

Fire Risk Assessment

Property assessed: 1-20 3 Gildea Close London HA5 4SD

Client: Network Homes Ltd

UPRN: GILD0003

Property Classification: Level 1

Document Print Date: 23/11/2021



FRA Inspection Date: 25/08/2021
FRA Issued to Client: 21/09/2021
FRA valid to: 21/09/2022
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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	Stuart Hood
Assessment Checked by	John Herbison
Date of inspection	25/08/2021
Date of Assessment Issue to Client	21/09/2021

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	21/09/2022
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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	1	1
B	4	4	4
C	7	4	4
R	2	0	0
Man1	0	1	0
Man2	1	4	2

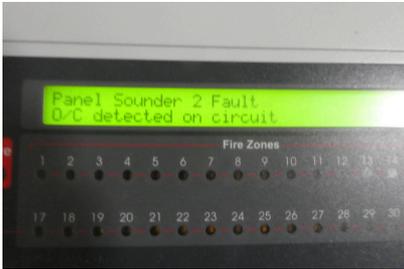
Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

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

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	P.2	Comment: The fire detection/alarm panel was showing a fault indicator light.	
Section	Means of Giving Warning in Case of Fire		
Action ID	700135		
Quantity		Recommendation: Management should arrange to have the fault light showing on the fire alarm panel checked and cleared by the fire alarm service engineer. A contact number should be displayed for residents to report any Fire alarm defects/faults.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 21/10/2021	Client Status: Approved
Question	L.6	Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective self-closer noted to sample bedroom 15. Self closer to bedroom 4 was satisfactory. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	700131		
Quantity		Recommendation: An effective self-closing device should be fitted to the doors as noted.	
- Known	1		
- Potential	1		
Priority	A	Due Date: 21/12/2021	Client Status: Assigned
Question	G.6	Comment: It is not known if there is a system in place for filters to be checked and cleaned regularly.	
Section	House-Keeping		
Action ID	700128		
Quantity		Recommendation: Management should confirm/ensure that a system is in place for regular checking and cleaning of filters to clothes drying appliance to prevent lint build up. These checks should be recorded.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 21/12/2021	Client Status: Approved
Question	T.12	Comment: The property has multiple agencies involved/present who share responsibility for fire safety arrangements and management.	<p>No image available</p>
Section	Procedures and Arrangements		
Action ID	700141		
Quantity		Recommendation: Management should confirm/ensure that there is a documented protocol in place for the coordination of fire safety arrangements, management and maintenance. including the sharing of relevant fire safety information such as this fire risk assessment. This protocol should take the form of a matrix clearly defining the responsibilities of the various duty holders.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 21/12/2021	Client Status: Approved

