

Fire Risk Assessment

Property assessed: 1-35 Mevagissey Court 3
Selbourne Avenue Hounslow TW3
1DQ

Client: Network Homes Ltd

UPRN: MEVA0000

Property Classification: Level 1

Document Print Date: 23/11/2021



FRA Inspection Date: 28/09/2021
FRA Issued to Client: 07/10/2021
FRA valid to: 07/10/2022
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Neil Sturdy
Assessment Checked by	John Herbison
Date of inspection	28/09/2021
Date of Assessment Issue to Client	07/10/2021

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	07/10/2022
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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	1	0	0
B	0	0	0
C	2	1	1
R	0	1	1
Man1	0	2	0
Man2	1	4	4

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

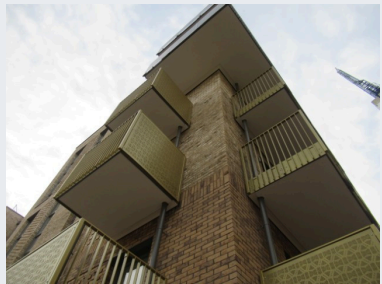
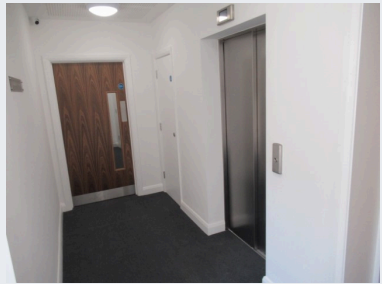
2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	K.17	<p>Comment: There was no access possible to check compartmentation, fire doors and AOV operation etc. within the smoke shaft due to the nature of the controls provided. There is a fault showing on the AOV remote opening switch on the 5th-floor.</p>	
Section	Means of Escape		
Action ID	706468		
Quantity		<p>Recommendation: Management should get the AOV system checked by a competent person and ensure/confirm the system is operational as required.</p>	
- Known	0		
- Potential	1		
Priority	Man1	Due Date: 07/11/2021	Client Status: Approved
Question	M.7	<p>Comment: Other common area fire door issues noted at the time of inspection include - The electrical intake cupboard was not locked and there is an excessive gap to the meeting stiles.</p>	
Section	Common Area Fire Doors		
Action ID	706470		
Quantity		<p>Recommendation: Management should ensure that all common area cupboard/riser doors are kept locked when not in use.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 21/11/2021	Client Status: Approved
Question	A.4	<p>Comment: There was no evidence available on site to confirm that the portable appliances noted are being tested annually.</p>	
Section	Electrical Ignition Sources		
Action ID	706474		
Quantity		<p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database. Tv booster equipment in the service risers.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 07/01/2022	Client Status: Assigned
Question	J.1	<p>Comment: There is a PV system on-site. No isolation switch was noted in an accessible location as required by the requirements of Engineering Recommendations G83 / G59 (Microgeneration Certification Scheme ('MCS') - 2.3.3 a.c. Isolation and Switching).</p>	
Section	Other Significant Hazards		
Action ID	706467		
Quantity		<p>Recommendation: Recommend management confirm/ensure that the PV isolation switch is clearly labelled and identified on the fire zone chart and is easily accessible.</p>	
- Known	1		
- Potential	1		
Priority	Man2	Due Date: 07/01/2022	Client Status: Assigned

Question	K.17	Comment: There was no access possible to check compartmentation, fire doors and AOV operation etc. within the smoke shaft due to the nature of the controls provided. There is a fault showing on the AOV remote opening switch on the 5th-floor.		No image available
Section	Means of Escape			
Action ID	706469			
Quantity		Recommendation: Management should check within all smoke shafts to confirm that they are appropriately enclosed with fire-resisting construction and adequately fire-stopped. Checks should also include fire door/AOV fitment (and operation) and the enclosure of any services that may be routed through the shaft.		
- Known	0			
- Potential	1			
Priority	Man2	Due Date: 07/01/2022	Client Status: Assigned	
Question	T.4	Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site. See O.1.		No image available
Section	Procedures and Arrangements			
Action ID	706473			
Quantity		Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 07/01/2022	Client Status: Assigned	
Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include - The electrical intake cupboard was not locked and there is an excessive gap to the meeting stiles.		
Section	Common Area Fire Doors			
Action ID	706471			
Quantity		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.		
- Known	1			
- Potential	1			
Priority	C	Due Date: 07/04/2023	Client Status: Assigned	
Question	O.4	Comment: 'In the event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on the ground and 3rd floors. Also, building Regulations Approved Document B1 2019 now requires the provision of wayfinding and flat indicator signage for the fire service in blocks of flats with a top storey over 11m from ground level. This is not a retrospective requirement but consideration should be given to providing compliant signage/confirming the suitability of existing signage when refurbishment is next planned.		No image available
Section	Fire Safety Signs and Notices			
Action ID	706472			
Quantity		Recommendation: Management should provide wayfinding and flat indicator signage for the fire service in accordance with paragraphs 15.13 to 15.16 of ADB1 2019 (or confirm that the existing signage is adequate) when refurbishment is next planned.		
- Known	6			
- Potential	6			
Priority	R	Due Date: N/A	Client Status: Assigned	

