Fire Risk Assessment

Property assessed:	4-6 The Hollies 52 Lavender Crescent St Albans AL3 5QU
Client:	Network Homes Ltd
UPRN:	HOLI0000-2
Property Classification:	Level 1
Document Print Date:	22/04/2021

FRA Inspection Date:	08/07/2020
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	Stephen Pryce
Assessment Checked by	John Herbison
Date of inspection	08/07/2020
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	1	1
B	1	3	3
C	1	2	2
R	0	1	1
Man1	0	0	0
Man2	5	8	3

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

1.3 Evacuation Strategy

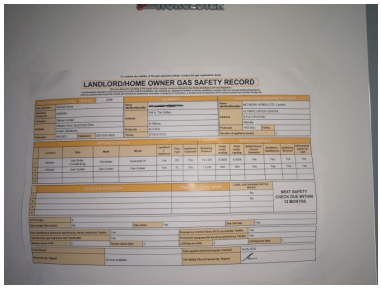
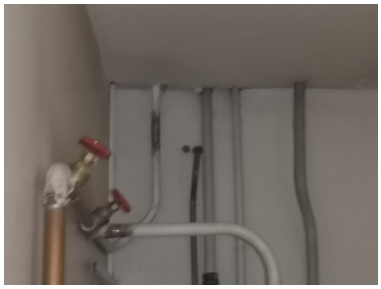
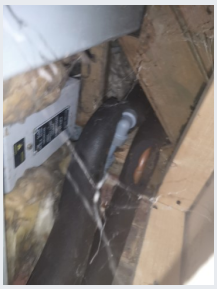
Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Notes	The current evacuation strategy for the building is considered appropriate
Recommended evacuation strategy for this property	Simultaneous Evacuation

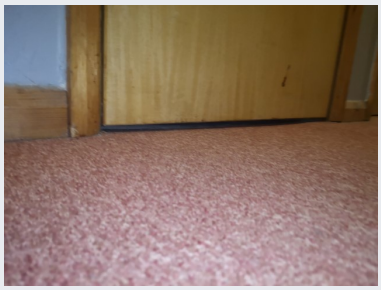
2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	V.1	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	506078			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the Grade A/Part 1 common area fire detection and alarm system is tested weekly and serviced six monthly in accordance with BS 5839-1 and records kept on-site or in a central database.		
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.		No image available
Section	Testing and Maintenance			
Action ID	506079			
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	O.1	Comment: No Fire Action Notices were displayed within the common areas.		No image available
Section	Fire Safety Signs and Notices			
Action ID	506073			
Quantity - Known - Potential	 1 1	Recommendation: A fire action notice advising of the 'Simultaneous Evacuation' policy should be provided in the common areas. This should be of a type suitable for a residential block.		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned	
Question	A.5	Comment: It is not known if a policy is in place to control the use of personal electrical appliances in the common areas and as some items were noted during the inspection this should be confirmed.		No image available
Section	Electrical Ignition Sources			
Action ID	506069			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm that a policy is in place regarding the use of personal portable electrical appliances within the common areas.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned	

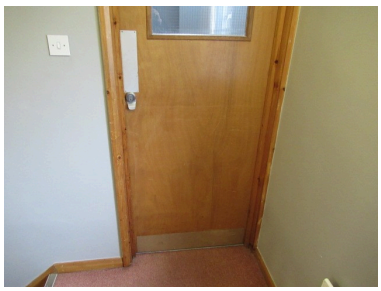
Question	K.16	Comment: It is not known if there is information/contact details provided in this General Needs property for any resident with a disability to get assistance or advice with means of escape if required.		No image available
Section	Means of Escape			
Action ID	506070			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	
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	506077			
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	W.1	Comment: No log book was available on site during the inspection.		No image available
Section	Records			
Action ID	506080			
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.2	Comment: No records of fire drills were available on site.		No image available
Section	Records			
Action ID	506081			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of all fire drills including date, time, numbers, outcome, any issues identified etc. are entered in the fire log book.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	

Question	Z.1	Comment: Other issues considered unsatisfactory at the time of inspection include - The CP-12 Gas certificate noted displayed within the kitchen shows that last test was due 14/05/2019, management must ensure that service are maintained in accordance with standards.		
Section	Other Issues			
Action ID	506083			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management must ensure that Gas services are maintained in accordance with standards.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned	
Question	Q.2	Comment: Compartmentation would not appear to be adequate within the kitchen behind service hatch/ non fire resistant riser housing what appears to be gas services etc.		
Section	Limiting Fire Spread			
Action ID	506074			
Quantity - Known - Potential	 1 1	Recommendation: The compartmentation breaches noted within the kitchen should be made good with appropriate fire-resisting materials/construction. Period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
Question	Q.3	Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Breaches noted within water tank cupboard.		
Section	Limiting Fire Spread			
Action ID	506075			
Quantity - Known - Potential	 1 1	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	Q.7	Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. Service noted breaching compartments where services rise into buildsing from the externally accessed intake cupboard.		
Section	Limiting Fire Spread			
Action ID	506076			
Quantity - Known - Potential	 1 1	Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 30 minutes.		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned	
Question	L.2	Comment: Excessive gaps were noted under all flat entrance doors which will not resist the passage of cold smoke.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	506071			
Quantity - Known - Potential	 3 3	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: 30/03/2022	Client Status: Assigned	

