

Fire Risk Assessment

Property assessed: 1-20 72 Cambridge Road London
NW6 5FN

Client: Network Homes Group

UPRN: CAMD0072

Property Classification: Level 1

Document Print Date: 15/12/2021



FRA Inspection Date: 23/11/2021
FRA Issued to Client: 10/12/2021
FRA valid to: 10/12/2022
FRA completed by: Savills (UK) Ltd,
33 Margaret Street, London W1G 0JD
T: 020 7409 8737
E: fireriskhousing@savills.com

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

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Group
Assessment Completed by	Adrian Richardson
Assessment Checked by	John Herbison
Date of inspection	23/11/2021
Date of Assessment Issue to Client	10/12/2021

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	10/12/2022
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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	2	2
B	1	4	4
C	1	3	3
R	0	0	0
Man1	0	2	2
Man2	0	3	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	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	G.2	<p>Comment: Combustible items were noted close to an ignition source. Basement floor - electrical riser-discarded packaging, Second floor - electrical riser-old service sheets, Sixth floor - electrical riser-discarded packaging. This issue should be dealt with as soon as possible.</p> <p>Recommendation: All combustible items should be removed from the electrical intake and riser cupboards as soon as possible and the door kept locked.</p>	
Section	House-Keeping		
Action ID	741812		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 10/01/2022	Client Status: Assigned
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. A large quantity of parcels in the entrance lobby, shoes, a scooter and a pushchair by flat 14, shoes by flat 6, shoes, a pushchair, a scooter and boxes by flat 8, shoes by flat 7, and a scooter, shoes and a pushchair by flat 3. Given the type and/or substantial quantity involved these should be cleared as soon as possible.</p> <p>Recommendation: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.</p>	
Section	House-Keeping		
Action ID	741823		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 10/01/2022	Client Status: Assigned

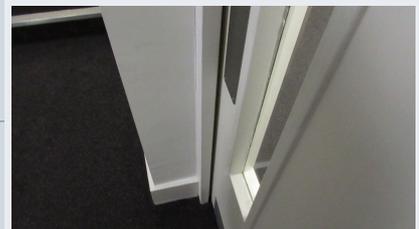
Question	M.2	<p>Comment: Excessive gaps were noted under some common area fire doors which will not resist the passage of cold smoke, Basement floor - store cupboard (under stairs)-18mm, store cupboard-13mm, single riser-19mm, electrical riser-18mm, water riser-19mm, duct riser-19mm, car par/lift lobby door-13mm, car park door-17mm, Ground floor - bicycle store door-20mm, bicycle lobby door-7mm, water riser-17mm, duct riser-6mm, stairs to basement lobby door-10mm, First floor - lobby-8mm, Second floor - lobby-13mm, electrical riser-13mm, water riser-13mm, Third floor - lobby-12mm, electrical riser-12mm, water riser-10mm, duct riser-6mm, Fourth floor - lobby-14mm, electrical riser-14mm, water riser-12mm, duct riser-9mm, Fifth floor - lobby-11mm, electrical riser-8mm, water riser-9mm, Sixth floor - lobby-8mm, electrical riser-10mm, water riser-9mm, duct riser-8mm, controls cupboard-10mm. Also it was noted some of the common fire doors have excessive perimeter gaps, Basement floor - single storage cupboard-6mm side, electrical riser-7mm centre gap, water riser-6mm centre gap, duct riser-5mm side, Ground floor - bicycle looy-6mm side, bicycle store-5mm side, duct riser-6mm top, basement access lobby door-6mm top, First floor - lobby-5mm top, water-8mm centre and 5mm top, duct riser-6mm top, Second floor - lobby-5mm top, electrical riser-5mm centre, duct riser-6mm top, Third floor - lobby-7mm top, electrical-7mm centre, water-5mm centre, duct-7mm top, Fourth floor - lobby-5mm top, Fifth floor - lobby-7mm top, electrical-6mm centre, water-7mm centre, duct-8mm top, Sixth floor - water-5mm centre, duct-7mm side, controls cupboard-6mm centre. Also the ground floor stairs lobby door is warped and not sitting into the frame.</p>
Section	Common Area Fire Doors	
Action ID	741816	



Quantity		<p>Recommendation: Common area doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep shut' signage to both sides. Ground floor stairs lobby door is warped and not sitting into the frame.</p>
- Known	1	
- Potential	1	