2.2 Recommendations from Previous Assessments

Details		Comments/recommendations		Photo
Question	B.4	Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006. Recommendation: 'No Smoking' signage should be provided in the common area.		No image available
Section	Smoking Policies			
Action ID	528981			
Quantity				
- Known	1			
- Potential	1			
Priority	C	Due Date: 18/03/2022	Client Status: Assigned	
Question	G.6	Comment: It was noted that private balconies are provided. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'. Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.		
Section	House-Keeping			
Action ID	528982			
Quantity				
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 18/12/2020	Client Status: Approved	
Question	O.1	Comment: No Fire Action Notices were displayed within the common areas. Recommendation: A fire action notice advising of the 'Stay Put' evacuation policy should be provided in the common areas.		No image available
Section	Fire Safety Signs and Notices			
Action ID	528986			
Quantity				
- Known	1			
- Potential	1			
Priority	A	Due Date: 18/12/2020	Client Status: Assigned	
Question	O.4	Comment: 'In the event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on the ground and 3rd floors Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level as noted.		
Section	Fire Safety Signs and Notices			
Action ID	528987			
Quantity				
- Known	2			
- Potential	2			
Priority	C	Due Date: 18/03/2022	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	MEVA0000
Number Range	1-35
Building Name	Mevagissey Court
Street Number	3
Street	Selbourne Avenue
City/Town	Hounslow
Postcode	TW3 1DQ
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	6
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	6
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	6 storey purpose built block of 35 general needs flats built from development of attached similar blocks. Ground floor entrance hall giving access to a central lobby containing service cupboards and giving further access to the communal stairway, ground floor accommodation lobby of 4 flats (1-4) and a rear lift lobby containing the passenger lift, service cupboard, flat 5 and a rear alternative exit. Upper floors are similar with two access doors off the stair landing both giving access to the same accommodation corridor (L shape) that serves 6 residents flats, service cupboards and the passenger lift. There are externally accessed bins and a cycle store to the rear of the block and a plant room to the front of the building. AOV and dry riser provided.
Extent of Common Areas (area assessed)	Entrance hall, lobbies, passenger lift, stairway, service cupboards.
Areas of the building to which access was not available.	Residents flats apart from the sample inspected. The gas intake, cycle store and bin store as fob access.
Total number of Flats/Bedsits/Bedrooms (as applicable)	35
Number accessed off the Common Area	35
Flats/Bedsits/Bedrooms sample inspected	Flat 25
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	1

Construction Information	
Construction Type	Concrete Frame

Construction Information	
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2020
Floor Construction Type	Concrete
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	Presume management/staff attend the property occasionally during office hours Monday - Friday.
Person managing fire safety in the premises	Laura Jones - Fire & Asbestos Contracts Manager
Person consulted during the FRA	No one. No management/staff were on-site.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	No staff on site
-Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported, no evidence noted.
Any other relevant information	None.

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

Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005 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	04) Approved Document B1 - 'Fire safety in Dwellings' - 2019 PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block? Yes

Comment: The electrical intake/meter cupboard for the 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

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 2020.

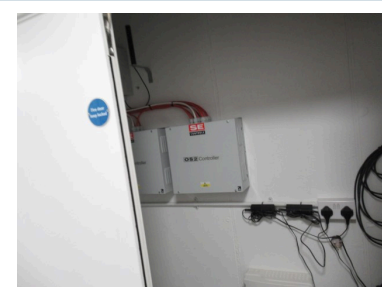
Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only) Yes

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? No

Comment: There was no evidence available on site to confirm that the portable appliances noted are being tested annually.

Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database. Tv booster equipment in the service risers.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 706474
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Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection? Yes

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

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable? Not Applicable

Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
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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
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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
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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?	No
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Comment: No signage was seen in the common area to advise that smoking is prohibited 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
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Comment: The entrance door to the premises is self-closing and is fitted with an intercom and door release system and was locked at the time of inspection.