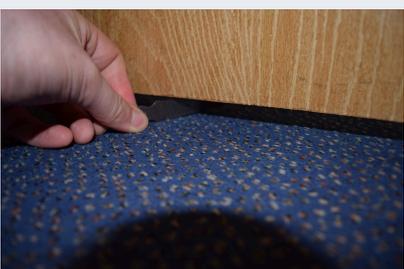
Question	M.7	<p>Comment: There are a significant number of issues with fire doors at this premises. The majority of common area fire doors have excessive perimeter and/or threshold gaps, missing/damaged cold smoke seals, ineffective self-closing devices, lack of fire stopping to the back of the door frames, & in some cases holes around the door locks.</p> <p>Recommendation: Due to the number of defective fire doors present, a comprehensive survey of all fire doorsets (including frames and fanlights) should be commissioned using a registered fire door inspector to produce a schedule of works for repairs, upgrading and replacement as necessary.</p>	
Section	Common Area Fire Doors		
Action ID	700133		
Quantity			
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 21/01/2022	Client Status: Assigned
Question	Q.9	<p>Comment: There is a ventilation opening present within sampled flat 4. Ducting from the opening appears to pass through the wall into some boxed in trucking, but where it goes from there could not be confirmed. It is therefore unclear if the presence of the ventilation opening compromises compartmentation at the premises.</p> <p>Recommendation: An intrusive check of the ventilation opening as noted should be made to ensure that it does not compromise compartmentation at the property.</p>	
Section	Limiting Fire Spread		
Action ID	700140		
Quantity			
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 21/01/2022	Client Status: Assigned
Question	P.7	<p>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> <p>Recommendation: The common fire alarm system should be provided with a connection to an alarm receiving centre (ARC) to allow remote monitoring of the system (unless it is confirmed that the residents have been assessed and can be relied upon to call the fire and rescue service in an emergency).</p>	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	700136		
Quantity			
- Known	1		
- Potential	1		
Priority	B	Due Date: 21/09/2022	Client Status: Assigned
Question	P.9	<p>Comment: A new smoke head has been installed with the cleaners cupboard, however, the assessor was informed that activation of this smoke head does not cause the display of this smoke head address on the addressable system. Furthermore, from information gathered on-site, the building fire alarm system is configured as a single detection zone. Note: A detection zone is only permitted to cover more than one storey if the total floor area of the building is less than 300m2. The fire alarm system appears to comprise of a mix of bells and electronic sounders.</p> <p>Recommendation: The fire alarm system should be reconfigured so that detection zones comply with the recommendations contained in BS5839 Part 1. (To include the address of the new smoke head installed within the cleaners cupboard should be programmed into the addressable fire alarm control panel).</p>	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	700137		
Quantity			
- Known	1		
- Potential	1		
Priority	B	Due Date: 21/09/2022	Client Status: Assigned

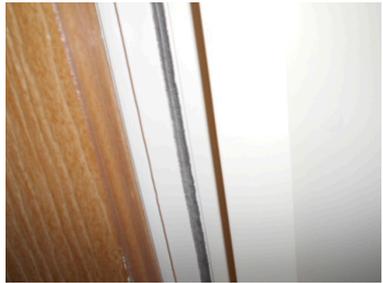
Question	Q.3	<p>Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. There is a lack of fire stopping apparent within the storeroom adjacent to the central stair ground-floor, cleaners cupboard ground floor, and the electrical cupboard on the ground. Furthermore, there is inappropriate use of the pink foam within the first floor electrical cupboard.</p>	
Section	Limiting Fire Spread		
Action ID	700138		
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 30 minutes.</p>	
- Known	3		
- Potential	3		
Priority	B	Due Date: 21/09/2022	Client Status: Assigned
Question	Q.3	<p>Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. There is a lack of fire stopping apparent within the storeroom adjacent to the central stair ground-floor, cleaners cupboard ground floor, and the electrical cupboard on the ground. Furthermore, there is inappropriate use of the pink foam within the first floor electrical cupboard.</p>	
Section	Limiting Fire Spread		
Action ID	700139		
Quantity		<p>Recommendation: The 'fire-rated' expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 21/09/2022	Client Status: Assigned
Question	L.2	<p>Comment: Excessive gaps were noted under some Bedroom entrance doors which will not resist the passage of cold smoke. - Managers Flat entrance door, Bedroom 1, 2, 3, 4, 5, 6, 7, 8, 15 & 16. Furthermore, there is an excessive perimeter gap present between the door and frame of the fire doorsets to rooms 4 & 15.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	700129		
Quantity		<p>Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 3mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>	
- Known	4		
- Potential	4		
Priority	C	Due Date: 21/03/2023	Client Status: Assigned
Question	L.2	<p>Comment: Excessive gaps were noted under some Bedroom entrance doors which will not resist the passage of cold smoke. - Managers Flat entrance door, Bedroom 1, 2, 3, 4, 5, 6, 7, 8, 15 & 16. Furthermore, there is an excessive perimeter gap present between the door and frame of the fire doorsets to rooms 4 & 15.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	700130		
Quantity		<p>Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.</p>	
- Known	2		
- Potential	2		
Priority	C	Due Date: 21/03/2023	Client Status: Assigned

