Fire Risk Assessment

Property assessed:	1A-1G & 1-64 Bellevue Court 141-149 Staines Road London TW3 3JB
Client:	Network Homes Ltd
UPRN:	BELV0000
Property Classification:	Level 1
Document Print Date:	28/05/2021

FRA Inspection Date:	17/03/2021
FRA Issued to Client:	15/04/2021
FRA valid to:	15/04/2022
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Nadeem Qureshi
Assessment Checked by	John Herbison
Date of inspection	17/03/2021
Date of Assessment Issue to Client	15/04/2021

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	15/04/2022

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	1	3	0
B	3	4	0
C	1	12	0
R	0	0	0
Man1	2	4	0
Man2	2	3	0

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

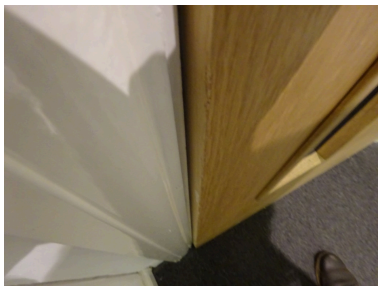
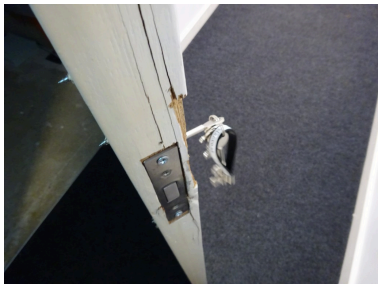
1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The property is a purpose built block 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	G.2	Comment: Combustible items were noted close to an ignition source. 1st-floor electrical riser - stored timber and a fabric shopping trolley. 2nd-floor water and electrical riser cupboard - timber unit. Electrical riser - a cardboard box. This issue should be dealt with as soon as possible. - No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items due to a non-standard lock being fitted (see recommendation photo).		
Section	House-Keeping			
Action ID	645239			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.		
Priority	Man1	Due Date: 15/05/2021	Client Status: Approved	
Question	G.5	Comment: There were hazardous materials noted in the common area at the time of inspection. Excessive paints were noted within the understairs cupboard at the basement level.		
Section	House-Keeping			
Action ID	645241			
Quantity - Known - Potential	 N/A N/A	Recommendation: Hazardous materials noted should be removed from the common area and stored appropriately.		
Priority	Man1	Due Date: 15/05/2021	Client Status: Approved	
Question	J.1	Comment: Other fire hazard issues noted at the time of inspection include - Excessive combustible items noted within the Basement level cupboards.		
Section	Other Significant Hazards			
Action ID	645242			
Quantity - Known - Potential	 2 2	Recommendation: Management should ensure that riser cupboards noted are kept clear of stored combustible items at all times.		
Priority	Man1	Due Date: 15/05/2021	Client Status: Approved	
Question	P.2	Comment: The fire alarm control panel noted within the entrance lobby did not have any power. There is a service light noted on the panel located within the lift lobby area.		
Section	Means of Giving Warning in Case of Fire			
Action ID	645238			
Quantity - Known - Potential	 2 2	Recommendation: The noted faults should be checked and resolved by a competent fire alarm engineer.		
Priority	Man1	Due Date: 15/05/2021	Client Status: Approved	