Question	M.2	Comment: Excessive gaps were noted under some common area fire doors which will not resist the passage of cold smoke. Water tank cupboard, and the door adjacent and padlocked door.		
Section	Common Area Fire Doors			
Action ID	506072			
Quantity - Known - Potential	 4 4	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: 30/03/2022	Client Status: Assigned	
Question	Y.2	Comment: The gas pipes in the communal kitchen were not enclosed, although not on the escape route its recommended that Gas service pipework is protected within fire resistant enclosure.		
Section	Gas Services			
Action ID	506082			
Quantity - Known - Potential	 1 1	Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be rerouted externally. If this is not possible it should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas.		
Priority	R	Due Date: N/A	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 kitchen.		No image available
Section	Cooking			
Action ID	281368			
Quantity - Known - Potential	 1 1	Recommendation: A fire blanket should be provided in the kitchen.		
Priority	B	Due Date: 20/05/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	L.6	Comment: No access was possible to any of the residents' room doors to confirm that they are fitted with adequate self-closing devices.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	281369			
Quantity - Known - Potential	 N/A 3	Recommendation: Management should establish a rolling programme of checks to all residents' room doors to confirm that self-closers are fitted and remain effective.		
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved	
		Review Status: Unresolved		

Question	L.7	Comment: No access was possible to any of the residents' room doors to confirm that they are fitted with intumescent strips and cold smoke seals.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	281370			
Quantity - Known - Potential	 N/A 3	Recommendation: Management should establish a rolling programme of checks to all residents' room doors to confirm that strips and seals are fitted and remain effective.		
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The door to the lounge was not fully closing into the frame with the aid of the self-closing device.		
Section	Common Area Fire Doors			
Action ID	281371			
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	
		Review Status: Unresolved		
Question	O.2	Comment: Fire door signage is not considered adequate. No fire door signs to the inside of the kitchen door and to the stair and accommodation lobby door.		
Section	Fire Safety Signs and Notices			
Action ID	281372			
Quantity - Known - Potential	 5 5	Recommendation: Provide'Fire door keep shut' notices to common area fire doors as noted.		
Priority	C	Due Date: 30/03/2022	Client Status: No Access	
		Review Status: Unresolved		
Question	P.3	Comment: The Grade A system installed has smoke detectors and sounders within the accommodation corridor and heat detector and sounder within the kitchen. Unable to confirm if the fire alarm system is interlinked with the neighbouring block 1-3 The Hollies, see P9, or if smoke detectors are extended into residents bedrooms and lounges.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	281379			
Quantity - Known - Potential	 1 1	Recommendation: The Grade A common area automatic fire detection system should be extended to provide heat detectors and sounders within the bedrooms and lounges to BS 5839-6:2013 LD1 standard unless confirmed as in place.		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned	
		Review Status: Unresolved		

Question	P.7	Comment: It is not possible to determine whether the building is provided with a remotely monitored social alarm because the AFD panel could not be located.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	281380			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should confirm/ensure that a social alarm system is installed to allow fire alarm system activation within all the cluster flat to be remotely monitored and filtered by a warden or an Alarm Receiving Centre. The system should be designed to give priority to fire alarm signals.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Assigned	
		Review Status: Unresolved		
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	281376			
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: 31/03/2020	Client Status: Approved	
		Review Status: Unresolved		
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	281377			
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: 31/03/2020	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	HOLI0000-2
Number Range	4-6
Building Name	The Hollies
Street Number	52
Street	Lavender Crescent
City/Town	St Albans
Postcode	AL3 5QU
Property Designation	Cluster Accommodation

