Fire Risk Assessment

Property assessed:	1-9 Roundwood Court Outgate Road London NW10 9TH
Client:	Network Homes Ltd
UPRN:	ROUC0000
Property Classification:	Level 1
Document Print Date:	11/11/2021

FRA Inspection Date:	02/11/2021
FRA Issued to Client:	08/11/2021
FRA valid to:	08/11/2022
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	02/11/2021
Date of Assessment Issue to Client	08/11/2021

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	08/11/2022

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	0	1	1
B	0	5	5
C	0	2	2
R	1	0	0
Man1	0	3	3
Man2	1	6	5

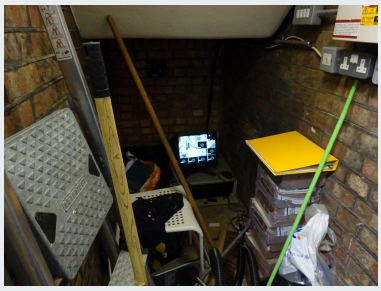
Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	C.2	Comment: A designated external bin storage area is provided, located to the front elevation. However, bins were being stored outside this area at the time of inspection.		
Section	Arson			
Action ID	726664			
Quantity - Known - Potential	 N/A N/A	Recommendation: The bins should be relocated away from the building to the designated bin storage area.		
Priority	Man1	Due Date: 08/12/2021	Client Status: Assigned	
Question	G.2	Comment: Combustible items were noted close to an ignition source within the understairs electrical cupboard. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	726665			
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: 08/12/2021	Client Status: Assigned	
Question	G.6	Comment: Combustibles were noted being stored within the roofspace void - cardboard boxes noted.		
Section	House-Keeping			
Action ID	726678			
Quantity - Known - Potential	 N/A N/A	Recommendation: The combustible storage noted within the roof space should be removed and the area kept clear.		
Priority	Man1	Due Date: 08/12/2021	Client Status: Assigned	
Question	L.2	Comment: Fire-rated flat entrance doors and frames appear to be in good condition except for:- There appeared to be damage to the bottom of flat 5 and 8's entrance doors.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	726666			
Quantity - Known - Potential	 2 2	Recommendation: Doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification.		
Priority	A	Due Date: 08/02/2022	Client Status: Assigned	

Question	N.2	Comment: Some of the emergency lighting units did not appear to have a visible charging indicator. - It appears that the non-maintained units noted throughout the escape route and adjacent to flat entrance doors do not have any visible charge indicator - it could not be ascertained if these have been disconnected due to maintained units being provided throughout the escape route. Further investigation is required.		
Section	Emergency Lighting			
Action ID	726669			
Quantity - Known - Potential	 0 1	Recommendation: Management should confirm if the non-maintained emergency lighting provided throughout the escape route and above flat entrance doors are still in use. If not consideration should be taken regarding removing the noted units to prevent further recommendations in the future.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Assigned	
Question	P.7	Comment: It was not possible to determine whether the building is provided with a remotely monitored social alarm system because there was no access to flats. Common fire alarm system remote monitoring is not required.		
Section	Means of Giving Warning in Case of Fire			
Action ID	726677			
Quantity - Known - Potential	 0 9	Recommendation: Management should confirm/ensure that a social alarm system is installed to allow fire alarm system activation within all flats 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: 08/02/2022	Client Status: Assigned	
Question	Q.2	Comment: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection - noted in the ground floor entrance lobby.		
Section	Limiting Fire Spread			
Action ID	726673			
Quantity - Known - Potential	 0 2	Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Assigned	
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		No image available
Section	Procedures and Arrangements			
Action ID	726674			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Assigned	

Question	T.11	Comment: It is not known if routine fire safety checks are being carried out - there was no up to date documentation provided.		No image available
Section	Procedures and Arrangements			
Action ID	726675			
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: 08/02/2022	Client Status: Assigned	
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	726676			
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 logbook (on-site or online).		
Priority	Man2	Due Date: 08/02/2022	Client Status: Approved	
Question	P.9	Comment: The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off. No zonal plan has been provided.		
Section	Means of Giving Warning in Case of Fire			
Action ID	726679			
Quantity - Known - Potential	 1 1	Recommendation: Provide a Zone Plan of the fire alarm system, fixed to the wall adjacent to the fire alarm panel.		
Priority	B	Due Date: 08/11/2022	Client Status: Assigned	
Question	P.9	Comment: The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off. No zonal plan has been provided.		
Section	Means of Giving Warning in Case of Fire			
Action ID	726680			
Quantity - Known - Potential	 1 1	Recommendation: An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons.		
Priority	B	Due Date: 08/11/2022	Client Status: Assigned	
Question	Q.4	Comment: A breach was noted to the ceiling above boxings on the second-floor landing into the roof void.		
Section	Limiting Fire Spread			
Action ID	726670			
Quantity - Known - Potential	 1 1	Recommendation: Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 08/11/2022	Client Status: Assigned	

