

Fire Risk Assessment

Property assessed: B Lister Court Nightingale Avenue
London HA1 3GX

Client: Network Homes Ltd

UPRN: LIST0000-2

Property Classification: Level 1

Document Print Date: 18/11/2021



FRA Inspection Date: 03/11/2021
FRA Issued to Client: 17/11/2021
FRA valid to: 17/11/2022
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	Stuart Hood
Assessment Checked by	John Herbison
Date of inspection	03/11/2021
Date of Assessment Issue to Client	17/11/2021

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	17/11/2022
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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	0	0
B	6	3	3
C	4	3	3
R	1	0	0
Man1	2	1	1
Man2	3	8	8

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 current Stay Put evacuation strategy for the building, and simultaneous evacuation strategy for each individual cluster flat, 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.4	<p>Comment: There was unnecessary fire load noted close to the building at the time of inspection. Items apparently dumped against the building.</p> <p>Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.</p>	
Section	Arson		
Action ID	730111		
Quantity		<p>Due Date: 17/12/2021</p> <p>Client Status: Assigned</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1		
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. There was a laundry trolley in the ground floor of both staircases at the property. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.</p> <p>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.</p>	
Section	House-Keeping		
Action ID	730113		
Quantity		<p>Due Date: 17/02/2022</p> <p>Client Status: Assigned</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2		
Question	M.2	<p>Comment: There are a significant number of fire doors at the premises that have excessive perimeter and/or threshold gaps, ineffective self-closing devices, damaged or missing intumescent strips and/or cold smoke seals, or are damaged. Due to the large number of doors that are defective (approximately 37), it is now considered appropriate to supersede the previous recommendations and instead recommend a full fire door survey.</p> <p>Recommendation: A comprehensive survey of all fire doorsets (including frames) should be commissioned using a registered fire door inspector to produce a schedule of works for repairs, upgrading and replacement as necessary (Approximately 37 common area fire doors defective)</p>	
Section	Common Area Fire Doors		
Action ID	730115		
Quantity		<p>Due Date: 17/02/2022</p> <p>Client Status: Assigned</p>	
- Known	0		
- Potential	1		
Priority	Man2		
Question	M.7	<p>Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. Door to kitchen 242 (cluster 219-224). The wedges/obstructions were removed by or for the assessor at the time of inspection.</p> <p>Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.</p>	
Section	Common Area Fire Doors		
Action ID	730116		
Quantity		<p>Due Date: 17/02/2022</p> <p>Client Status: Assigned</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2		

Question	P.9	<p>Comment: The security officer is the only member of staff on site at night. The housing manager advised that the security officer is not currently permitted to silence or reset the fire alarm system. It is therefore not immediately clear who will reset the fire alarm system if the system is falsely activated during the hours when the security officer is the only member of staff on site.</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	730125		
Quantity		<p>Recommendation: A suitable protocol for the operation/ silencing/resetting of the panel should be introduced.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 17/02/2022	Client Status: Assigned
Question	P.10	<p>Comment: It is reported that there has been an unsatisfactory level of false activations of the fire alarm system at the site, prompting the Fire Service to write to Network Homes regarding the matter. The housing manager advised that the false activations are typically caused by a combination of steam from showers, use of aerosols, steam from iron's, and smoking. It appears that the false activations are not recorded within the fire log book, instead being recorded within the a security daily log book. The housing manager did advised that the Network Homes Fire & Asbestos Contracts Manager has been made away of all activations.</p>	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	730120		
Quantity		<p>Recommendation: All fire alarm activations should be recorded and fully detailed within the relevant fire log book. This record should include date and time of activation, identify and location of device (if known), cause of the false activation (if known), whether the fire service where called/attended, and the name of the person recording the information. Your fire alarm engineer is required to examine the record of false activations during every service visit, and to recommend any potential modifications to the system to prevent false activations from reoccurring.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 17/02/2022	Client Status: Assigned
Question	Q.4	<p>Comment: There was evidence that fire-stopping works have been undertaken within the bedroom riser cupboards on the top floor. However, not all soil-pipes which enter the roof void have been provided with Intumescent collars. A number of bedroom riser cupboard have not been provided with a fire-rated collar (eg sample riser adjacent bedroom 318). .</p>	
Section	Limiting Fire Spread		
Action ID	730122		
Quantity		<p>Recommendation: All top floor bedroom riser cupboards should be checked and a 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter where they are found to be missing.</p>	
- Known	0		
- Potential	8		
Priority	Man2	Due Date: 17/02/2022	Client Status: Assigned