Building Layout Information	
Total No. of Floors	1
Total No. of Floors (common area only)	1
Total No. of Storeys (ground and above)	2
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A purpose built 2 storey block of cluster accommodation for key-workers. This report is for the 1st-floor accommodation block. There is a separate ground-floor block accessed from their own front door and treated as a separate block with their own FRA. Ground floor stepped entrance into an entrance lobby with a stairway to a 1st-floor stair-lobby with a door to an accommodation corridor. The accommodation corridor gives access to 3 bedrooms, shared toilet, bathroom, service cupboards and kitchen. There are 3 locked rooms (reported to be private lounges) off the accommodation corridor also. No lift provided as occupying the 1st-floor only. There is an electrical service cupboard by the front door accessed externally.
Extent of Common Areas (area assessed)	Entrance lobby, stairway, stair lobby, accommodation corridor, toilet, bathroom, kitchen, store cupboard, service cupboard.
Areas of the building to which access was not available.	No access gained to cluster flats, no access to padlocked door nearest flat 5.
Total number of Flats/Bedsits/Bedrooms (as applicable)	3
Number accessed off the Common Area	3
Flats/Bedsits/Bedrooms sample inspected	Non of the cluster flats were sampled due to Covid 19.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Stepped
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1980
Floor Construction Type	Timber Joists
Stair Construction Type	Timber
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Construction appears sound from a limited visual inspection.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Presumed occasional visits by Scheme Manager during office hours. No management on site.
Person managing fire safety in the premises	Laura Jones Head of fire safety Network Homes.
Person consulted during the FRA	No persons were consulted during inspection. Network operative part of repair allowed access.
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 expected - low numbers anticipated
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	See comment
-Comments	No information, however, cluster accommodation premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	No evidence or records of any previous fire loss.
Any other relevant information	No additional info was provided or available during assessment.

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	05) BS 9991 - 'Fire safety in the design, management and use of residential buildings - Code of practice' - 2015
Other key fire safety guidance referred to	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' 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 shared electrical intake/meter cupboard for the block was accessed at the time of inspection. Covered in the FRA for 1-3 The Hollies	

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 25/07/2016.	

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. Last date observed July 2019.	

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?				Not Known
Comment: It is not known if a policy is in place to control the use of personal electrical appliances in the common areas and as some items were noted during the inspection this should be confirmed.				
Recommendation: Management should confirm that a policy is in place regarding the use of personal portable electrical appliances within the common areas.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 506069	

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: Presume that 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 is provided with a manual locking system and was locked at the time of inspection.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Wheelie bins were stored in the small front garden and were unsecured. This is common practice along the street so is considered acceptable.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: Wheelie bins stored at the front of the premises were unsecured. This is common practice along the street so is considered acceptable.	

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators.	

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

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

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	Yes
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: No cooker extractor hoods provided.	

Question - E.4: Are fire blankets provided in the common kitchen?	No
Comment: No fire blanket is provided in the common kitchen.	

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?	Not Known
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 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 were noted being stored or in use at the time of inspection.	

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	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. A glazed vision panel is provided between the stairs and the accommodation corridor. Deemed satisfactory as it is Georgian wired glass (integrity) and above 1100mm from the floor.	

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)	No
Comment: Doors or gates on escape routes are not provided with electrically operated access control systems	

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

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

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 stairs are provided with adequate manually operated ventilation openings for the control of smoke, via openable window.	

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. See K.14.	

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: It is not known if there is information/contact details provided in this General Needs property for any resident with a disability to get assistance or advice with means of escape if required.				
Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 506070	

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: There is no Fire Action Notice on display but from the building features a Simultaneous Evacuation policy is presumed.	

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: Flat entrance doors/frames are original 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	No
Comment: Excessive gaps were noted under all flat entrance doors which will not resist the passage of cold smoke.	
Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.	

Priority: C	Known Quantity: 3	Potential Quantity: 3	Action ID: 506071

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?	Not Known
Comment: Due to Covid-19 infection concerns, sample inspections of entrance doors to 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.	

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: Due to Covid-19 infection concerns, sample inspections of entrance doors to 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 strips and seals noted on flat 6.	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
Comment: There are no letterboxes fitted to doors to residents' rooms in this property.	

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
Comment: There were no other 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 of a nominal standard fire rated, 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 some common area fire doors which will not resist the passage of cold smoke. Water tank cupboard, and the door adjacent and padlocked door.	

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: 4	Potential Quantity: 4	Action ID: 506072	

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 standard.	

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 door to the lounge was not fully closing into the frame with the aid of the self-closing device and the kitchen door was noted being wedged open.	

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	Yes
Comment: The stair and accommodation lobby doors have no strips or seals fitted. The doors are original notional fire rated doors, therefore deemed satisfactory. It is recommended that if they are replaced/upgraded they should be upgraded with FD30S self-closing fire door sets.	

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. (Subject to any issues noted elsewhere in this report)	

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

N. Emergency Lighting

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	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)	No
Comment: No Fire Action Notices were displayed within the common areas.	
Recommendation: A fire action notice advising of the 'Simultaneous Evacuation' policy should be provided in the common areas. This should be of a type suitable for a residential block.	No image available
Priority: A / Known Quantity: 1 / Potential Quantity: 1 / Action ID: 506073	

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: Fire door signage is not considered adequate. No fire door signs to the inside of the kitchen door and to the stair and accommodation lobby door.	