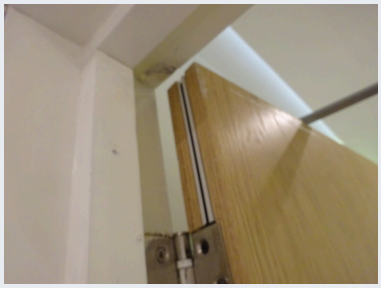
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. Ground floor - Basement/stairwell door, not closing into position - threshold strip faulty. Flat/cross lobby door - not fully closing. 2nd floor - Flat lobby door 20-21 - closer broken. Rear stairwell/landing - not fully closing (threshold strip faulty). 4th floor - Flat lobby 37-43 and cross lobby fire door - not fully closing into position. 5th floor - Lift lobby door and flat lobby 49-55 - not fully closing into position (threshold strip faulty).	
Section	Common Area Fire Doors		
Action ID	645247		
Quantity - Known - Potential	 4 4	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: 15/07/2021	Client Status: Approved
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. Ground floor - Basement/stairwell door, not closing into position - threshold strip faulty. Flat/cross lobby door - not fully closing. 2nd floor - Flat lobby door 20-21 - closer broken. Rear stairwell/landing - not fully closing (threshold strip faulty). 4th floor - Flat lobby 37-43 and cross lobby fire door - not fully closing into position. 5th floor - Lift lobby door and flat lobby 49-55 - not fully closing into position (threshold strip faulty).	
Section	Common Area Fire Doors		
Action ID	645248		
Quantity - Known - Potential	 4 4	Recommendation: The noted threshold strips should be either repaired or replaced.	
Priority	A	Due Date: 15/07/2021	Client Status: Approved
Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include - There was a hole in the rear/side exit lobby door and rear/stairwell door on the ground floor. Damage was noted to the 4th-floor water/ electrical riser cupboard door.	
Section	Common Area Fire Doors		
Action ID	645252		
Quantity - Known - Potential	 1 1	Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face.	
Priority	A	Due Date: 15/07/2021	Client Status: Approved

Question	G.3	Comment: There were combustible items or waste materials in the escape routes. A chair and table were noted within the ground floor/side entrance. A bike was noted within the main stair core on the ground floor. There were clothes airers noted adjacent to flats 1F and 1G. Bikes and shoes were noted adjacent to flat 1H. A scooter was noted adjacent to flat 44. A pushchair was noted adjacent to flat 59. Airers noted on the rear stairwell, sixth-floor landing. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.		
Section	House-Keeping			
Action ID	645240			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.		
Priority	Man2	Due Date: 15/07/2021	Client Status: Approved	
Question	G.6	Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.		
Section	House-Keeping			
Action ID	645260			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.		
Priority	Man2	Due Date: 15/07/2021	Client Status: Approved	
Question	Q.2	Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. The suspended ceilings were sampled on the ground floor, 1st, 2nd, 4th and 6th floors. Compartmentation breaches were noted in the following areas: Ground floor - above the lift/lobby door. Above flat 1F. (excessive builders expanding foam). 1st floor - Above cross lobby door - cable breach and excessive builders expanding foam. Above lift/lobby door - breach and excessive builders expanding foam. 2nd floor - Above lobby/door - pipework. Above flat 24. 4th floor - Above flat 46/lobby - excessive builders expanding foam. 6th floor - Lift/lobby - excessive builders expanding foam.		
Section	Limiting Fire Spread			
Action ID	645256			
Quantity - Known - Potential	 0 1	Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ ensure that compartmentation within is adequate.		
Priority	Man2	Due Date: 15/07/2021	Client Status: Approved	

Question	C.1	Comment: The side entry/exit door was unlocked at the time of the assessment. It appeared that renovations were in progress including door entry systems.		
Section	Arson			
Action ID	645236			
Quantity - Known - Potential	 1 1	Recommendation: The block entrance doors should be provided with an effective lock and self-closer and kept locked. The lock should be openable from the inside without requiring the use of a key.		
Priority	B	Due Date: 15/04/2022	Client Status: Approved	
Question	Q.2	Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. The suspended ceilings were sampled on the ground floor, 1st, 2nd, 4th and 6th floors. Compartmentation breaches were noted in the following areas: Ground floor - above the lift/lobby door. Above flat 1F. (excessive builders expanding foam). 1st floor - Above cross lobby door - cable breach and excessive builders expanding foam. Above lift/lobby door - breach and excessive builders expanding foam. 2nd floor - Above lobby/door - pipework. Above flat 24. 4th floor - Above flat 46/lobby - excessive builders expanding foam. 6th floor - Lift/lobby - excessive builders expanding foam.		
Section	Limiting Fire Spread			
Action ID	645257			
Quantity - Known - Potential	 15 15	Recommendation: The fire-rated expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).		
Priority	B	Due Date: 15/04/2022	Client Status: Approved	
Question	Q.2	Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. The suspended ceilings were sampled on the ground floor, 1st, 2nd, 4th and 6th floors. Compartmentation breaches were noted in the following areas: Ground floor - above the lift/lobby door. Above flat 1F. (excessive builders expanding foam). 1st floor - Above cross lobby door - cable breach and excessive builders expanding foam. Above lift/lobby door - breach and excessive builders expanding foam. 2nd floor - Above lobby/door - pipework. Above flat 24. 4th floor - Above flat 46/lobby - excessive builders expanding foam. 6th floor - Lift/lobby - excessive builders expanding foam.		
Section	Limiting Fire Spread			
Action ID	645258			
Quantity - Known - Potential	 5 5	Recommendation: The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/ construction. Period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 15/04/2022	Client Status: Approved	