Question	Q.9	Comment: There are ventilation openings present in the wall of each kitchen. It is unclear if the presence of these ventilation openings compromise compartmentation at the premises.	
Section	Limiting Fire Spread		
Action ID	730123		
Quantity		Recommendation: A check should be made to ensure that ventilation openings noted in each of the kitchens do not compromise compartmentation at the property.	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 17/02/2022	Client Status: Assigned
Question	Q.14	Comment: It appears that there are raised timber floors above a concrete sub floor throughout the communal areas.	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	730124		
Quantity		Recommendation: Recommend further intrusive sample checks are made to the apparent raised floors throughout the communal areas on all floors checking for suitable service penetrations and especially below common area doors and flat entrance doors.	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 17/02/2022	Client Status: Assigned
Question	E.4	Comment: No fire blanket is provided in the common kitchen.	
Section	Cooking		
Action ID	730112		
Quantity		Recommendation: A fire blanket should be provided within each kitchen.	
- Known	8		
- Potential	8		
Priority	B	Due Date: 17/11/2022	Client Status: Assigned
Question	O.4	Comment: Other fire safety signs issues noted include:- No fire exit keep clear signage fixed to the exit side of the final exit from the alternative staircase.	
Section	Fire Safety Signs and Notices		
Action ID	730118		
Quantity		Recommendation: Fire exit keep clear signage should be fixed to the exit side of the final exit as noted.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 17/11/2022	Client Status: Assigned
Question	P.7	Comment: The common fire alarm in the building does not appear to be connected to an alarm receiving centre. A social alarm system is not required.	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	730119		
Quantity		Recommendation: The common fire alarm system should be provided with a connection to an alarm receiving centre (ARC) or the security office to allow remote monitoring of the system.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 17/11/2022	Client Status: Assigned

Question	L.2	Comment: An excessive gap was noted between the fire door and frame of the fire doorset to bedroom 213. Furthermore, an excessive threshold gap was noted beneath the door to bedroom 318.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	730114		
Quantity		Recommendation: The bedroom door noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.	
- Known	1		
- Potential	1		
Priority	C	Due Date: 17/05/2023	Client Status: Assigned
Question	O.2	Comment: Fire door signage is not considered adequate - The following fire doors are provided with the wrong signage: C02, C24 - The fire door signage in situ should be replaced with 'Fire door keep locked' signage. The following fire door require 'Fire door keep locked' signage: C04, C12, C14, C13, C22, C23, C33, C32, C31. (Both openable doors within the double door cupboards will require adequate fire door signage) The following fire doors require 'Fire door keep shut' signage to both sides of the doors at eye level: Ground-floor - door to cluster 013-018, door to cluster 019-023, stairwell door.	
Section	Fire Safety Signs and Notices		
Action ID	730117		
Quantity		Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as required.	
- Known	10		
- Potential	10		
Priority	C	Due Date: 17/05/2023	Client Status: Assigned
Question	P.11	Comment: The smoke head within the staircase is fitted at the lower level of the apex, and not at or near the apex as recommended within BS5839 Part 1.	
Section	Means of Giving Warning in Case of Fire		
Action ID	730121		
Quantity		Recommendation: The smoke head within the staircase should be relocated to the apex or near to the apex as recommended with BS65839 Part 1	
- Known	1		
- Potential	1		
Priority	C	Due Date: 17/05/2023	Client Status: Assigned



2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo
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Question	A.3	<p>Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Electrical junction boxes and isolation switches noted with the bedroom service/riser cupboards containing fixed plumbing and water supplies. It was noted a number of cupboards/risers were affected by water leaks that had affected the fixed electrical supplies.</p>		No image available
Section	Electrical Ignition Sources			
Action ID	130840			
Quantity		<p>Recommendation: Recommend management seek the professional advice from a suitably qualified electrician to determine the fire risk from the exposed electrical apparatus. No information available to confirm the recommendation has been carried out.</p>		
- Known	N/A			
- Potential	1			
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved	
Question	C.2	<p>Comment: There was no designated bin storage area for the Paladin/Wheelie bins resulting in them being stored in inappropriate locations, close to the building.</p>		
Section	Arson			
Action ID	130843			
Quantity		<p>Recommendation: As per previous recommendation, a suitable bin storage area should be provided at a safe distance from the building including any necessary hard standing, fencing and security arrangements.</p>		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 30/03/2022	Client Status: Approved	
Question	K.1	<p>Comment: K1 BS9991 - 9.8.1 recommends; The cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door). There is no lobby separating the stairway and cluster entrance doors on the 1st, 2nd and 3rd floors off the stairway from the main block entrance. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Lobby protection is provided to the alternative rear corner stairway on all levels separating the cluster corridor from the stairway. Bedrooms discharge directly into a protected corridor leading to a protected stairway or stair lobby for ground floor flats. There is one cluster per level with a single direction of travel of 9m from the furthest bedrooms to the lobby. Other cluster bedrooms have a choice of direction to the protected stairway or to the shared interlinked lift lobby of block A. Stairways discharge at ground floor level to the outside and away from the building. Previous recommendation of a C priority not considered suitable so completed and this recommendation with an R priority used.</p>		No image available
Section	Means of Escape			
Action ID	303955			
Quantity		<p>Recommendation: When the buildings are next refurbished the cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door) as recommended by BS 9991 - 9.8.1.</p>		
- Known	1			
- Potential	1			
Priority	R	Due Date: N/A	Client Status: Assigned	