Question	L.7	Comment: Network Homes advises that bedroom doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective cold smoke seals noted to sample bedroom 4. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	700132			
Quantity		Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.		
- Known	1			
- Potential	1			
Priority	C	Due Date: 21/03/2023	Client Status: Assigned	
Question	N.3	Comment: The coverage of the emergency lighting provided is not considered adequate. There is no emergency lighting installed within the disabled WC as recommended with BS5266 Part 1.		<p style="text-align: center;">No image available</p>
Section	Emergency Lighting			
Action ID	700134			
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. Facilities for use by disabled people should have emergency illumination from at least one luminaire.		
- Known	1			
- Potential	1			
Priority	C	Due Date: 21/03/2023	Client Status: Assigned	

2.2 Recommendations from Previous Assessments

Details		Comments/recommendations	Photo
Question	E.4	Comment: No fire blanket is provided in the common kitchens	
Section	Cooking		
Action ID	280557		
Quantity		Recommendation: A fire blanket should be provided in each kitchen. One fire blanket for each cooker in the kitchen	
- Known	9		
- Potential	9		
Priority	B	Due Date: 20/05/2020	Client Status: Approved
Question	K.5	Comment: All final exits other than the main entrance are fitted with break glass points for keys or thumb turns to exit the relevant door and some with sprung break glass Redland tube type locks. Not considered satisfactory.	
Section	Means of Escape		
Action ID	280558		
Quantity		Recommendation: Remove all Redland tube break glass locks from exit doors. Provide alarms to doors if extra security is required or magnetic locks linked to the fire alarm. The doors from the lounge and laundry with keys in a break glass box are not required as fire exits. Remove/change sign to warn that the keys are not for emergency use.	
- Known	7		
- Potential	7		
Priority	B	Due Date: 30/09/2021	Client Status: Assigned

Question	L.2	<p>Comment: Excessive gaps were noted under some Bedroom entrance doors which will not resist the passage of cold smoke. - Managers Flat entrance door, Bedroom 3, 5, 7, 8 & 16.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	529526		
Quantity		<p>Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>	
- Known	6		
- Potential	6		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned
Question	L.7	<p>Comment: No intumescent strips and cold smoke seals were fitted to sampled Rooms 4 and 6 doors. No access to other residents' rooms.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	280561		
Quantity		<p>Recommendation: Intumescent strips and smoke seals should be fitted to the doors as noted.</p>	
- Known	2		
- Potential	2		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
Question	L.9	<p>Comment: An excessive perimeter gap was noted under sampled bedroom 16 entrance door which will not resist the passage of cold smoke. No access to other residents' rooms.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	529529		
Quantity		<p>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.</p>	
- Known	1		
- Potential	1		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned
Question	M.2	<p>Comment: Excessive gaps were noted under all common area fire doors which will not resist the passage of cold smoke with the exception of the Ground floor small cupboard, door to front staircase near play room, double doors to computer room, Main electrical intake cupboard on the ground floor.</p>	
Section	Common Area Fire Doors		
Action ID	529527		
Quantity		<p>Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>	
- Known	34		
- Potential	34		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned
Question	M.5	<p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. Laundry door not closing fully into the frame.</p>	
Section	Common Area Fire Doors		
Action ID	280563		
Quantity		<p>Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.</p>	
- Known	1		
- Potential	1		
Priority	A	Due Date: 30/12/2020	Client Status: Assigned