Question	Q.7	Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. Breaches were noted to cables and pipework within the following riser/ cupboards: 1st to 5th floor - electrical riser cupboards have breaches to a high level.		
Section	Limiting Fire Spread			
Action ID	645259			
Quantity - Known - Potential	 5 5	Recommendation: The holes noted should be sealed with a suitable fire-stopping material. Period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 15/04/2022	Client Status: Approved	
Question	C.3	Comment: The lock to the bin storage area/room was defective.		
Section	Arson			
Action ID	645235			
Quantity - Known - Potential	 1 1	Recommendation: The door to the bin storage room as noted should be fitted with a keypad lock to restrict access to authorised persons only.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	
Question	L.2	Comment: Excessive gaps were noted under some flat entrance doors which will not resist the passage of cold smoke. Excessive threshold gaps were noted to the following flat entrance doors: 1A, 1D, 1E, 1F, 1B, 1G, 17, 16, 30, 31, 33, 34, 36 and 48.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	645243			
Quantity - Known - Potential	 14 14	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: 15/10/2022	Client Status: Approved	
Question	L.7	Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Defective (excessive paint) strips and seals noted to sample flats 5 and 24. Flats 1F and 57's entrance doors appeared to be adequate. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	645244			
Quantity - Known - Potential	 2 2	Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	

Question	M.2	Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke, they are as follows: Ground floor - Shaft door: Top gap. Basement stair/lobby door: Middle gap. Cross lobby door: Leading-edge gap. Rear stairwell/lobby door: Leading-edge and top gaps. 3rd floor - Stairwell/landing (rear): Bottom gap. Electrical riser cupboard: Top gap. Water and electrical riser cupboard: Top and leading-edge gaps. Basement - Carpark lobby door: Bottom gap.		
Section	Common Area Fire Doors			
Action ID	645245			
Quantity - Known - Potential	 2 2	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: 15/10/2022	Client Status: Approved	
Question	M.2	Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke, they are as follows: Ground floor - Shaft door: Top gap. Basement stair/lobby door: Middle gap. Cross lobby door: Leading-edge gap. Rear stairwell/lobby door: Leading-edge and top gaps. 3rd floor - Stairwell/landing (rear): Bottom gap. Electrical riser cupboard: Top gap. Water and electrical riser cupboard: Top and leading-edge gaps. Basement - Carpark lobby door: Bottom gap.		
Section	Common Area Fire Doors			
Action ID	645246			
Quantity - Known - Potential	 6 6	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: 15/10/2022	Client Status: Approved	
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Ground floor - Smoke shaft requires combined strips and seals. Basement/stairwell door - damaged strips and seals. Rear/side exit lobby door - Missing to top of the door. Flat lobby door - damaged strips and seals. Basement/car park entrance - needs combined strips and seals.		
Section	Common Area Fire Doors			
Action ID	645249			
Quantity - Known - Potential	 2 2	Recommendation: The common area fire doors as noted, which have intumescent strips but no cold smoke seals should have replacement combined intumescent strips and smoke seals fitted.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Ground floor - Smoke shaft requires combined strips and seals. Basement/stairwell door - damaged strips and seals. Rear/side exit lobby door - Missing to top of the door. Flat lobby door - damaged strips and seals. Basement/car park entrance - needs combined strips and seals.		
Section	Common Area Fire Doors			
Action ID	645250			
Quantity - Known - Potential	 1 1	Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	

Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Ground floor - Smoke shaft requires combined strips and seals. Basement/stairwell door - damaged strips and seals. Rear/side exit lobby door - Missing to top of the door. Flat lobby door - damaged strips and seals. Basement/car park entrance - needs combined strips and seals.		
Section	Common Area Fire Doors			
Action ID	645251			
Quantity - Known - Potential	 2 2	Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	
Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include - There was a hole in the rear/side exit lobby door and rear/stairwell door on the ground floor. Damage was noted to the 4th-floor water/ electrical riser cupboard door.		
Section	Common Area Fire Doors			
Action ID	645253			
Quantity - Known - Potential	 2 2	Recommendation: Minor joinery repairs are required to the door/frame as noted - ground floor rear/side exit lobby doors.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	
Question	N.2	Comment: There did not appear to be emergency lighting provided within the entrance lobby or adjacent to the side fire exit door.		
Section	Emergency Lighting			
Action ID	645237			
Quantity - Known - Potential	 2 2	Recommendation: Additional emergency lighting should be installed in the highlighted areas.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	
Question	O.4	Comment: The ground floor lift signage was damaged so should be replaced.		
Section	Fire Safety Signs and Notices			
Action ID	645254			
Quantity - Known - Potential	 1 1	Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	

Question	O.5	Comment: Push bar to open signage was not provided to the final exit - rear exit door.		
Section	Fire Safety Signs and Notices			
Action ID	645255			
Quantity - Known - Potential	 1 1	Recommendation: Provide 'Push bar to Open' signage to the fire exit doors as noted.		
Priority	C	Due Date: 15/10/2022	Client Status: Approved	

2.2 Status of Previous Recommendations

Details		Comments/recommendations		Photo
Question	J.1	Comment: Other fire hazard issues noted at the time of inspection include - It is noted that there are several service-riser access cupboards being used to store residents combustible storage and waste materials.		
Section	Other Significant Hazards			
Action ID	469921			
Quantity - Known - Potential	 1 1	Recommendation: The electrical service riser access cupboards as noted should be cleared of all combustible items and unauthorised storage and a regular, routine, monitoring programme implemented, in order to ensure that the service riser access cupboards remain adequately clear of unauthorised storage at all times		
Priority	Man1	Due Date: 26/06/2020	Client Status: Approved	
		Review Status: Unresolved		
Question	M.2	Comment: Common area fire rated fire doors appear to be generally, in adequate condition, however it is noted that there are a number of common area lobby doors, cross-corridor doors and service-riser access cupboard doors located on various floor levels within the building, that are either damaged, have excessive perimeter gaps, or are not adequately closing into the frame as required.		
Section	Common Area Fire Doors			
Action ID	469900			
Quantity - Known - Potential	 8 8	Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate fire door identification signage as required.		
Priority	A	Due Date: 30/12/2020	Client Status: Approved	
		Review Status: Unresolved		

Question	O.2	Comment: Fire door signage is not considered adequate - 'Fire door identification signage is not provided on common area doors located within the ground areas of the building. (See also recommendation M.2)	
Section	Fire Safety Signs and Notices		
Action ID	469901		
Quantity - Known - Potential	 8 8	Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted. (See also recommendation M.2)	
Priority	C	Due Date: 30/03/2022 | Client Status: Approved Review Status: Unresolved	
Question	P.9	Comment: There was no Zone Chart provided adjacent to the fire alarm panel.	
Section	Means of Giving Warning in Case of Fire		
Action ID	469922		
Quantity - Known - Potential	 1 1	Recommendation: Provide a Zone Chart of the fire alarm system, fixed to the wall adjacent to the fire alarm panel.	
Priority	B	Due Date: 30/09/2021 | Client Status: Approved Review Status: Unresolved	
Question	Q.2	Comment: It was not possible to sample inspect all hidden voids above the suspended ceiling areas without causing damage or requiring opening up.	
Section	Limiting Fire Spread		
Action ID	469903		
Quantity - Known - Potential	 N/A 1	Recommendation: Management should undertake a full intrusive inspection of all of the hidden voids above the suspended ceiling areas within the building to confirm/ ensure that compartmentation within is adequate.	
Priority	Man2	Due Date: 30/03/2021 | Client Status: Approved Review Status: Unresolved	
Question	Q.4	Comment: Fire-stopping around various cables and services exiting the risers/cupboards sampled would not appear to be adequate.	
Section	Limiting Fire Spread		
Action ID	469904		
Quantity - Known - Potential	 5 5	Recommendation: Suitable intumescent fire-stopping and sealing around the various service cables, pipes and ducts within the service-riser access cupboards as noted, should be provided.	
Priority	B	Due Date: 30/09/2021 | Client Status: Approved Review Status: Unresolved	