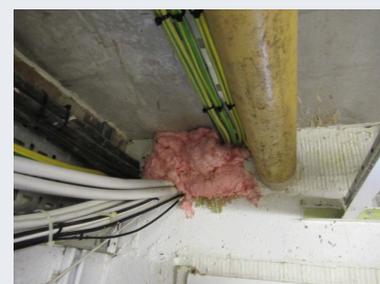
Question	K.7	Comment: Green break glasses have been actuated in a number of instances and/or doors separating clusters have been forced open causing the doors/frames to become faulty/damaged and in some cases resulting in the doors not being a good fit into the frame.	
Section	Means of Escape		
Action ID	303965		
Quantity		Recommendation: Management should undertake a programme to regularly check the doors separating cluster accommodations to ensure/confirm the doors are in a satisfactory condition and the door/lock are effective.	
- Known	1		
- Potential	1		
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved
Question	K.17	Comment: Other means of escape issues noted at the time of inspection include - The noted vents are not operational. The vent noted within the alternative escape stairs has been actuated but not retracted. The manual operation button for the skylight vent is not operational within the main stairwell.	
Section	Means of Escape		
Action ID	544314		
Quantity		Recommendation: Management should arrange for the defects noted to the automatic smoke ventilation system to be rectified by the service engineer and the system to be confirmed as fully operational.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 21/11/2020	Client Status: Approved
Question	L.2	Comment: There is an excessive gap underneath bedroom 318's door noted at the time of the assessment.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	544327		
Quantity		Recommendation: The bedroom door 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.	
- Known	1		
- Potential	1		
Priority	C	Due Date: 21/04/2022	Client Status: Assigned
Question	N.3	Comment: The coverage of the emergency lighting provided is not considered adequate - emergency lighting should be provided externally adjacent to the alternative exit/fire exit door.	
Section	Emergency Lighting		
Action ID	544316		
Quantity		Recommendation: Additional emergency lighting units should be provided to the areas noted in accordance with BS 5266-1:2016 and BS 5266-8:2004.	
- Known	1		
- Potential	1		
Priority	C	Due Date: 21/04/2022	Client Status: Approved
Question	O.2	Comment: Fire door signage is not considered adequate. Door signage missing from both sides of the alternate ground floor final exit fire door. 'Push to open' signage missing from the ground floor alternate final exit fire door. Ground floor accommodation corridors and stair doors have no fire door signs.	
Section	Fire Safety Signs and Notices		
Action ID	303961		
Quantity		Recommendation: Provide 'Fire door keep shut' notices to common area fire doors as noted.	
- Known	4		
- Potential	4		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned

Question	Q.2	Comment: As per previous FRA findings, post-build compartment breaches noted within sampled riser shafts and ducts where cables/services pass above false ceilings. Breaches noted above false ceilings across all floors.		No image available
Section	Limiting Fire Spread			
Action ID	130865			
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids above all false ceilings to confirm/ensure that compartmentation within is adequate.		
- Known	N/A			
- Potential	1			
Priority	Man2	Due Date: 01/02/2020	Client Status: Approved	
Question	Q.2	Comment: Compartmentation would not appear to be adequate. There were various compartmentation breaches noted throughout the escape route above the suspended ceilings adjacent to the bedroom riser cupboards. As previously recommended - an intrusive inspection should be undertaken throughout the communal areas (above suspended ceilings) and noted breaches fire-stopped to provide 60 minutes of fire-resistance. Breaches were noted above the suspended ceiling within the following areas: 013-018, above bedroom riser cupboards. 019-023, above bedroom riser cupboards. 113-118, above alternative escape route lobby door. 113-118, above bedroom riser cupboards. 119-124, above bedroom riser cupboards. 319-324, above bedroom riser cupboards. 313-318, to ceiling into the void space above. Second-floor lift lobby area above the ceiling adjacent to the lift access.		
Section	Limiting Fire Spread			
Action ID	544322			
Quantity		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.		
- Known	26			
- Potential	26			
Priority	B	Due Date: 21/10/2022	Client Status: Assigned	
Question	Q.3	Comment: A large hole was noted at the top of a shaft in the top floor staircase lobby. The top floor bedroom service riser cupboards have not been adequately separated from the roof void at ceiling level with fire-rated material. All the bedroom service riser cupboards appear not to be fire-stopped between the top of the cupboard and the communal corridor where services pass through. The same cupboards also appear to have no internal lining provided to the cupboards, above the door.		
Section	Limiting Fire Spread			
Action ID	303963			
Quantity		Recommendation: The bedroom service riser cupboards as noted should be fire-stopped at ceiling level between the cupboards and the roof void. The bedroom service riser cupboards should be fire-stopped above the inside of the doors where services pass between the common corridor and the cupboard. Also to these cupboards, a fire rated lining should be provided to the inside of the cupboards above the door to achieve a minimum of 60 mins fire separation.		
- Known	30			
- Potential	30			
Priority	B	Due Date: 21/10/2022	Client Status: Assigned	