Question	M.6	Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. Intumescent strips and smoke seals fitted to some common area doors, intumescent strips only to other common area doors.	
Section	Common Area Fire Doors		
Action ID	280564		
Quantity		Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.	
- Known	43		
- Potential	43		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
Question	M.6	Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. Intumescent strips and smoke seals fitted to some common area doors, intumescent strips only to other common area doors.	
Section	Common Area Fire Doors		
Action ID	280565		
Quantity		Recommendation: The doors to the 1st floor electrical have the smoke seal missing/damaged. Requires repair/ replacement.	
- Known	1		
- Potential	1		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
Question	M.7	Comment: The pads have been removed from the common area fire door however, other common area fire door issues noted at the time of inspection include - Perimeter gaps noted to all common area fire doors with the exception of; Ground floor: Cross corridor, small store, Laundry, room off the laundry - 1st floor: Cross corridor, double door riser cupboard.	
Section	Common Area Fire Doors		
Action ID	529528		
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	38		
- Potential	38		
Priority	C	Due Date: 18/03/2022	Client Status: Assigned
Question	Q.2	Comment: Compartmentation would not appear to be adequate. The sample above laundry room corridor and corridor adjacent room 4 not adequately fire stopped.	
Section	Limiting Fire Spread		
Action ID	280569		
Quantity		Recommendation: Provide 60 minutes fire stopping in the false ceiling above laundry room corridor and corridor adjacent room 4 not adequately fire stopped.	
- Known	2		
- Potential	2		
Priority	B	Due Date: 21/10/2022	Client Status: Assigned
Question	Q.2	Comment: Compartmentation would not appear to be adequate. The sample above laundry room corridor and corridor adjacent room 4 not adequately fire stopped.	
Section	Limiting Fire Spread		
Action ID	280570		
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ ensure that compartmentation within is adequate.	
- Known	N/A		
- Potential	12		
Priority	Man2	Due Date: 21/01/2022	Client Status: Assigned

Question	Q.2	<p>Comment: Compartmentation would not appear to be adequate. The sample above laundry room corridor, corridor adjacent room 4 and on the 1st floor corridor adjacent room 5 not adequately fire stopped. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.</p>	
Section	Limiting Fire Spread		
Action ID	529530		
Quantity		<p>Recommendation: The compartmentation breaches noted above the cross corridor fire door on the 1st floor adjacent room 5 within the voids above the false ceilings should be made good with appropriate fire-resisting materials/construction. Period of fire resistance required is 30 minutes.</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 21/10/2022	Client Status: Assigned
Question	Q.11	<p>Comment: Soft furnishings in the communal lounges could not be confirmed as suitably fire-resisting.</p>	
Section	Limiting Fire Spread		
Action ID	280571		
Quantity		<p>Recommendation: When it is time for replacement, the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises</p>	
- Known	8		
- Potential	8		
Priority	R	Due Date: N/A	Client Status: Approved
Question	Q.12	<p>Comment: Curtains labeled as domestic standards purchase from NEXT retail.</p>	
Section	Limiting Fire Spread		
Action ID	280572		
Quantity		<p>Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.</p>	
- Known	18		
- Potential	18		
Priority	R	Due Date: N/A	Client Status: Approved



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	GILD0003
Number Range	1-20
Building Name	
Street Number	3
Street	Gildea Close
City/Town	London
Postcode	HA5 4SD
Property Designation	Supported Living

Building Layout Information	
Total No. of Floors	3
Total No. of Floors (common area only)	3
Total No. of Storeys (ground and above)	3
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A three storey purpose built block of residential rooms for women and children following family break up / difficulties. Three stairs, eight final exits, and the wardens flat has an additional final private entrance and exit directly to outside. No lift. Stepped and level exits. The ground floor consists of 2 offices, wardens flat, entrance hall, corridors to bedrooms and ancillary accommodation including a main lounge, shared kitchens/living area, a children's play room and a computer / training room and multiple stores and tank cupboards. Electrical intake is under the central stair. The first floor consists of corridors to bedrooms, 2 shared kitchen/living areas, electrical riser, and multiple store rooms and tank rooms. The second floor consists of corridors to bedrooms, 2 shared kitchens, electrical riser, and multiple cupboards and tank cupboards. It is understood wash facilities are provided in the bedrooms and that there are 2 bedrooms within 8 of the numbered rooms, off the escape route; Large rear garden with routes to the car park. The stairs are known on site as near stair, middle stair, and far stair. Near stair is the stair nearest to the office, and the far stair is the stair furthest away from the office.
Extent of Common Areas (area assessed)	Ground, first and second-floor communal areas. Sampled bedroom and stores/cupboards.
Areas of the building to which access was not available.	Access was not possible to individual rooms with the exception of the samples noted.
Total number of Flats/Bedsits/Bedrooms (as applicable)	20
Number accessed off the Common Area	20
Flats/Bedsits/Bedrooms sample inspected	Rooms 4 & 15.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	8