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
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Comment: Paladin/Wheelie bins were stored in an integral shared bin storage room located to the rear of the property.

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
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Comment: The bin storage area/room was locked at the time of inspection.

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	No
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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
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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
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Comment: No common cooking facilities are provided in the premises.

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
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Comment: A lightning protection system was not seen but an inspection box was noted.

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
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Comment: The lightning protection system was not visible, refer to F1.

G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
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Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
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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
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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: The previous recommendation has been approved however; combustibles are still being stored on the private balconies. Management should reinforce the policy.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Network Homes advise that fire safety conditions are imposed on outside contractors when working on the premises.	

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)	Yes
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by outside contractors.	

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.	

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
Comment: No dangerous substances were noted being stored or in use at the time of inspection.	

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	No
Comment: There is a PV system on-site. No isolation switch was noted in an accessible location as required by the requirements of Engineering Recommendations G83 / G59 (Microgeneration Certification Scheme ('MCS') - 2.3.3 a.c. Isolation and Switching).	

Recommendation: Recommend management confirm/ensure that the PV isolation switch is clearly labelled and identified on the fire zone chart and is easily accessible.



Priority: Man2	Known Quantity: 1	Potential Quantity: 1	Action ID: 706467
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Question - J.2: Are all other Fire Hazard issues considered satisfactory? [2]

Yes

Comment: There were no other fire hazard issues noted at the time of inspection.

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes) Yes

Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.

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

Comment: The escape stairs are provided with adequate lobby protection.

Question - K.3: Is there adequate provision of exits for the numbers who may be present? Yes

Comment: The provision of exits is considered adequate for the number of people expected to be present.

Question - K.4: Is there adequate exit width for the numbers who may be present? Yes

Comment: The exit widths provided appear adequate for the numbers expected to be present.

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)? Yes

Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision) Yes

Comment: Doors or gates on escape routes are provided with electrically operated access control systems.

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

Comment: The entrance door to the premises has a green break-glass point fitted which overrides the access control system.

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

Comment: Doors on escape routes open in the direction of escape.

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction) Yes

Comment: Travel distances appear to be in line with that allowed in current guidance.

Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
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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
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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
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Comment: No corridors requiring cross-corridor fire doors were noted in the property. There is two exit door from each of the upper floor accommodation corridors that discharge into the same stairway so cross-corridor doors are not deemed necessary.

Question - K.13: Do escape routes lead to a place of safety?	Yes
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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)	Not Applicable
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Comment: The stairs and lobbies are provided with an automatic smoke ventilation system. See K.15.

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
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Comment: The stairs and lobbies are provided with an adequate automatic or remotely operated smoke ventilation system. Stair lobbies provided with AOV smoke vents and the head of the stairs is provided with an AOV skylight both operated by smoke detectors and override switches. The 5th floor also has an AOV skylight.

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

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

Comment: There was no access possible to check compartmentation, fire doors and AOV operation etc. within the smoke shaft due to the nature of the controls provided. There is a fault showing on the AOV remote opening switch on the 5th-floor.

Recommendation: Management should get the AOV system checked by a competent person and ensure/confirm the system is operational as required.



Priority: Man1 Known Quantity: 0 Potential Quantity: 1 Action ID: 706468

Recommendation: Management should check within all smoke shafts to confirm that they are appropriately enclosed with fire-resisting construction and adequately fire-stopped. Checks should also include fire door/AOV fitment (and operation) and the enclosure of any services that may be routed through the shaft.

No image available

Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 706469

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

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

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
Comment: The fire rated flat entrance doors appear to be in good condition.	
Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There is no glazing present to any 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: Management advises via the Riskhub Client Portal that the previous recommendation has been Approved and a rolling programme of checks is in place to confirm all flat entrance doors have an adequate self-closing device fitted.	
Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Management advises via the Riskhub Client Portal that the previous recommendation has been Approved and a rolling programme of checks is in place to confirm all flat entrance doors have adequate intumescent strips and cold smoke seals fitted.	
Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
Comment: There are no letterboxes fitted to flat entrance doors in these premises.	
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
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Comment: All common area fire doors and/or frames appear to be appropriate FD30S/FD60S fire rated (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
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Comment: All common area fire rated fire doors and frames appear to be in good condition.

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
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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?	Not Applicable
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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?	Yes
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Comment: Common area fire doors are fitted with adequate self-closing devices where required.