Question	Q.6	Comment: Compartmentation would not appear to be adequate. There appeared to be a cable breach possibly leading into the adjacent flats.		
Section	Limiting Fire Spread			
Action ID	726671			
Quantity - Known - Potential	 2 2	Recommendation: The compartmentation breaches noted within the roof space over the common area should be made made good with appropriate fire-resisting materials/construction. The minimum period of fire resistance required is 60 minutes.		
Priority	B	Due Date: 08/11/2022	Client Status: Assigned	
Question	Q.7	Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting - cable breach noted above the door.		
Section	Limiting Fire Spread			
Action ID	726672			
Quantity - Known - Potential	 1 1	Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 30 minutes.		
Priority	B	Due Date: 08/11/2022	Client Status: Assigned	
Question	M.2	Comment: There were excessive gaps to the electrical cupboard door - gaps were noted to the leading edge and top of the door which will not resist the passage of cold smoke.		
Section	Common Area Fire Doors			
Action ID	726667			
Quantity - Known - Potential	 1 1	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.		
Priority	C	Due Date: 08/05/2023	Client Status: Assigned	
Question	M.6	Comment: The electrical cupboard door frame is provided with Intumescent strips - these should be replaced with combined Intumescent strips and cold smoke seals. - The previous recommendation has been resolved and a new recommendation made.		
Section	Common Area Fire Doors			
Action ID	726668			
Quantity - Known - Potential	 1 1	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: 08/05/2023	Client Status: Assigned	

2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo

Question	K.1	Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. It appears to be a former open deck and open stairway building which has now had the stairway enclosed with uPVC windows and doors. The doors to the accommodation lobbies and corridors off the stairway do not appear to be fire rated but for security purpose only. As the accommodation corridors are open deck this is deemed satisfactory, also see K14. The height of the windows to the open deck are 900mm, lower than the recommended 1100mm in relevant guidance. This affects one flat on each level, which must be passed by others. The issue should be addressed when the next window refurbishment is planned.	
Section	Means of Escape		
Action ID	304439		
Quantity - Known - Potential	 3 3	Recommendation: When next refurbished the windows of flats opening to the escape routes which must be passed by others should be made fire-resisting up to 1100mm from the walkway decks.	
Priority	R	Due Date: N/A	Client Status: Assigned

Question	P.3	Comment: The common fire alarm system installed in this low risk supported housing purpose built block is incompatible with the recommended Stay Put strategy. Previous recommendation no longer considered required/appropriate. Marked as superseded with additional recommendation.	
Section	Means of Giving Warning in Case of Fire		
Action ID	544426		
Quantity - Known - Potential	 N/A 9	Recommendation: The Grade A/Part 1 common area fire alarm system should be confirmed as having been designed and installed to support the Stay Put strategy. This requires there to be no common system smoke detectors and sounders in flats and that the sound pressure level within flats from the common system does not exceed 45dB(A). (No. of Flats to check is 9)	
Priority	Man2	Due Date: 21/01/2021	Client Status: Assigned

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	ROUC0000
Number Range	1-9
Building Name	Roundwood Court
Street Number	
Street	Outgate Road
City/Town	London
Postcode	NW10 9TH
Property Designation	Supported Living

Building Layout Information	
Total No. of Floors	3
Total No. of Floors (common area only)	3
Total No. of Storeys (ground and above)	3
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached three-storey purpose built block of supported independent living flats. Nine flats - three per floor. One block entrance/egress door opening into an enclosed common area stairway leading to one way travel open balcony approach to all flats. Each floor has two common balconies off the stairway, one with two flat entrance doors and the other with one flat entrance door. Electrical mains intake cupboard located on ground floor of stairway and electrical meter cupboard located in front yard.
Extent of Common Areas (area assessed)	Common area circulation routes.
Areas of the building to which access was not available.	All communal areas were accessible at the time of the assessment.
Total number of Flats/Bedsits/Bedrooms (as applicable)	9
Number accessed off the Common Area	9
Flats/Bedsits/Bedrooms sample inspected	Flat 1 was sampled at the time of the assessment.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1970
Floor Construction Type	Concrete