Question	Q.3	<p>Comment: The bedroom service riser cupboards on the ground, first and second-floors appear to have no internal lining provided within the cupboards and above the door. Network Homes confirmed previous recommendation is complete; to check all risers are suitably fire stopped - (All bedroom riser cupboards have been fire-stopped to the floor) The top floor bedroom riser cupboards have been fire stopped to the ceiling and above the door (Internally) to an adequate standard. Breaches were noted within the following cupboards at the time of the assessment: C02 - Hole to the boxing - excessive intumescent foam. B01 - breaches to wall at high level. C05 - Damage to boxing. B11 - breaches to ceiling around pipe egress.</p>		
Section	Limiting Fire Spread			
Action ID	544320			
Quantity		<p>Recommendation: The casings/boxings noted should be repaired/replaced to provide 30 minutes fire resistance.</p>		
- Known	2			
- Potential	2			
Priority	B	Due Date: 21/10/2022	Client Status: Assigned	
Question	Q.3	<p>Comment: The bedroom service riser cupboards on the ground, first and second-floors appear to have no internal lining provided within the cupboards and above the door. Network Homes confirmed previous recommendation is complete; to check all risers are suitably fire stopped - (All bedroom riser cupboards have been fire-stopped to the floor) The top floor bedroom riser cupboards have been fire stopped to the ceiling and above the door (Internally) to an adequate standard. Breaches were noted within the following cupboards at the time of the assessment: C02 - Hole to the boxing - excessive intumescent foam. B01 - breaches to wall at high level. C05 - Damage to boxing. B11 - breaches to ceiling around pipe egress.</p>		
Section	Limiting Fire Spread			
Action ID	544321			
Quantity		<p>Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.</p>		
- Known	6			
- Potential	6			
Priority	B	Due Date: 21/10/2022	Client Status: Assigned	
Question	Q.4	<p>Comment: There was evidence that fire-stopping works have been undertaken within the bedroom riser cupboards on the top floor. However, not all soil-pipes which enter the roof void have been provided with Intumescent collars. Bedroom riser cupboard 321 has not been provided with a fire-rated collar.</p>		
Section	Limiting Fire Spread			
Action ID	544319			
Quantity		<p>Recommendation: A 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter as noted.</p>		
- Known	1			
- Potential	1			
Priority	B	Due Date: 21/10/2022	Client Status: Assigned	

Question	Q.6	Comment: No access to the roof space of this block, suspended grid ceilings preventing access. It appears from limited visual access and from neighbouring properties that there is compartmentation between clusters but unable to confirm level or standard.	
Section	Limiting Fire Spread		
Action ID	130869		
Quantity		Recommendation: Recommend the roof space above the 3rd floor is confirmed as suitably compartmented. No access, grid ceiling preventing access to hatches.	
- Known	N/A		
- Potential	1		
Priority	Man1	Due Date: 21/11/2021	Client Status: Assigned
Question	Q.7	Comment: Inappropriate/excessive use has been made of fire rated expanding foam as a fire-stopping material. This product is only suitable for narrow linear gaps. Where services pass through the wall above the door to the electrical intake cupboard.	
Section	Limiting Fire Spread		
Action ID	303964		
Quantity		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.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 21/10/2022	Client Status: Assigned

No image available



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	LIST0000-2
Number Range	B
Building Name	Lister Court
Street Number	
Street	Nightingale Avenue
City/Town	London
Postcode	HA1 3GX
Property Designation	Cluster Accommodation

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>Lister Court B (Entrance B) is part of a 'L shaped' 4 storey building. This block consists of 8 cluster bedsits (no cooking facilities provided within bedrooms) The block forms part of a larger building that contains other cluster bedsits which is part of the Northwick Park Village estate. Each cluster comprises 6 en-suite bedrooms accessed from a common cluster corridor comprising of service/store cupboards and a shared kitchen/dining facility. Each bedroom has a service cupboard/riser cupboard door adjacent to the bedroom door accessed from the common corridor. There are 2 clusters on each level accessed from two entrances on the ground floor, main entrance and a 2nd alternative shared entrance/stair lobby to the rear of the blocks in the corner where the two blocks (A and B) meet. The main block entrance comprises an entrance lobby giving access to a protected stairway, service/store cupboards and access to protected corridors serving the clusters. The shared alternative entrance comprises of a entrance/stair lobby with access to a lift lobby with service/store cupboards and secure access to either block A or B. An AOV is provided to the roof of the stairwells and a dry riser inlet to rear corner alternative entrance and riser outlets to the lift lobbies on all upper floors.</p>
Extent of Common Areas (area assessed)	All internal areas including protected corridors, entrance lobbies, stairwells, service risers, service cupboards, store cupboards (where access is possible), shared lift lobbies and escape stairs, communal kitchen, passenger lift.
Areas of the building to which access was not available.	Access was not possible to individual rooms with the exception of the sampled noted, Cluster 013-018, or cupboards B01, B11, C14, & C24.
Total number of Flats/Bedsits/Bedrooms (as applicable)	47
Number accessed off the Common Area	47
Flats/Bedsits/Bedrooms sample inspected	Bedroom 213