Question	Q.7	Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).		
Section	Limiting Fire Spread			
Action ID	469905			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved	
		Review Status: Unresolved		
Question	Q.13	Comment: No information was available on site to confirm whether the external, rendered insulation system, the unknown composite-board cladding system forming part of the sixth-floor/flat roof areas of the building, the glazed/composite facade/spandrel panels to the front elevation of the building, and the open timber decked balconies, all meet the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.		
Section	Limiting Fire Spread			
Action ID	469906			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm that the external rendered insulation system, the unknown composite-board cladding system, forming part of the sixth-floor/flat roof areas of the building, the glazed/composite facade/spandrel panels to the front elevation of the building, and the open timber decked balconies, all meet the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements, with regards to limited combustibility and surface fire spread properties.		
Priority	Man1	Due Date: 19/04/2022	Client Status: Approved	
		Review Status: Unresolved		
Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include -There is evidence of severe water ingress/flooding located within the ground floor flat entrance corridor adjacent to flats 1A-1G, within the common escape routes.		
Section	Limiting Fire Spread			
Action ID	469907			
Quantity - Known - Potential	 1 1	Recommendation: The water ingress/flooding as identified within the common area escape routes, should be investigated and any neccessary remedial works should be implemented in order to rectify the leak and repair the water damaged area(s).		
Priority	B	Due Date: 30/09/2021	Client Status: Approved	
		Review Status: Unresolved		

3 Introduction and Scope

3.1 Limitations of this assessment

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

3.2 Legislation

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

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of 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 particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements 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 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
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	BELV0000
Number Range	1A-1G & 1-64
Building Name	Bellevue Court
Street Number	141-149
Street	Staines Road
City/Town	London
Postcode	TW3 3JB
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	8
Total No. of Floors (common area only)	8
Total No. of Storeys (ground and above)	7
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 eight-floors comprising of seventy-one, individual, self-contained flats. Flats 1A-1G are located on the ground floor of the property, flats 1-12 are located on the first-floor, flats 13-24 are located on the second floor, flats 25-36 are located on the third floor. Flats 38-48 are located on the fourth floor, flats 49-59 are located on the fifth floor & flats 60-64 are located on the sixth-floor. There is a single communal block entrance doorway leading into the ground floor communal hallway. A single stairway provides access to the upper floors of the property. Flat entrances are located within flat entrance corridors on each floor level. An alternative, additional protected stairway, also serving all floor levels within the building is provided. There is a lower ground floor, resident's car park which is shared with the adjacent residential block and commercial retail units, located on the ground floor of the building. The commercial retail units are totally separate from the residential parts and do not form part if this fire risk assessment. Resident access into the car park is available via the common area entrance hallway. There is a communal store room located within the lower ground floor area of the building. The electrical intake cupboard is located within the residents, basement car-parking area. Service riser access cupboards are located on each floor level within the flat entrance corridors. There is level access leading up to the communal block entrance. Communal waste bins are stored externally to the rear of the building. There are two single, dry-riser, fire-fighting mains and two fire- fighting lifts provided within the building. One lift serves basement to third floor levels only, the other lift serves floors ground to sixth floor.
Extent of Common Areas (area assessed)	Common area entrance hallway, lift lobbies, landings, stairs, flat entrance corridors and all external access/egress routes leading to/from the building.