Priority	A	Due Date: 10/03/2022	Client Status: Assigned
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Question	M.5	<p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate, Second floor - lobby door. It was also noted that the bicycle store door is missing an adequate self closer.</p>
Section	Common Area Fire Doors	
Action ID	741817	



Quantity		<p>Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted. Second floor - lobby door.</p>
- Known	1	
- Potential	1	

Priority	A	Due Date: 10/03/2022	Client Status: Assigned
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Question	A.5	Comment: Use of personal portable electrical appliances is prohibited within the common areas but this policy was not being adhered to. A scooter charging outside flat 14.		
Section	Electrical Ignition Sources			
Action ID	741811			
Quantity		Recommendation: Management should confirm/ensure that the policy regarding use of personal portable electrical appliances within the common areas is enforced.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 10/03/2022	Client Status: Assigned	
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out.		
Section	Procedures and Arrangements			
Action ID	741820			
Quantity		Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 10/03/2022	Client Status: Assigned	
Question	V.10	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	741821			
Quantity		Recommendation: Management should confirm/ensure that lifts are inspected, tested and serviced in accordance with the relevant legislation and guidance and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 10/03/2022	Client Status: Approved	
Question	M.8	Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- Sixth floor - water riser is not adequately firestopped.		
Section	Common Area Fire Doors			
Action ID	741818			
Quantity		Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.		
- Known	1			
- Potential	1			
Priority	B	Due Date: 10/12/2022	Client Status: Assigned	
Question	Q.2	Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. Second floor - above the electrical riser door is a hole that has not been firestopped. Also the pipe exiting the refuse bin store does not appear to be adequately firestopped.		
Section	Limiting Fire Spread			
Action ID	741822			
Quantity		Recommendation: The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/ construction. The minimum period of fire resistance required is 60 minutes.		
- Known	2			
- Potential	2			
Priority	B	Due Date: 10/12/2022	Client Status: Assigned	

Question	Q.3	Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Firestopping was not adequately sealed within some of the service riser cupboards, Second floor - water riser, Sixth floor - water riser.		
Section	Limiting Fire Spread			
Action ID	741819			
Quantity		Recommendation: The firestopping noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 60 minutes.		
- Known	2			
- Potential	2			
Priority	B	Due Date: 10/12/2022	Client Status: Assigned	
Question	Q.4	Comment: Firestopping around services exiting the risers/ cupboards sampled would not appear to be adequate. Ground floor - electrical riser, water riser, First floor - electrical riser, water riser, Second floor - electrical riser, water riser, Third floor - electrical riser, water riser, Fourth floor - electrical riser, Fifth floor - electrical riser, water riser, Sixth floor - electrical riser, water riser and controls cupboard. The compartmentation above the car park access door does not appear adequately sealed.		
Section	Limiting Fire Spread			
Action ID	741824			
Quantity		Recommendation: Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes. Ground floor - electrical riser, water riser, First floor - electrical riser, water riser, Second floor - electrical riser, water riser, Third floor - electrical riser, water riser, Fourth floor - electrical riser, Fifth floor - electrical riser, water riser, Sixth floor - water riser and controls cupboard. The compartmentation above the car park access door does not appear adequately sealed.		
- Known	15			
- Potential	15			
Priority	B	Due Date: 10/12/2022	Client Status: Assigned	
Question	L.2	Comment: Excessive gaps were noted under some flat entrance doors which will not resist the passage of cold smoke. Flat 1-15mm, flat 2-13mm, flat 4-7mm, flat 5-7mm, flat 6-8mm, flat 7-12mm, flat 8-8mm, flat 11-8mm, flat 13-15mm, flat 15-5mm, flat 16-8mm, flat 17-8mm, flat 19-10mm, flat 20-5mm.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	741813			
Quantity		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.		
- Known	14			
- Potential	14			
Priority	C	Due Date: 10/06/2023	Client Status: Assigned	