Building Layout Information	
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	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1990
Floor Construction Type	Under sides of floors appear to be concrete but the floor surface of some sections of floors appear to of be raised timber construction.
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	N/A

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Staff located in the Network Office located in Hodgson block who over see the Northwick Village Estate. Network staff on site Mon-Fri 0900-1700. Outside of these hours on-site security staff are present. Cleaning staff on site daily
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Ahad Miah - Housing Services Manager
Number of Residents	Assumed to be one resident per bedsit
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Staff located in the Network Office located in Hodgson block who over see the Northwick Village Estate. Network staff on site Mon-Fri 0900-1700. Outside of these hours on-site security staff are present. Cleaning staff on site daily
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information

Occupant Information	
-Comments	No information, however, General Needs premises so occupants are assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported
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)
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	05) BS 9991 - 'Fire safety in the design, management and use of residential buildings - Code of practice' - 2015 BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-1:2017 - 'Fire detection and alarm systems for buildings. Code of practice for non-domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9990 2015 Non automatic fire fighting systems 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
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Comment: The electrical intake/meter cupboard for the premises was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
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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). The date recorded on the label for the last test is January 2019 with a reinspection advised for January 2024.

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	No
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Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Electrical junction boxes and isolation switches noted with the bedroom service/riser cupboards containing fixed plumbing and water supplies. It was noted a number of these risers were affected by water leaks that could interact with the electrics to cause a fire situation.

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Yes
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Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
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Comment: It is not known if a policy is in place regarding the use of personal portable electrical appliances within the common areas, however, none were seen during the inspection, so this is assumed 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?	Yes
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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
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Comment: Residents who wish to smoke can do so within their private accommodation only. The assessor was advised that there are false activations of the fire alarm system at the premises, however the cause of these activations is not limited to smoking. The previous recommendation relating to the control of smoking within individual rooms has therefore been superseded and replaced with a recommendation within Section P (Means of Giving Warning in Case of Fire) of this fire risk assessment.

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building? Yes

Comment: Network Homes advise that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

Question - B.3: Does the policy in relation to smoking appear to be observed? Yes

Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area? Yes

Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how) Yes

Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection.

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) No

Comment: There was no designated bin storage area for the Paladin/Wheelie bins resulting in them being stored in inappropriate locations, close to the building.

Question - C.4: Is fire load close to the premises minimised? No

Comment: There was unnecessary fire load noted close to the building at the time of inspection. Items apparently dumped against the building.

Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 730111

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided) Yes

Comment: The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators.

Question - D.2: Is the fixed heating system within the common areas maintained annually? Yes

Comment: Network Homes advise that fixed heating systems are serviced annually under a servicing contract (every 5 years for electrical storage/panel heaters).

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided) No

Comment: No portable heaters were noted within the common area at the time of inspection.

E. Cooking

Question - E.1: Are common cooking facilities provided in the block? Yes

Comment: There are common cooking facilities provided in the premises with domestic-standard appliances only.

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

Comment: Reasonable measures are in place to prevent fires as a result of cooking.

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only). Not Applicable

Comment: None provided.

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

Comment: No fire blanket is provided in the common kitchen.

Recommendation: A fire blanket should be provided within each kitchen.



Priority: B Known Quantity: 8 Potential Quantity: 8 Action ID: 730112

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: The common areas are clean, on-site staff undertake cleaning duties.

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?

Yes

Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3: Are escape routes kept clear of combustible items or waste materials?

No

Comment: There were combustible items or waste materials in the escape routes. There was a laundry trolley in the ground floor of both staircases at the property. 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: 730113

Question - G.4: Are escape routes kept clear of any trip hazards?

Yes

Comment: The common escape routes were clear of any trip hazards at the time of inspection.

Question - G.5: Are any hazardous materials noted being stored correctly?

Not Applicable

Comment: No hazardous materials were noted in the common area at the time of inspection

Question - G.6: Are all other house-keeping issues satisfactory?