Building Layout Information	
Areas of the building to which access was not available.	All communal areas of the building were accessible at the time of the assessment.
Total number of Flats/Bedsits/Bedrooms (as applicable)	71
Number accessed off the Common Area	71
Flats/Bedsits/Bedrooms sample inspected	Flats 1F, 5, 24 and 57 were sampled at the time of the assessment.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases	2

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2000
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Render
Other Construction Information	Circa 2000. Traditional brick/block concrete construction with rendered insulation to external elevations of the building. There are residents individual private glazed steel balconies with open timber decking provided to the front and rear elevations of the building. The sixth-floor of the building is formed as part of the composite flat roof and is of unknown construction with an unknown composite board cladding material to all external elevations.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	None on site however occasional staff attendance assumed.
Person managing fire safety in the premises	Laura Jones - Fire & Asbestos Contracts Manager.
Person consulted during the FRA	Residents of sampled flats were consulted at the time of the assessment. No management staff were onsite.
Number of Residents	Assumed to be two residents per flat
-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

Occupant Information	
-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 typical of the general population

Other information	
Fire loss experience (since last FRA)	None highlighted at the time of the assessment.
Any other relevant information	It appeared that there is a temporary entrance to the block to the front elevation which appears to be entering into the commercial premises which is being renovated. Further investigation may be required regarding the final layout of the ground floor.

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	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: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and the electrical intake cupboard has been checked.	

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 7671:2008 (as amended). No further information was available on site at the time of inspection.	

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?	Not Applicable
Comment: No portable electrical appliances were seen within the common areas during this inspection.	

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: 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)	No
Comment: The side entry/exit door was unlocked at the time of the assessment. It appeared that renovations were in progress including door entry systems.	

Recommendation: The block entrance doors should be provided with an effective lock and self-closer and kept locked. The lock should be openable from the inside without requiring the use of a key.			
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 645236

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin/Wheelie bins were stored in a designated external bin storage area, located to the rear of the building.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	No
Comment: The lock to the bin storage area/room was defective.	

Recommendation: The door to the bin storage room as noted should be fitted with a keypad lock to restrict access to authorised persons only.			
Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 645235

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

D. Space Heating

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

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

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	No
Comment: No common cooking facilities are provided in the premises.	

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system was not seen but is presumed to be provided due to the height of the building.	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: Refer to F.1.	

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: The common areas are clean and a cleaning rota is displayed.	

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. 1st-floor electrical riser - stored timber and a fabric shopping trolley. 2nd-floor water and electrical riser cupboard - timber unit. Electrical riser - a cardboard box. This issue should be dealt with as soon as possible. - No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items due to a non-standard lock being fitted (see recommendation photo).

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

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 645239

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

Comment: There were combustible items or waste materials in the escape routes. A chair and table were noted within the ground floor/side entrance. A bike was noted within the main stair core on the ground floor. There were clothes airers noted adjacent to flats 1F and 1G. Bikes and shoes were noted adjacent to flat 1H. A scooter was noted adjacent to flat 44. A pushchair was noted adjacent to flat 59. Airers noted on the rear stairwell, sixth-floor landing. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.

Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 645240

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. Refer to G.3.

Question - G.5: Are any hazardous materials noted being stored correctly?	No

Comment: There were hazardous materials noted in the common area at the time of inspection. Excessive paints were noted within the understairs cupboard at the basement level.

Recommendation: Hazardous materials noted should be removed from the common area and stored appropriately.

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 645241

Question - G.6: Are all other house-keeping issues satisfactory?	No

Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.

Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 645260

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]	No

Comment: Other fire hazard issues noted at the time of inspection include - Excessive combustible items noted within the Basement level cupboards.

Recommendation: Management should ensure that riser cupboards noted are kept clear of stored combustible items at all times.

Priority: Man1	Known Quantity: 2	Potential Quantity: 2	Action ID: 645242

Question - J.2: Are all other Fire Hazard issues considered satisfactory? [2]	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. Push Buttons and Push bars provided.	

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. Intercom and fob access control system provided to the front entry door.	

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 green break-glass point fitted which overrides the access control system.	

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?	Yes
Comment: Corridors are sub-divided where appropriate.	

Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety.	

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 permanent or manually operated ventilation openings for the control of smoke. Manually openable casement windows are provided within the alternative rear escape stair/landing area(s). (See also recommendation K.15).	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
Comment: The block is provided with an automatic smoke ventilation system comprising of mechanical smoke shaft AOVs within the flats lobbies and an AOV at the head of the stairs controlled by smoke detection within the flats lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.	

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: Management confirms via the Riskhub Client Portal that suitable arrangements are in the building for means of escape for people with disabilities. The previous recommendation has been marked Approved.	