Question	M.2	Comment: Excessive gaps were noted under some common area fire doors which will not resist the passage of cold smoke, Basement floor - store cupboard (under stairs)-18mm, store cupboard-13mm, single riser-19mm, electrical riser-18mm, water riser-19mm, duct riser-19mm, car par/lift lobby door-13mm, car park door-17mm, Ground floor - bicycle store door-20mm, bicycle lobby door-7mm, water riser-17mm, duct riser-6mm, stairs to basement lobby door-10mm, First floor - lobby-8mm, Second floor - lobby-13mm, electrical riser-13mm, water riser-13mm, Third floor - lobby-12mm, electrical riser-12mm, water riser-10mm, duct riser-6mm, Fourth floor - lobby-14mm, electrical riser-14mm, water riser-12mm, duct riser-9mm, Fifth floor - lobby-11mm, electrical riser-8mm, water riser-9mm, Sixth floor - lobby-8mm, electrical riser-10mm, water riser-9mm, duct riser-8mm, controls cupboard-10mm. Also it was noted some of the common fire doors have excessive perimeter gaps, Basement floor - single storage cupboard-6mm side, electrical riser-7mm centre gap, water riser-6mm centre gap, duct riser-5mm side, Ground floor - bicycle looy-6mm side, bicycle store-5mm side, duct riser-6mm top, basement access lobby door-6mm top, First floor - lobby-5mm top, water-8mm centre and 5mm top, duct riser-6mm top, Second floor - lobby-5mm top, electrical riser-5mm centre, duct riser-6mm top, Third floor - lobby-7mm top, electrical-7mm centre, water-5mm centre, duct-7mm top, Fourth floor - lobby-5mm top, Fifth floor - lobby-7mm top, electrical-6mm centre, water-7mm centre, duct-8mm top, Sixth floor - water-5mm centre, duct-7mm side, controls cupboard-6mm centre. Also the ground floor stairs lobby door is warped and not sitting into the frame.	
Section	Common Area Fire Doors		
Action ID	741814		
Quantity		Recommendation: The common area 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. Basement floor - store cupboard (under stairs)-18mm, store cupboard-13mm, single riser-19mm, electrical riser-18mm, water riser-19mm, duct riser-19mm, car par/lift lobby door-13mm, car park door-17mm, Ground floor - bicycle store door-20mm, bicycle lobby door-7mm, water riser-17mm, duct riser-6mm, stairs to basement lobby door-10mm, First floor - lobby-8mm, Second floor - lobby-13mm, electrical riser-13mm, water riser-13mm, Third floor - lobby-12mm, electrical riser-12mm, water riser-10mm, duct riser-6mm, Fourth floor - lobby-14mm, electrical riser-14mm, water riser-12mm, duct riser-9mm, Fifth floor - lobby-11mm, electrical riser-8mm, water riser-9mm, Sixth floor - lobby-8mm, electrical riser-10mm, water riser-9mm, duct riser-8mm, controls cupboard-10mm.	
- Known	33		
- Potential	33		
Priority	C	Due Date: 10/06/2023	Client Status: Assigned



Question	M.2	<p>Comment: Excessive gaps were noted under some common area fire doors which will not resist the passage of cold smoke, Basement floor - store cupboard (under stairs)-18mm, store cupboard-13mm, single riser-19mm, electrical riser-18mm, water riser-19mm, duct riser-19mm, car par/lift lobby door-13mm, car park door-17mm, Ground floor - bicycle store door-20mm, bicycle lobby door-7mm, water riser-17mm, duct riser-6mm, stairs to basement lobby door-10mm, First floor - lobby-8mm, Second floor - lobby-13mm, electrical riser-13mm, water riser-13mm, Third floor - lobby-12mm, electrical riser-12mm, water riser-10mm, duct riser-6mm, Fourth floor - lobby-14mm, electrical riser-14mm, water riser-12mm, duct riser-9mm, Fifth floor - lobby-11mm, electrical riser-8mm, water riser-9mm, Sixth floor - lobby-8mm, electrical riser-10mm, water riser-9mm, duct riser-8mm, controls cupboard-10mm. Also it was noted some of the common fire doors have excessive perimeter gaps, Basement floor - single storage cupboard-6mm side, electrical riser-7mm centre gap, water riser-6mm centre gap, duct riser-5mm side, Ground floor - bicycle looy-6mm side, bicycle store-5mm side, duct riser-6mm top, basement access lobby door-6mm top, First floor - lobby-5mm top, water-8mm centre and 5mm top, duct riser-6mm top, Second floor - lobby-5mm top, electrical riser-5mm centre, duct riser-6mm top, Third floor - lobby-7mm top, electrical-7mm centre, water-5mm centre, duct-7mm top, Fourth floor - lobby-5mm top, Fifth floor - lobby-7mm top, electrical-6mm centre, water-7mm centre, duct-8mm top, Sixth floor - water-5mm centre, duct-7mm side, controls cupboard-6mm centre. Also the ground floor stairs lobby door is warped and not sitting into the frame.</p>	
Section	Common Area Fire Doors		
Action ID	741815		
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. Basement floor - single storage cupboard-6mm side, electrical riser-7mm centre gap, water riser-6mm centre gap, duct riser-5mm side, Ground floor - bicycle looy-6mm side, bicycle store-5mm side, duct riser-6mm top, basement access lobby door-6mm top, First floor - lobby-5mm top, water-8mm centre and 5mm top, duct riser-6mm top, Second floor - lobby-5mm top, electrical riser-5mm centre, duct riser-6mm top, Third floor - lobby-7mm top, electrical-7mm centre, water-5mm centre, duct-7mm top, Fourth floor - lobby-5mm top, Fifth floor - lobby-7mm top, electrical-6mm centre, water-7mm centre, duct-8mm top, Sixth floor - water-5mm centre, duct-7mm side, controls cupboard-6mm centre.</p>	
- Known	26		
- Potential	26		
Priority	C	Due Date: 10/06/2023	Client Status: Assigned