Yes

Comment: There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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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
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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
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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
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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
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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
<p>Comment: BS9991 - 9.8.1 recommends; The cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door). There is no lobby separating the stairway and cluster entrance doors on the 1st, 2nd and 3rd floors off the stairway from the main block entrance. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Lobby protection is provided to the alternative rear corner stairway on all levels separating the cluster corridor from the stairway. Bedrooms discharge directly into a protected corridor leading to a protected stairway or stair lobby for ground floor flats. There is one cluster per level with a single direction of travel of 9m from the furthest bedrooms to the lobby. Other cluster bedrooms have a choice of direction to the protected stairway or to the shared interlinked lift lobby of block A. Stairways discharge at ground floor level to the outside and away from the building.</p>	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
<p>Comment: The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report) See K1.</p>	
Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
<p>Comment: The provision of exits is considered adequate for the number of people expected to be present.</p>	
Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
<p>Comment: The exit widths provided appear adequate for the numbers expected to be present.</p>	
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
<p>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</p>	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
<p>Comment: Doors or gates on escape routes are provided with electrically operated access control systems.</p>	
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?	No
<p>Comment: Green break glasses have been actuated in a number of instances and/or doors separating clusters have been forced open causing the doors/frames to become faulty/damaged and in some cases resulting in the doors not being a good fit into the frame.</p>	

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: Each cluster corridor is separated from the stair and adjoining corridor/lobby by notional fire doors.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: Corridors are sub-divided where appropriate. Each corridor is separated with a notional fire door which also separates each cluster flat	
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 and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. There are operable windows within various clusters.	
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 stairs and/or lobbies are provided with an adequate automatic or remotely operated smoke ventilation system.	
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: The Network Homes fire action notice displayed in the property includes a contact reference for tenants to contact Network Homes if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.	

Question - K.17: Are all other means of escape issues satisfactory? [1] No

Comment: Other means of escape issues noted at the time of inspection include - The vent noted within the alternative escape stairs has been actuated but not retracted.

Question - K.18: Are all other means of escape issues satisfactory? [2] 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. However, a simultaneous evacuation strategy operates within each individual cluster flat in the event of a fire within that cluster flat

Question - K.20: Is the current evacuation strategy for the property considered appropriate? Yes

Comment: The current Stay Put evacuation strategy for the building, and simultaneous evacuation strategy for each individual cluster flat, is considered appropriate.

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

Comment: Stay-put strategy to the building as a whole, with a simultaneous evacuation strategy for all rooms within the cluster of fire origin.

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

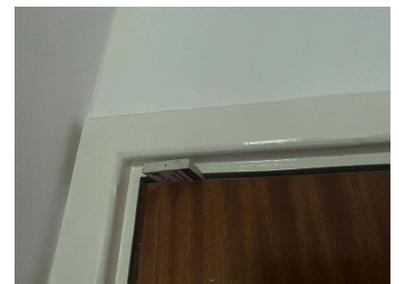
Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors) Yes

Comment: Doors to residents' rooms appear to be original 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair? No

Comment: An excessive gap was noted between the fire door and frame of the fire doorset to bedroom 213. Furthermore, an excessive threshold gap was noted beneath the door to bedroom 318.

Recommendation: The bedroom door 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: 730114

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? Not Applicable

Comment: There is no glazing present to any doors to residents' rooms in this property.

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? Not Applicable

Comment: There are no fanlights over the doors to residents' rooms in this property.

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? Not Applicable

Comment: There are no side panels to doors to residents' rooms in this property.

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled? Yes

Comment: Network Homes advises that bedroom doors are checked for adequacy (including self-closers and intumescent strips andsmoke seals) as part of a rolling programme. Adequate self-closer noted to sample bedroom 213. No access to other bedrooms.

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled? Yes

Comment: Network Homes advises that bedroom doors are checked for adequacy (including self-closers and intumescent strips andsmoke seals) as part of a rolling programme. Adequate strips and seals noted to sample bedroom 213. No access to other bedrooms

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC) Not Applicable

Comment: There are no letterboxes fitted to doors to residents' rooms in this property.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1] Yes

Comment: There were no other residents' bedroom/bedsit door issues noted at the time of inspection.

M. Common Area Fire Doors

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

Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Timber notional fire doors fitted throughout, with metal fire resisting access doors fitted to bedroom service riser cupboards. (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: There are a significant number of fire doors at the premises that have excessive perimeter and/or threshold gaps, ineffective self-closing devices, damaged or missing intumescent strips and/or cold smoke seals, or are damaged. Due to the large number of doors that are defective (approximately 37), it is now considered appropriate to supersede the previous recommendations and instead recommend a full fire door survey.

Recommendation: A comprehensive survey of all fire doorsets (including frames) should be commissioned using a registered fire door inspector to produce a schedule of works for repairs, upgrading and replacement as necessary (Approximately 37 common area fire doors defective)



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 730115

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

Comment: All glazing to common area fire doors appears to be appropriately fire rated.

