

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	Yes
Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.	

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Communal waste containers were stored within a fenced external bin storage area 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: Euro-style Waste containers were stored in a fenced external bin storage area 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 communal kitchen areas have 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 cluster kitchens with domestic standard appliances only	

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

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only).	Yes
Comment: Network Homes advise that all extract filters to communal/commercial standard kitchens are checked and changed under the cleaning contract.	

Question - E.4: Are fire blankets provided in the common kitchen?	No
Comment: No fire blanket is provided in the common kitchen which is in keeping with Network Homes' policy	

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system is provided	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection	

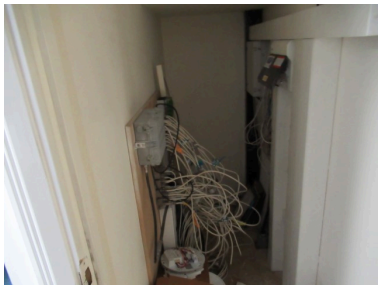
G. House-Keeping

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?	No

Comment: Combustible items were noted close to an ignition source. The ground floor electrical intake cupboard has combustible items and loose cables.

Recommendation: The loose cables should be installed in a containment system.



Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 505816

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 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, also see G2.

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; see G2.	

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.	

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)?	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.	

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. (e.g.lever handle/push pad/ thumbturn).	

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

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

Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection	

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

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.	

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 communal escape stairs are provided with adequate manually operated ventilation openings for the control of smoke. Manually openable casement windows are provided on each of the upper floor landing area(s)	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	No
Comment: The stairs and/or lobbies are not provided with an adequate automatic or remotely operated smoke ventilation system. As regulations are not retrospective this is deemed satisfactory. The stair lobby has a travel distance within 4.5m, therefore, smoke control is not required but, the stairway requires a smoke vent at the head of the stair to be actuated by means of smoke detection on the fire floor located within the common access space providing access to the flats.	
Recommendation: When the building is next refurbished it is recommended to provide an AOV system with smoke detection in each stair lobby that actuates a smoke vent of at least 1.0m square at the head of the stair.	No image available

Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 505817

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Yes
Comment: There was no evidence of or information about the building having occupants with disabilities at the time of inspection. The arrangements in the building for means of escape for people with disabilities are considered suitable as it was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises.	

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

Question - K.19: What is the current evacuation strategy for the property?	Stay Put
Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area. The individual clusters operate a simultaneous evacuation policy 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 premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	

Question - K.21: What is the recommended evacuation strategy for the property?	Stay Put
Comment: Stay put strategy is applicable to the block with Simultaneous evacuation from individual cluster units of origin, main entrance lobbies and stairwells. In accordance with BS 9991: 2015.	

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 (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

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

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

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

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

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

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and are fitted with intumescent strips and cold smoke seals.	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
Comment: Letterboxes fitted to the cluster unit entrance doors have metal flaps and appear to be in good condition.	

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately FD30(S) fire rated. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). It was noted that there are no CE markings to the hinges of the cluster entrance and kitchen doors.	

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

Comment: The kitchen doors to clusters 3, 5 & 7, the service cupboards to cluster 4 and the entrance doors to clusters 1 & 2 have excessive gaps.

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: 7	Potential Quantity: 7	Action ID: 505818

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

Comment: All glazing to common area lobby fire doors (where fitted) appears to be appropriately fire rated.

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable

Comment: There are no fanlights/side panels to common area fire doors in this property.

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

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The following doors were not fully closing into their frames with the aid of the self-closing device; kitchen door to cluster 2

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

Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 505819

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 provided with adequate intumescent strips and smoke seals except for:- Strips and/or seals are missing from the following doors; ground-floor service cupboard in the stair lobby, kitchen doors to clusters 1 & 6 and the entrance doors to clusters 2, 3, 5, 7, 8

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
Comment: Common area fire doors are considered adequate otherwise.	

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. (See also recommendation M.2)	

N. Emergency Lighting

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	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 Stay Put evacuation strategy was displayed within the common area and simultaneous vacuation in the clusters.	

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
Comment: Previous FRA comment-Fire door signage is not provided on the entrance doors to each cluster unit or the electrical intake cupboard	

Question - O.3: If required, is directional/exit signage adequate?	Not Applicable
Comment: Directional and exit signage is not required in this property as there is a single escape route with only one final exit.	