Building Layout Information	
Block Accessibility	Level
Total No. of Common Staircases	3

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1990
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	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Up to 5 staff on site 09:00 - 17:30 hours Monday - Friday. Manager lives on site but not necessarily on duty at all times.
Person managing fire safety in the premises	Terrie Stapleton SSAFA Home Manager and Laura Jones - Fire and Asbestos Manager Network Homes
Person consulted during the FRA	Terrie Stapleton SSAFA Home Manager
Number of Residents	Number advised by client - see comment.
-Comments	Advised that the maximum number is:- up to 60
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Up to 5 staff on site 09:00 - 17:30 hours Monday - Friday. Manager lives on site but not necessarily always available.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	Low Risk Supported - See comment
-Comments	Low Risk Supported Housing so occupants have some degree of disability or vulnerability requiring special consideration. From information received on-site residents are considered to be capable of responding appropriately and quickly in the event of fire or the sounding of the fire alarm system.

Other information	
Fire loss experience (since last FRA)	None reported.

Other information	
Any other relevant information	The property is used to provide supported accommodation for woman with young children. It was confirmed that all residents are able to self evacuate in the event of fire.

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 03) The Management of Houses in Multiple Occupation (England) Regulations 2006

Fire Safety Guidance	
Main fire safety guidance used in this assessment	03) NFCC - 'Fire Safety in Specialised Housing' - 2017
Other key fire safety guidance referred to	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 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
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Comment: The electrical intake/meter cupboard for the block 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 7671:2018 (as amended). The date recorded on the label for the last test is 4/7/2018.

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
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Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Yes
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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: Network Homes advises that a policy is in place prohibiting the use of common electrical power points for personal use. No breach of this policy was noted at the time of inspection.

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Yes
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Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was considered acceptable.

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: A designated external smoking area is provided for use by staff and others.

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

Comment: No smoking in the building. An area in the garden for smokers.

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

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

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

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

C. Arson

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

Comment: The block entrance door is fitted with an intercom and door release system and was locked at the time of inspection. CCTV covers the site.

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) Yes

Comment: Paladin bins were stored in a detached bin storage room at the time of inspection.

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) Yes

Comment: Paladin bins were stored in a detached bin storage room at the time of inspection.

Question - C.4: Is fire load close to the premises minimised? Yes

Comment: There was no unnecessary fire load noted close to the building at the time of inspection.

D. Space Heating

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

Comment: The common area has an electrical heating system with wall mounted storage heaters/convactor 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
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Comment: There are common cooking facilities provided in the block with domestic standard appliances only.

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

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only).	Not Applicable
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Comment: No extract systems are provided above domestic cookers.

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

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	No
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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
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Comment: The height and design of the building is unlikely to necessitate a lightning protection system

G. House-Keeping

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

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

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

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

Comment: The common escape routes were clear of combustible materials and waste at the time of inspection

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
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Comment: The common escape routes were kept clear of any trip hazards at the time of inspection

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
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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
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Comment: It is not known if there is a system in place for filters to be checked and cleaned regularly.

Recommendation: Management should confirm/ensure that a system is in place for regular checking and cleaning of filters to clothes drying appliance to prevent lint build up. These checks should be recorded.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 700128
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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 noted being stored or in use at the time of inspection

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]

Yes

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

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: Two of the escape stairs are provided with adequate lobby protection, the central staircase is not lobbied. This arrangement is considered to be satisfactory.	
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)?	No
Comment: All final exits other than the main entrance are fitted with break glass points for keys or thumb turns to exit the relevant door and some with sprung break glass Redland tube type locks.	
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 block entrance door has a mechanical device 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?	Yes
Comment: There are suitable precautions for all inner rooms. AFD is provided in access rooms where inner rooms exist.	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: Corridors are provided with smoke control doors where required	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: Corridors are sub-divided where appropriate	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable windows in staircases and lobbies.	
Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building	
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. Management confirmed that a Person-Centred Fire Risk Assessment is conducted for every resident.	
Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape issues noted at the time of inspection.	