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? Yes

Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated.

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

Comment: See M2.

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

Comment: See M2.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	No
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Comment: Common area fire doors were noted being wedged open or otherwise obstructed at the time of inspection. Door to kitchen 242 (cluster 219-224. The wedges/obstructions were removed by or for the assessor at the time of inspection.

Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 730116
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Question - M.8: Are all other common area fire door issues satisfactory?	Yes
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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
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Comment: Emergency lighting is provided to the common areas of the block.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
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Comment: The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	No
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Comment: The coverage of the emergency lighting provided is not considered adequate - emergency lighting should be provided externally adjacent to the alternative exit/fire exit door.

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
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Comment: A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area. The assessor was advised that additional fire action notices detailing the simultaneous evacuation strategy is fixed to the back of each bedroom door.

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
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Comment: Fire door signage is not considered adequate - The following fire doors are provided with the wrong signage: C02, C24 - The fire door signage in situ should be replaced with 'Fire door keep locked' signage. The following fire door require 'Fire door keep locked' signage: C04, C12, C14, C13, C22, C23, C33, C32, C31. (Both openable doors within the double door cupboards will require adequate fire door signage) The following fire doors require 'Fire door keep shut' signage to both sides of the doors at eye level: Ground-floor - door to cluster 013-018, door to cluster 019-023, stairwell door.

Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as required.



Priority: C	Known Quantity: 10	Potential Quantity: 10	Action ID: 730117
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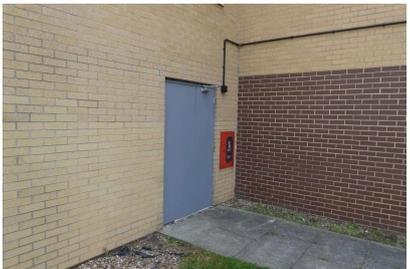
Question - O.3: If required, is directional/exit signage adequate?	Yes
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Comment: Directional and exit signage is considered adequate.

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
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Comment: Other fire safety signs issues noted include:- No fire exit keep clear signage fixed to the exit side of the final exit from the alternative staircase.

Recommendation: Fire exit keep clear signage should be fixed to the exit side of the final exit as noted.



Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 730118
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Question - O.5: Are all other fire safety signs issues satisfactory? [2]	Yes
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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
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Comment: There is a fire alarm system provided throughout this property. Smoke/heat detection and manual call points are installed throughout, including the provision of smoke detection and sounders within bedrooms. The AOV within the stairs is opened on activation of the fire alarm systems within cluster flats

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition? **Yes**

Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out)

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

Comment: The fire alarm system is configured to support the stay put policy as a whole, but activation of a device within an individual clusterflat causes that flat to evacuate and the AOV in the staircase to open.

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

Comment: As the common system in this premises is extended throughout (see P.3) there is no requirement for individual Grade D Category LD1/2 systems within residents' accommodation.

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

Comment: The common fire alarm system installed is required to be connected to an alarm receiving centre.

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)? **No**

Comment: The common fire alarm in the building does not appear to be connected to an alarm receiving centre. A social alarm system is not required.

Recommendation: The common fire alarm system should be provided with a connection to an alarm receiving centre (ARC) or the security office to allow remote monitoring of the system.

No image available

Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 730119

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: No independent domestic smoke detection present within flats. Building system extends into all parts of the cluster flats.

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

Comment: The security officer is the only member of staff on site at night. The housing manager advised that the security officer is not currently permitted to silence or reset the fire alarm system. It is therefore not immediately clear who will reset the fire alarm system if the system is falsely activated during the hours when the security officer is the only member of staff on site.

Recommendation: A suitable protocol for the operation/silencing/resetting of the panel should be introduced.



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 730125

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2] No

Comment: It is reported that there has been an unsatisfactory level of false activations of the fire alarm system at the site, prompting the Fire Service to write to Network Homes regarding the matter. The housing manager advised that the false activations are typically caused by a combination of steam from showers, use of aerosols, steam from iron's, and smoking. It appears that the false activations are not recorded within the fire log book, instead being recorded within the a security daily log book. The housing manager did advised that the Network Homes Fire & Asbestos Contracts Manager has been made away of all activations.

Recommendation: All fire alarm activations should be recorded and fully detailed within the relevant fire log book. This record should include date and time of activation, identify and location of device (if known), cause of the false activation (if known), whether the fire service where called/ attended, and the name of the person recording the information. Your fire alarm engineer is required to examine the record of false activations during every service visit, and to recommend any potential modifications to the system to prevent false activations from reoccurring.

No image available

Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 730120

Question - P.11: Are all other fire detection and alarm system issues satisfactory? [3] No

Comment: The smoke head within the staircase is fitted at the lower level of the apex, and not at or near the apex as recommended within BS5839 Part 1.