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 D automatic fire alarm system within the common areas of the building.	

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	No
Comment: There was damage noted to the common fire alarm system equipment:- the smoke alarm in cluster 7 appears to be disconnected and battery removed.	
Recommendation: The damage noted to the common fire alarm system equipment should be repaired by a competent fire alarm engineer.	

Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 505820

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?	No
Comment: Previous comment- A BS 5839 Part 6 Grade D fire detection and alarm system is provided throughout the premises with smoke and heat alarms located to a LD2 level of coverage. It appears that a full evacuation is triggered by operation of any alarm. This is not considered to be appropriate for this type of building. The common areas of cluster accommodation should be in accordance with the general recommendations for flats given in the British Standard BS991:2015. A fire detection and fire alarm system should be provided in accordance with BS 5839-6 - LD1, as applicable, for simultaneous evacuation of the cluster of fire origin. A smoke detector should be provided in each habitable room and a heat detector should be provided in the kitchen. A link from the fire alarm and detection system within the building should be provided to a remote monitoring centre, as recommended in BS 9991: 2015 - 9.8.1.	

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: Due to Covid-19 infection concerns, sample inspections of fire detection and alarm provision in flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.	
Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.	No image available

Priority: Man2	Known Quantity: 0	Potential Quantity: 48	Action ID: 505821

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: The common fire alarm system installed is required to be connected to an alarm receiving centre in accordance with BS 9991: 2015 - 9.8.1	

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)?	Not Known
Comment: It was not possible to determine whether the building is provided with a remotely monitored fire alarm system because no management representatives were on site.	

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?	Not Applicable
Comment: Refer to question P.7	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	No
Comment: Previous recommendation - Residents of sampled bedsits A and E cluster 1, have decommissioned the smoke alarms within the bedsit. Bedsit A has the smoke alarm covered and bedsit E has disconnected the smoke alarm. (There was no available access to individual bedsits at time of inspection). The communal AFD has been recommended for an upgrade. See P3.	

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

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property ? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
Comment: From sample visual inspections compartmentation appears to be satisfactory, however, the level of fire resistance is unknown. BS9991 9.8.1 recommends a cluster should be separated from the remainder of the building by construction having at least 60 minutes of fire resistance. The internal corridor serving the rooms of the cluster should have at least 30 minutes of fire resistance to each room off the corridor.	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/ or fire-stopped? (consider above suspended ceilings and behind casings)	Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report).	

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

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	No
Comment: Electricity meters/consumer units within the communal hallways in each of the cluster units are not suitably enclosed with fire-resisting construction as required. The ground floor intake cupboard does not appear to be adequately fire stopped around the frame to the door and to the floor.	
Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.	

Priority: B	Known Quantity: 2	Potential Quantity: 2	Action ID: 505822

Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	Not Applicable
Comment: There are no electrical meter cupboards recessed into flat compartment walls in this property.	

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

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/ growth?	Not Known
Comment: There were no labels confirming suitability seen on the dining furniture sampled in the communal kitchen areas.	

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 external walls appear to be facing brick with mineral render panels.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	No
Comment: An extract vent is provided in the ceiling above the cooker in sampled cluster 6 (assumed to be provided in other clusters). From visual inspection, it could not be established if the vent is fitted with an intumescent barrier. Presumed 8 instances in the cluster kitchens.	

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)	No
Comment: No extinguishers were provided within the common areas.	

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

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	Yes
Comment: A drop key override switch facility is provided which worked satisfactorily when tested.	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	No
Comment: The building is not provided with a fire mains.	

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

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

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 advises 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.			
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.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 505823

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?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question 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 Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.			
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 505824

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)			Not Known
Comment: It is not known if routine fire safety checks are being carried out.			
Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 505825

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?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	

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: 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.2: Is the common area emergency lighting system 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 system is being carried out. Network Homes confirmed the last recommendation to test the system as per guidance.	
Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 505826	

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed the previous recommendation to test the system as per guidance.	
Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 505827	

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

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Network Homes confirmed the previous recommendation to test the system as per guidance.	
Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 505828	

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	No
Comment: No log book was available on site during the inspection.	
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 505829	

Question - W.2: Are details of fire drills recorded in the log book or digital log book system?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	

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?	Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 505830	

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

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: 1-8 25A Bavaria Road London N19 4EU
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: 22/07/2020
Part 6	Recommended date for reassessment of the premises: 22/07/2021
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 22/07/2020