Question - K.19: What is the current evacuation strategy for the property?	Simultaneous Evacuation
Comment: The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area.	

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

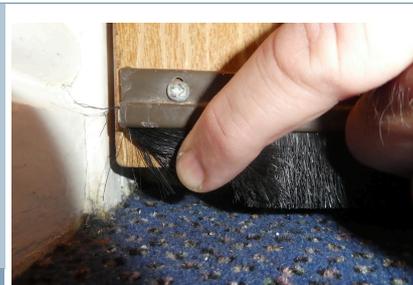
Question - K.21: What is the recommended evacuation strategy for the property?	Simultaneous Evacuation
Comment:	

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
Comment: Doors to residents' rooms 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?	No
Comment: Excessive gaps were noted under some Bedroom entrance doors which will not resist the passage of cold smoke. - Managers Flat entrance door, Bedroom 1, 2, 3, 4, 5, 6, 7, 8, 15 & 16. Furthermore, there is an excessive perimeter gap present between the door and frame of the fire doorsets to rooms 4 & 15.	

Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 3mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.



Priority: C	Known Quantity: 4	Potential Quantity: 4	Action ID: 700129
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Recommendation: The flat entrance 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: 2	Potential Quantity: 2	Action ID: 700130
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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? No

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective self-closer noted to sample bedroom 15. Self closer to bedroom 4 was satisfactory. No access to other flats.

Recommendation: An effective self-closing device should be fitted to the doors as noted.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 700131

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled? No

Comment: Network Homes advises that bedroom doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective cold smoke seals noted to sample bedroom 4. No access to other flats.

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



Priority: C Known Quantity: 1 Potential Quantity: 1 Action ID: 700132

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
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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]	No
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Comment: An excessive perimeter gap was noted between the fire door and frame of sampled bedroom 16 entrance door which will not resist the passage of cold smoke. No access to other residents rooms.

Question - L.10: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]	Yes
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Comment: There were no other resident rooms 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 appropriately fire rated. Glazed and non glazed FD30S fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	No
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Comment: See M.7.

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. Georgian wired where fitted.

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Yes
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Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated. Georgian wired where fitted.

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	No
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Comment: See M7.

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	No
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Comment: See M.7.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	No
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Comment: There are a significant number of issues with fire doors at this premises. The majority of common area fire doors have excessive perimeter and/or threshold gaps, missing/damaged cold smoke seals, ineffective self-closing devices, lack of fire stopping to the back of the door frames, & in some cases holes around the door locks.

Recommendation: Due to the number of defective fire doors present, a comprehensive survey of all fire doorsets (including frames and fanlights) should be commissioned using a registered fire door inspector to produce a schedule of works for repairs, upgrading and replacement as necessary.



Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 700133
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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 premises.

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. There is no emergency lighting installed within the disabled WC as recommended with BS5266 Part 1.

Recommendation: Additional emergency lighting units should be provided to the areas noted in accordance with BS 5266-1:2016 and BS 5266-8:2004. Facilities for use by disabled people should have emergency illumination from at least one luminaire.

No image available

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 700134
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O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)

Yes

Comment: A suitable Fire Action Notice indicating the recommended Simultaneous Evacuation strategy was displayed within the common area.

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)

Yes

Comment: Fire door signage is considered adequate.

Question - O.3: If required, is directional/exit signage adequate?

Yes

Comment: Directional and exit signage is considered adequate

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

Yes

Comment: No other fire safety signs issues were noted at the time of inspection.