Construction Information	
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	None

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Independent - supported living scheme for adults with learning difficulties. Reported occasional visits by Brent Mind, care, providers, during office hours. No management on site.
Person managing fire safety in the premises	Laura Jones - Fire & Asbestos Contracts Manager
Person consulted during the FRA	Rachel - support worker.
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 assumed - low numbers expected
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	Low Risk Supported - See comment
-Comments	Low Risk Supported Housing so occupants have some degree of disability or vulnerability requiring special consideration. From information received on-site residents are considered to be capable of responding appropriately and quickly in the event of fire or the sounding of the fire alarm system.

Other information	
Fire loss experience (since last FRA)	None highlighted at the time of the assessment.
Any other relevant information	None.

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

Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act (2021)

Fire Safety Legislation	
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: The electrical intake/meter cupboard for the premises was accessed at the time of inspection - noted on the ground floor.	

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 12/10/2020.	

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: Network Homes advises that a policy is in place prohibiting the use of common electrical power points for personal use. No breach of this policy was noted at the time of inspection.	

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

B. Smoking Policies

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

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: Network Homes advise that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	

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

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The entrance door to the premises is self-closing and is fitted 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)	No
Comment: A designated external bin storage area is provided, located to the front elevation. However, bins were being stored outside this area at the time of inspection.	
Recommendation: The bins should be relocated away from the building to the designated bin storage area.	
Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 726664	

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 apart from inappropriately stored bins - see C.2.	

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?	No
Comment: No lightning protection system was noted.	

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

G. House-Keeping

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

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 within the understairs electrical cupboard. This issue should be dealt with as soon as possible.	

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: 726665

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?	No
Comment: Combustibles were noted being stored within the roofspace void - cardboard boxes noted.	
Recommendation: The combustible storage noted within the roof space should be removed and the area kept clear.	
Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 726678	

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)	No

Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. It appears to be a former open deck and open stairway building which has now had the stairway enclosed with uPVC windows and doors. The doors to the accommodation lobbies and corridors off the stairway do not appear to be fire rated but for security purpose only. As the accommodation corridors are open deck this is deemed satisfactory, also see K.14. The height of the windows to the open deck are circa 1000mm, lower than the recommended 1100mm in relevant guidance. This affects one flat on each level, which must be passed by others. The issue should be addressed when the next window refurbishment is planned. - The previous recommendation has not been actioned.

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes

Comment: The staircase has not been provided with lobby protection however this is considered acceptable for this building design, refer to K.1 & K.14.

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. Thumbturn devices are provided to the main egress door and on the escape side of the uPVC stair doors and from the accommodation corridors/lobbies.

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.

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes

Comment: The block entrance door has a mechanical device fitted which overrides the access control system. (e.g.lever handle/push pad/ thumbturn).

Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: 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?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.	

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

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

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	No
Comment: The stairs and/or lobbies are not provided with adequate permanent or manually operated ventilation openings for the control of smoke - there are windows noted throughout the stairwell however the windows have been screwed shut which prevents them from being opened. The previous recommendation is unresolved.	

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

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Yes
Comment: Management confirms via the Riskhub Client Portal that Person-Centred Fire Risk Assessments are completed for vulnerable residents with appropriate additional fire safety measures put in place where required. 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 premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	

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

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 fire doors which appear to be appropriately fire rated. (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: Fire-rated flat entrance doors and frames appear to be in good condition except for:- There appeared to be damage to the bottom of flat 5 and 8's entrance doors.	
Recommendation: Doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification.	
Priority: A | Known Quantity: 2 | Potential Quantity: 2 | Action ID: 726666	

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 these premises.	

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 1. No access to other flats. - The previous recommendations have been resolved as Network Homes have confirmed that flat entrance doors are checked for adequacy.	

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 Applicable
Comment: Sampled flats 1's entrance door were fitted with intumescent strips and cold smoke seals. These are not required to be retrofitted to existing 'notional' flat entrance doors in low and medium-rise Purpose Built blocks.	

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

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
Comment: There were no other 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: The electrical mains intake cupboard appears to be fitted with an original type fire-resisting door blank. Retro-fitted stairway/ balcony access doors do not appear fire-rated. However, deemed satisfactory, refer to K.1.	

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

Comment: There were excessive gaps to the electrical cupboard door - gaps were noted to the leading edge and top of the door which will not resist the passage of cold smoke.

Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 726667

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Not Applicable

Comment: There are no glazed common area fire doors in this property.

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?	Not Applicable

Comment: There are no common area fire doors which require a self-closing device in this property.

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

Comment: The electrical cupboard door frame is provided with Intumescent strips - these should be replaced with combined Intumescent strips and cold smoke seals. - The previous recommendation has been resolved and a new recommendation made.

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: 1	Potential Quantity: 1	Action ID: 726668

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 premises - throughout the escape route.	

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	No
Comment: Some of the emergency lighting units did not appear to have a visible charging indicator. - It appears that the non-maintained units noted throughout the escape route and adjacent to flat entrance doors do not have any visible charge indicator - it could not be ascertained if these have been disconnected due to maintained units being provided throughout the escape route. Further investigation is required.	
Recommendation: Management should confirm if the non-maintained emergency lighting provided throughout the escape route and above flat entrance doors are still in use. If not consideration should be taken regarding removing the noted units to prevent further recommendations in the future.	
Priority: Man2 / Known Quantity: 0 / Potential Quantity: 1 / Action ID: 726669	

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)	Yes
Comment: Fire door signage is considered adequate. - The previous recommendation has been resolved.	

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

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

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	Yes
Comment: There is a Grade A automatic fire detection/alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders. The Grade A fire alarm noted within the communal area appears to be linked into the flats with a smoke detector within the entrance lobby (from sample inspection).	

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 detection/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 common fire alarm system installed in this low-risk supported housing purpose-built block is incompatible with the recommended Stay Put strategy. The action from the previous FRA has been marked 'Assigned' and as a consequence has been marked as 'Unresolved' in this FRA.	

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. No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.	

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 was not possible to determine whether the building is provided with a remotely monitored social alarm system because there was no access to flats. Common fire alarm system remote monitoring is not required.

Recommendation: Management should confirm/ensure that a social alarm system is installed to allow fire alarm system activation within all flats 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	Known Quantity: 0	Potential Quantity: 9	Action ID: 726677

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

Comment: Refer to P.7.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	No

Comment: The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off. No zonal plan has been provided.

Recommendation: Provide a Zone Plan of the fire alarm system, fixed to the wall adjacent to the fire alarm panel.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 726679

Recommendation: An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 726680

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2]	Yes

Comment: There were no other fire detection/alarm system 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)	Not Known

Comment: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection - noted in the ground floor entrance lobby.

Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.

Priority: Man2	Known Quantity: 0	Potential Quantity: 2	Action ID: 726673

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Not Applicable

Comment: No services risers/cupboards were noted in the common areas of the property - refer to Q.7 for the electrical intake cupboard.

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)	No

Comment: A breach was noted to the ceiling above boxings on the second-floor landing into the roof void.

Recommendation: Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 726670

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?	No
Comment: Compartmentation would not appear to be adequate. There appeared to be a cable breach possibly leading into the adjacent flats.	
Recommendation: The compartmentation breaches noted within the roof space over the common area should be made good with appropriate fire-resisting materials/construction. The minimum period of fire resistance required is 60 minutes.	
Priority: B | Known Quantity: 2 | Potential Quantity: 2 | Action ID: 726671	

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 - cable breach noted above the door.	
Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 30 minutes.	
Priority: B | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 726672	

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? (Surface spread of flame classification)	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

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

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).	Yes
Comment: The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. Traditional brick construction. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance.	

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

S. Other Fire Safety Systems and Equipment

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

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

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

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

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

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

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

Fire Safety Management

T. Procedures and Arrangements

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

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

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

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: 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?			Not Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.			
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726674

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 - there was no up to date documentation provided.			
Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726675

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that there is a documented protocol in place for the coordination of fire safety arrangements and management, including the sharing of relevant fire safety information such as this fire risk assessment.	

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: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: 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: A log book was available on site during the inspection.	

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

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

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?			Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.			
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety logbook (on-site or online).			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726676

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

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

Question - W.12: Are the access control system inspections, tests and servicing recorded?	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.)	Yes
Comment: Surface mounted wiring systems noted appear to be adequately supported with fire resisting fixings/metal conduit/metal trunking to prevent premature collapse.	

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)	No
Comment: There were no gas installations noted within the common parts of the building.	

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	Yes
Comment: There were no other relevant issues noted at the time of inspection.	

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-9 Roundwood Court Outgate Road London NW10 9TH
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: 08/11/2021
Part 6	Recommended date for reassessment of the premises: 08/11/2022
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 08/11/2021