Recommendation: The smoke head within the staircase should be relocated to the apex or near to the apex as recommended with BS65839 Part 1



Priority: C Known Quantity: 1 Potential Quantity: 1 Action ID: 730121

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)

Yes

Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)

No

Comment: Compartmentation would not appear to be adequate. There were various compartmentation breaches noted throughout the escape route above the suspended ceilings adjacent to the bedroom riser cupboards. As previously recommended - an intrusive inspection should be undertaken throughout the communal areas (above suspended ceilings) and noted breaches fire-stopped to provide 60 minutes of fire-resistance.

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?

No

Comment: The bedroom service riser cupboards on the ground, first and second-floors appear to have no internal lining provided within the cupboards and above the door. The top floor bedroom riser cupboards have been fire stopped to the ceiling and above the door (Internally) to an adequate standard. Breaches were noted within the following cupboards at the time of the assessment: C02 - Hole to the boxing - excessive intumescent foam, B01 - breaches to wall at high level, C03 - Hole in wall and lack of fire stopping, C05 - Damage to boxing, C13 - Lack of fire stopping, B11 - breaches to ceiling around pipe egress., C23 - Lack of fire stopping

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: There was evidence that fire-stopping works have been undertaken within the bedroom riser cupboards on the top floor. However, not all soil-pipes which enter the roof void have been provided with Intumescent collars. A number of bedroom riser cupboard have not been provided with a fire-rated collar (eg sample riser adjacent bedroom 318).

Recommendation: All top floor bedroom riser cupboards should be checked and a 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter where they are found to be missing.



Priority: Man2

Known Quantity: 0

Potential Quantity: 8

Action ID: 730122

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 Known

Comment: No access to the roof space of this block, suspended grid ceilings preventing access.

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) No

Comment: It was reported within the previous fire risk assessment that inappropriate/excessive use has been made of fire rated expanding foam as a fire-stopping material within cupboard B01. This cupboard could not be accessed at the time of this assessment. . This product is only suitable for narrow linear gaps.

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

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

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.) No

Comment: There are ventilation openings present in the wall of each kitchen. It is unclear if the presence of these ventilation openings compromise compartmentation at the premises.

Recommendation: A check should be made to ensure that ventilation openings noted in each of the kitchens do not compromise compartmentation at the property.



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 730123

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. Cavity wall with brick finish. 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]

No

Comment: It appears that there are raised timber floors above a concrete sub floor throughout the communal areas.

Recommendation: Recommend further intrusive sample checks are made to the apparent raised floors throughout the communal areas on all floors checking for suitable service penetrations and especially below common area doors and flat entrance doors.

No image available

Priority: Man2

Known Quantity: 0

Potential Quantity: 1

Action ID: 730124

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]

Yes

Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)

No

Comment: No extinguishers were provided within the common areas.

Question - R.5: Are portable fire extinguishers required in the common areas?

No

Comment: Fire extinguishers are not required in the common areas of these premises as no staff/trained users are likely to be present.

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?

Yes

Comment: A drop key override switch facility is provided however, the switch did not work satisfactorily when tested.

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 mains:- A dry riser installation is provided in the lift lobby separating blocks A and B.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)

No

Comment: The building has a lift(s) but not one used for fire safety purposes.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)

No

Comment: The building has no apparatus for the evacuation of people with disabilities.

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)

No

Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building?

No

Comment: Hose reels are not provided within the building.

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)

No

Comment: There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation

General Needs (5 Storeys and under)

Comment:

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?

Yes

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

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?

Yes

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

Question - V.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.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.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, 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.5: Are fire detection/alarm system inspections, tests and servicing recorded?

Yes

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?

Yes

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

Question - W.8: Are fire mains inspections, tests and services 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.11: Are the smoke 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.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.13: Are drop key override switch facilities inspections, tests and services 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
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Comment: There were no surface mounted wiring systems noted within the common escape routes.

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)	Yes
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Comment: Gas installation pipework/meters were noted within the common parts.

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?	Yes
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Comment: The fixed gas installations within the common areas are adequately enclosed in fire resisting construction where required

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)	Yes
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Comment: The location and routing of the fixed gas installations within the common areas are considered adequate

Z. Other Issues

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

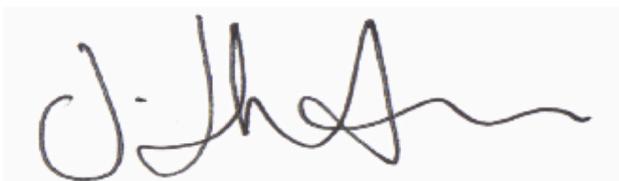
BAFE Certificate

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: B Lister Court Nightingale Avenue London HA1 3GX
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: 17/11/2021
Part 6	Recommended date for reassessment of the premises: 17/11/2022
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

17/11/2021