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.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The property is a purpose built block 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: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	

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' FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	No
Comment: Excessive gaps were noted under some flat entrance doors which will not resist the passage of cold smoke. Excessive threshold gaps were noted to the following flat entrance doors: 1A, 1D, 1E, 1F, 1B, 1G, 17, 16, 30, 31, 33, 34, 36 and 48.	
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: 14 | Potential Quantity: 14 | Action ID: 645243	

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

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

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

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate self-closer noted to sample flat 1F, 5, 24, and 57. No access to other flats.	

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?	No
Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Defective (excessive paint) strips and seals noted to sample flats 5 and 24. Flats 1F and 57's entrance doors appeared to be adequate. No access to other flats.	
Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.	
Priority: C | Known Quantity: 2 | Potential Quantity: 2 | Action ID: 645244	

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

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately FD30/FD60 fire rated. (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 to some common area fire doors which will not resist the passage of cold smoke, they are as follows: Ground floor - Shaft door: Top gap. Basement stair/lobby door: Middle gap. Cross lobby door: Leading-edge gap. Rear stairwell/lobby door: Leading-edge and top gaps. 3rd floor - Stairwell/landing (rear): Bottom gap. Electrical riser cupboard: Top gap. Water and electrical riser cupboard: Top and leading-edge gaps. Basement - Carpark lobby door: Bottom gap.

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: 2	Potential Quantity: 2	Action ID: 645245

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: 6	Potential Quantity: 6	Action ID: 645246

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

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

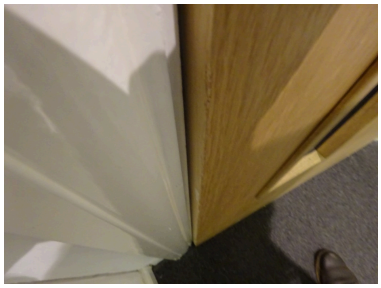
Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable

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. Ground floor - Basement/ stairwell door, not closing into position - threshold strip faulty. Flat/cross lobby door - not fully closing. 2nd floor - Flat lobby door 20-21 - closer broken. Rear stairwell/landing - not fully closing (threshold strip faulty). 4th floor - Flat lobby 37-43 and cross lobby fire door - not fully closing into position. 5th floor - Lift lobby door and flat lobby 49-55 - not fully closing into position (threshold strip faulty).

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: 4	Potential Quantity: 4	Action ID: 645247

Recommendation: The noted threshold strips should be either repaired or replaced.

Priority: A	Known Quantity: 4	Potential Quantity: 4	Action ID: 645248

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:- Ground floor - Smoke shaft requires combined strips and seals. Basement/stairwell door - damaged strips and seals. Rear/side exit lobby door - Missing to top of the door. Flat lobby door - damaged strips and seals. Basement/car park entrance - needs combined strips and seals.

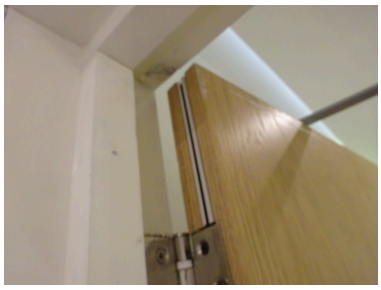
Recommendation: The common area fire doors as noted, which have intumescent strips but no cold smoke seals should have replacement combined intumescent strips and smoke seals fitted.

Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 645249

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

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 645250

Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.



Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 645251

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

Comment: Other common area fire door issues noted at the time of inspection include - There was a hole in the rear/side exit lobby door and rear/stairwell door on the ground floor. Damage was noted to the 4th-floor water/electrical riser cupboard door.

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

Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 645252

Recommendation: Minor joinery repairs are required to the door/frame as noted - ground floor rear/side exit lobby doors.

Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 645253

Question - M.8: Are all other common area fire door issues satisfactory?	Yes

Comment: No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

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

Comment: Emergency lighting is provided to the common areas of the block.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	No

Comment: There did not appear to be emergency lighting provided within the entrance lobby or adjacent to the side fire exit door.

Recommendation: Additional emergency lighting should be installed in the highlighted areas.

Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 645237

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 appears to be 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.	

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 - 'Fire door identification signage is not provided on common area doors located within the ground areas of the building.	

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.)	No
Comment: The ground floor lift signage was damaged so should be replaced.	
Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.	