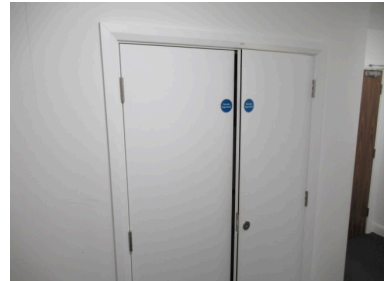
Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	Yes
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Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.

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

Comment: Other common area fire door issues noted at the time of inspection include - The electrical intake cupboard was not locked and there is an excessive gap to the meeting stiles.

Recommendation: Management should ensure that all common area cupboard/riser doors are kept locked when not in use.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 706470

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: 706471

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.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order? Yes

Comment: The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external) Yes

Comment: The coverage of the emergency lighting provided 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)	No
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Comment: No Fire Action Notices were displayed within the common areas.

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
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Comment: Fire door signage is considered adequate.

Question - O.3: If required, is directional/exit signage adequate?	Not Applicable
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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.)	No
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Comment: 'In the event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on the ground and 3rd floors. Also, building Regulations Approved Document B1 2019 now requires the provision of wayfinding and flat indicator signage for the fire service in blocks of flats with a top storey over 11m from ground level. This is not a retrospective requirement but consideration should be given to providing compliant signage/confirming the suitability of existing signage when refurbishment is next planned.

Recommendation: Management should provide wayfinding and flat indicator signage for the fire service in accordance with paragraphs 15.13 to 15.16 of ADB1 2019 (or confirm that the existing signage is adequate) when refurbishment is next planned.	No image available		
Priority: R	Known Quantity: 6	Potential Quantity: 6	Action ID: 706472

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 BS5839-1 category L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. This comprises a fire alarm panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided.

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
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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
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Comment: The BS5839-1 category L5 automatic fire detection system within the common areas of the building is appropriate for control of the smoke ventilation system. This comprises a fire alarm panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided and are not required.

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
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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?	No
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Comment: A system for remote monitoring of fire alarm signals is not considered necessary in these premises.

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

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
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Comment: The premises are purpose-built 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 Applicable
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Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes
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Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes
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Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable
Comment: No waste chute is provided in the property.	
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a flat roof.	
Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Yes
Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.	
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. Bare brick facia and metal balconies.	

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.) Yes

Comment: The building is provided with a fire main:- Dry riser provided with an inlet at street level and outlets in the stairways

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) No

Comment: The building has a passenger lift but this is not used for fire safety purposes.

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

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

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

Comment: A sprinkler system is not provided in the block as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.

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: 6 storey general needs block				
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: Network Homes 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: There is a suitable record of the fire safety arrangements for the building contained in the fire safety file/logbook.				
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?				Not Known
Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site. See O.1.				
Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 706473	
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.				
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
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Comment: There is no staff presence in the building except for occasional attendance.

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

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

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

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?	Not Applicable
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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
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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
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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
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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.5: Is the lightning protection system inspected and tested in accordance with relevant guidance? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: 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? Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the access control system is being carried out. However, the external final exit door has a mechanical override to open the door and so reactive maintenance only is considered acceptable.

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format? Yes

Comment: A paper logbook was available on-site for inspection during the fire risk assessment.

Question - W.2: Are details of fire drills recorded in the log book or digital log book system? Not Applicable

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

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system? Not Applicable

Comment: There are no staff present on-site so fire safety training is not required.

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system? Yes

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

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded? Yes

Comment: 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.9: Are records kept of the lightning protection system inspections, tests and servicing? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.11: Are the smoke control system inspections, tests and servicing recorded? Yes

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

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)

Not Applicable

Comment: There were no surface mounted wiring systems noted within the common escape routes.

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)

Yes

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

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

Yes

Comment: The gas service pipes are enclosed in the service riser cupboards.

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

Yes

Comment: The gas service pipes appear satisfactory in the service riser cupboards.

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]

Yes

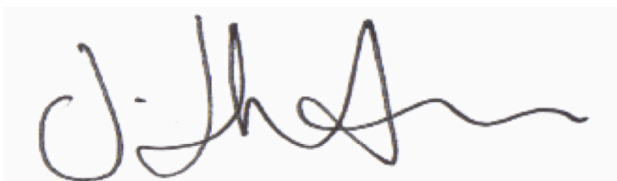
Comment: There were no other relevant issues noted at the time of inspection.

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: 1-35 Mevagissey Court 3 Selbourne Avenue Hounslow TW3 1DQ
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: 07/10/2021
Part 6	Recommended date for reassessment of the premises: 07/10/2022
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

07/10/2021