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)

Yes

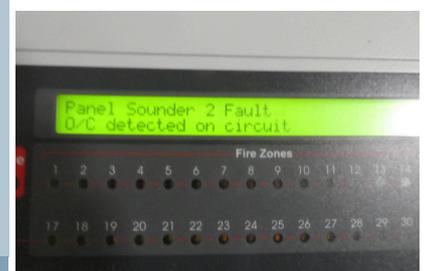
Comment: There is a Grade A automatic fire detection/alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors, call points and sounders.

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

No

Comment: The fire detection/alarm panel was showing a fault indicator light.

Recommendation: Management should arrange to have the fault light showing on the fire alarm panel checked and cleared by the fire alarm service engineer. A contact number should be displayed for residents to report any Fire alarm defects/faults.



Priority: Man1

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 700135

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 Grade A system installed has smoke detectors and sounders within the common areas and smoke and heat detectors and sounders within individual residents rooms (from sample inspection). This is appropriate for this building and supports the simultaneous evacuation strategy.

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
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Comment: Mains detection and sounders extended into residents rooms from common alarm system. Supports simultaneous evacuation strategy.

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
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Comment: The common fire alarm system installed is required to be connected to an alarm receiving centre as this Supported Housing property is not staffed 24/7 and it could not be confirmed that residents have been assessed as being capable of calling the FRS in a confirmed fire emergency. A social alarm system is not required as there is a Simultaneous Evacuation strategy in place.

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) to allow remote monitoring of the system (unless it is confirmed that the residents have been assessed and can be relied upon to call the fire and rescue service in an emergency).	No image available		
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 700136

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

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

Comment: A new smoke head has been installed with the cleaners cupboard, however, the assessor was informed that activation of this smoke head does not cause the display of this smoke head address on the addressable system. Furthermore, from information gathered on-site, the building fire alarm system is configured as a single detection zone. Note: A detection zone is only permitted to cover more than one storey if the total floor area of the building is less than 300m². The fire alarm system appears to comprise of a mix of bells and electronic sounders.

Recommendation: The fire alarm system should be reconfigured so that detection zones comply with the recommendations contained in BS5839 Part 1. (To include the address of the new smoke head installed within the cleaners cupboard should be programmed into the addressable fire alarm control panel).

No image available

Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 700137

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

Comment: There were no other fire detection/alarm system issues noted at the time of inspection.

Q. Limiting Fire Spread

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

Comment: The property is a block with a standard of compartmentation considered adequate for a Simultaneous Evacuation strategy only (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. Sample checks above the suspended ceiling in the following locations identified a lack of fire stopping around services:- Above door to the entrance lobby, & above cross corridor door adjacent to the finance office,

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

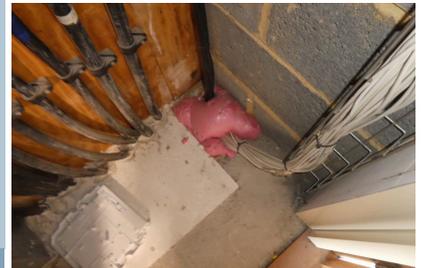
Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. There is a lack of fire stopping apparent within the storeroom adjacent to the central stair ground-floor, cleaners cupboard ground floor, and the electrical cupboard on the ground. Furthermore, there is inappropriate use of the pink foam within the first floor electrical cupboard.

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



Priority: B	Known Quantity: 3	Potential Quantity: 3	Action ID: 700138
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Recommendation: The 'fire-rated' expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).



Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 700139
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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: See Q.3.

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: No compartmentation over the cross corridor doors in the roofspace however as the building has a Simultaneous Evacuation strategy this is not considered essential.

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) 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
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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 Known
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Comment: There is a ventilation opening present within sampled flat 4. Ducting from the opening appears to pass through the wall into some boxed in trucking, but where it goes from there could not be confirmed. It is therefore unclear if the presence of the ventilation opening compromises compartmentation at the premises.

Recommendation: An intrusive check of the ventilation opening as noted should be made to ensure that it does not compromise compartmentation at the property.



Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 700140
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Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification)	Yes
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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?	No
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Comment: Soft furnishings in the communal lounges could not be confirmed as suitably fire-resisting.