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 645254

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	No

Comment: Push bar to open signage was not provided to the final exit - rear exit door.

Recommendation: Provide 'Push bar to Open' signage to the fire exit doors as noted.

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 645255

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 an automatic detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. No sounders noted in the common area of the flats. The commercial premises not in scope of the inspection. Manual call point noted adjacent to the entry/exit door.

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	No

Comment: The fire alarm control panel noted within the entrance lobby did not have any power. There is a service light noted on the panel located within the lift lobby area.

Recommendation: The noted faults should be checked and resolved by a competent fire alarm engineer.

Priority: Man1	Known Quantity: 2	Potential Quantity: 2	Action ID: 645238

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

Comment: The smoke detection system provided within the common area is for control of the smoke ventilation system only in the flats area of the building and is considered to be an appropriate Grade and Category (L5). It appeared that the panel without power will be connected to the commercial unit however this is to be confirmed.

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)	Yes

Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme. A Grade D smoke alarm was noted in sample Flat 1F, 5, 24, and 57. No access to other flats.

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	Not Applicable
Comment: Remote fire alarm system monitoring is not a requirement for this property type and occupancy.	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	No
Comment: There was no Zone Chart provided adjacent to the fire alarm panel.	

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

Q. Limiting Fire Spread

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

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

Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. The suspended ceilings were sampled on the ground floor, 1st, 2nd, 4th and 6th floors. Compartmentation breaches were noted in the following areas: Ground floor - above the lift/lobby door. Above flat 1F. (excessive builders expanding foam). 1st floor - Above cross lobby door - cable breach and excessive builders expanding foam. Above lift/lobby door - breach and excessive builders expanding foam. 2nd floor - Above lobby/door - pipework. Above flat 24. 4th floor - Above flat 46/lobby - excessive builders expanding foam. 6th floor - Lift/lobby - excessive builders expanding foam.

Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.

Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 645256

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

Priority: B	Known Quantity: 15	Potential Quantity: 15	Action ID: 645257

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

Priority: B	Known Quantity: 5	Potential Quantity: 5	Action ID: 645258

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. Refer to Q.2.

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: There were no roof voids noted above the common areas - the building has a flat roof.	

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. Breaches were noted to cables and pipework within the following riser/cupboards: 1st to 5th floor - electrical riser cupboards have breaches to a high level.	
Recommendation: The holes noted should be sealed with a suitable fire-stopping material. Period of fire resistance required is 60 minutes.	
Priority: B / Known Quantity: 5 / Potential Quantity: 5 / Action ID: 645259	

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

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

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

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/ growth?	Not Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.	

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: There were no curtains or drapes noted within the common areas at the time of inspection.	

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).	Not Known
Comment: No information was available on site to confirm whether the external, rendered insulation system, the unknown composite-board cladding system forming part of the sixth-floor/flat roof areas of the building, the glazed/composite facade/spandrel panels to the front elevation of the building, and the open timber decked balconies, all meet the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include -There is evidence of severe water ingress/ flooding located within the 1st-floor water and electrical riser cupboard.	

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 are 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.)	Yes
Comment: The building is provided with a fire main:- A single dry-rising fire-fighting mains is provided within the building	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Yes
Comment: The building is provided with a lift used for fire safety purposes:- A dedicated firefighting lift, with firefighters over ride switch and communications/intercom system is provided within the building.	

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
Comment: The building has no apparatus for the evacuation of people with disabilities.	

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

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: A seven-storey plus basement, purpose-built block of flats.	

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?	Yes
Comment: Network Homes advises that a record of fire safety arrangements are recorded and available on request.	

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: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K.16).	

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

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

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

U. Training and Drills

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

Question - U.4: Are fire drills carried out at appropriate intervals?	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?	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.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.5: Is the lightning protection system inspected and tested 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.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	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.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	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.	

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

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?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate records are held. The previous recommendation has been marked Approved.	

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

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database.	

Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database.	

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database.	

Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes 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 significant 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: 1A-1G & 1-64 Bellevue Court 141-149 Staines Road London TW3 3JB
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: 15/04/2021
Part 6	Recommended date for reassessment of the premises: 15/04/2022
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 15/04/2021