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: The Grade A system installed has smoke detectors and sounders within the accommodation corridor and heat detector and sounder within the kitchen.	

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?	No
Comment: The Grade A system installed has smoke detectors and sounders within the accommodation corridor and heat detector and sounder within the kitchen. Unable to confirm if the fire alarm system is interlinked with the neighbouring block 1-3 The Hollies, see P9, or if smoke detectors are extended into residents bedrooms and lounges.	

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

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

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 is not possible to determine whether the building is provided with a remotely monitored social alarm because the AFD panel could not be located.	

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: Not applicable.	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
Comment: There were no other fire detection and alarm issues noted at the time of inspection.	

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property ? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/ or fire-stopped? (consider above suspended ceilings and behind casings)	No

Comment: Compartmentation would not appear to be adequate within the kitchen behind service hatch/ non fire resistant riser housing what appears to be gas services etc.

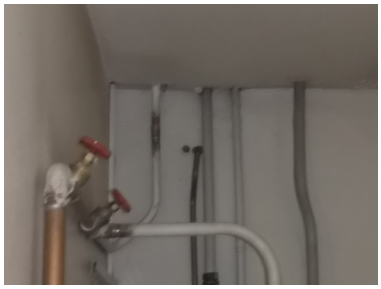
Recommendation: The compartmentation breaches noted within the kitchen should be made good with appropriate fire-resisting materials/construction. Period of fire resistance required is 60 minutes.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 506074

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	No

Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Breaches noted within water tank cupboard.

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



Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 506075

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Not Applicable

Comment: No pipes or other services passing through fire-resisting construction were noted in the common areas of the property. See Q.2. Q.3 and Q.7.

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.

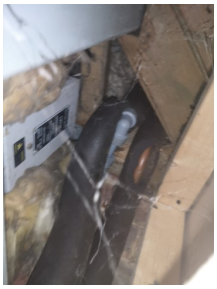
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable

Comment: From sample inspection, there is no separation 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)	No

Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. Service noted breaching compartments where services rise into buildsing from the externally accessed intake cupboard.

Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 30 minutes.



Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 506076

Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	Not Applicable

Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)	Not Applicable

Comment: There were no common ventilation systems noted within this property.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes

Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?	Not Applicable

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

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Yes

Comment: Curtains and/or drapes in the common areas are appropriately labelled confirming compliance with BS 5867-2: 2008 Type B.

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

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

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

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	No
Comment: No extinguishers were provided within the common areas.	

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

S. Other Fire Safety Systems and Equipment

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	No
Comment: 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: Cluster 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?				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: 506077	

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

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

Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: The assembly points identified are considered suitable. Sign posted in 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?	Not Known
Comment: It is not known if adequate procedures are in place for the evacuation of persons with disabilities. Completion of a Person Centred Fire Risk Assessment for any person considered vulnerable is recommended in K.16, and the outcomes of any completed may have a bearing on the arrangements which are required to be in place.	

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?	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)	Not Known
Comment: It is not known if routine fire safety checks are being carried out	

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: Not considered appropriate.	

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm 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.				
Recommendation: Management should confirm/ensure that the Grade A/Part 1 common area fire detection and alarm system is tested weekly and serviced six monthly in accordance with BS 5839-1 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: 506078	

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.				
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: 506079	

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: 506080	

Question - W.2: Are details of fire drills recorded in the log book or digital log book system?				Not Known
Comment: No records of fire drills were available on site.				
Recommendation: Management should confirm/ensure that records of all fire drills including date, time, numbers, outcome, any issues identified etc. are entered in the fire log book.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 506081	

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.	

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)	Yes
Comment: Gas installation pipework/meters were noted within the common parts	

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?	No
Comment: The gas pipes in the communal kitchen were not enclosed, although not on the escape route its recommended that Gas service pipework is protected within fire resistant enclosure.	
Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be rerouted externally. If this is not possible it should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas.	

Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 506082

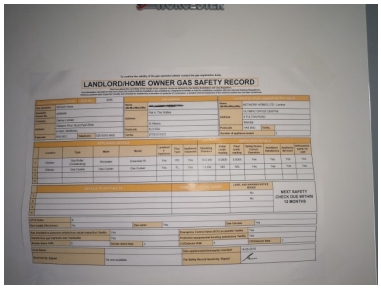
Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)	Yes
Comment: Appears satisfactory, from a limited visual inspection only. Type 1 assessment.	

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	No

Comment: Other issues considered unsatisfactory at the time of inspection include - The CP-12 Gas certificate noted displayed within the kitchen shows that last test was due 14/05/2019, management must ensure that service are maintained in accordance with standards.

Recommendation: Management must ensure that Gas services are maintained in accordance with standards.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 506083

Question - Z.2: Are all other issues deemed satisfactory? [2]	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: 4-6 The Hollies 52 Lavender Crescent St Albans AL3 5QU
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