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	No
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Comment: Curtains labeled as domestic standards purchase from NEXT retail. Network Homes confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this 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
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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. External brick walls.

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
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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)	Yes
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Comment: Extinguishers were provided as follows:- 1 x water and 1 x CO2 within the office.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy?	Yes
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Comment: The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	Yes
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Comment: The type, number and location of portable fire extinguishers are considered adequate for the risks present.

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible?	Yes
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Comment: The portable fire extinguishers provided are appropriately located and readily accessible.

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
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Comment: No drop key override switch facility is provided

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

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

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

Yes

Comment: The following relevant fire safety system/equipment was installed:- Acoustic fire door hold open devices

Question - S.8: Is any other relevant fire safety system or equipment installed? [2] (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: 3 storey purpose built property housing 20 bedroom and a housing managers accommodation.

Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?

Yes

Comment: 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?

Yes

Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?

Yes

Comment: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. Staff when on site or residents to call the fire service.

Question - T.6: Are there suitable fire assembly points away from any risk?

Yes

Comment: The assembly points identified are considered suitable. In the front car park.

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?

Yes

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

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?

Yes

Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
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Comment: Staff (if on site) would not assist in an evacuation, just supervise.

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
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Comment: Management advises that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out.

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 advises that routine in-house fire safety checks are being carried out by staff.

Question - T.12: Are all other fire safety management issues satisfactory?	No
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Comment: The property has multiple agencies involved/present who share responsibility for fire safety arrangements and management.

Recommendation: Management should confirm/ensure that there is a documented protocol in place for the coordination of fire safety arrangements, management and maintenance. including the sharing of relevant fire safety information such as this fire risk assessment. This protocol should take the form of a matrix clearly defining the responsibilities of the various duty holders.

No image available

Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 700141

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)?	Yes
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Comment: Management has advised that staff are appropriately and adequately trained on relevant aspects of fire safety.

Question - U.3: Are the staff nominated to use fire extinguishing appliances, in the event of fire, given appropriate additional training?	Yes
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Comment: Management has advised that staff nominated to use fire extinguishing appliances receive appropriate additional training.

Question - U.4: Are fire drills carried out at appropriate intervals?	Yes
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Comment: Management has advised that fire drills are carried out at appropriate intervals. Quarterly fire drills. Recorded in the log book state 25/03/2021, 34/04/2021 & 02/07/2021

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

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

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance? Yes

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

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: 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. A previous action resolved in W12 indicates that this is recorded.

Question - V.14: Is the fire safety system or equipment detailed in S.7 inspected, tested and serviced in accordance with relevant guidance? [1] Yes

Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing of the acoustic hold open devices is being carried out.

W. Records

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

Comment: A log book was available on site during the inspection

Question - W.2: Are details of fire drills recorded in the log book or digital log book system? Yes

Comment: There were records of fire drills undertaken available on site.

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system? Yes

Comment: Records of training undertaken were available on site during the inspection.

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

Comment: There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.

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.7: Are records kept of the fire extinguisher inspections, tests and servicing?

Yes

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

Question - W.12: Are the access control system inspections, tests and servicing recorded?

Comment:

Question - W.18: Are records kept of the inspections, tests and servicing of other relevant system/equipment as noted in question S.7? [1]

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)

No

Comment: There were no gas installations noted within the common parts of the building

Z. Other Issues

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

Yes

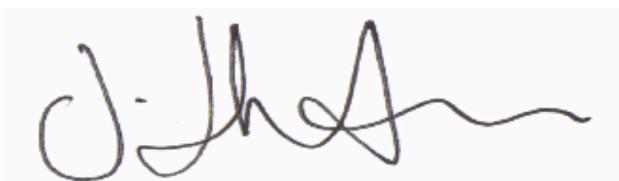
Comment: There were no other relevant issues noted at the time of inspection.

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: 1-20 3 Gildea Close London HA5 4SD
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: 21/09/2021
Part 6	Recommended date for reassessment of the premises: 21/09/2022
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

21/09/2021