2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo
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Question	M.5	Comment: Common area fire doors are generally fitted with adequate self-closing devices or are kept locked shut, however, the door into the bicycle store was not self-closing at the time of the assessment.		
Section	Common Area Fire Doors			
Action ID	563225			
Quantity		Recommendation: An effective self-closing device should be fitted to the common area doors as noted.		
- Known	1			
- Potential	1			
Priority	A	Due Date: 26/02/2021	Client Status: No Access	
Question	O.4	Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level.		
Section	Fire Safety Signs and Notices			
Action ID	131973			
Quantity		Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.		
- Known	8			
- Potential	N/A			
Priority	C	Due Date: 30/03/2022	Client Status: No Access	
Question	Q.4	Comment: Suitable fire-stopping around services exiting the service riser cupboard located on the sixth floor stairway landing would not appear to be adequate.		
Section	Limiting Fire Spread			
Action ID	131975			
Quantity		Recommendation: Suitable fire-stopping around the service cables and pipes within the service riser cupboard should be fitted to provide 60 minutes fire rating as noted.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 21/10/2022	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	CAMD0072
Number Range	1-20
Building Name	
Street Number	72
Street	Cambridge Road
City/Town	London
Postcode	NW6 5FN
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	8
Total No. of Floors (common area only)	8
Total No. of Storeys (ground and above)	7
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached, purpose-built, residential building of seven storeys and a basement car park, comprising of twenty individual, self-contained flats. The main front entrance opens into a reception foyer area providing access to a bicycle store, service riser cupboards, smoke ventilation shaft, flats 1 & 2 and access to a lobbied stairway. Within the stairway lobby, there is a stairway to the upper floors and a protected stairway down to the lower ground level which provides access to service cupboards, an under stairs cupboard and a lobbied door through to the shared car parking facility with a single lift carriage. Floors 1-6 have landings with a single dry riser and provide access to protected accommodation lobbies which consist of a single lift carriage, electrical, water and ducting riser cupboards, smoke ventilation shaft and three flats per storey. Flats 3-5 are on the first floor, 6-8 are on the second, 9-11 are on the third, 12-14 are on the fourth floor, 15-17 are on the fifth floor and 18-20 are on the sixth floor. On the sixth floor, there is an AOV at the head of the stairway and rooftop access via a stored retractable ladder. External to the building there is level access paths, an integral secure bin store and access to integral electrical substations.
Extent of Common Areas (area assessed)	Entrance reception foyer, bicycle store, refuse bin store, service riser cupboards, stairways, landings, accommodation lobbies and immediate external areas.
Areas of the building to which access was not available.	All common areas were accessed at the time of inspection.
Total number of Flats/Bedsits/Bedrooms (as applicable)	20
Number accessed off the Common Area	20
Flats/Bedsits/Bedrooms sample inspected	Flats 2 and 18.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2

Building Layout Information	
Block Accessibility	Level
Total No. of Common Staircases	2

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2016
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	There is some external metal cladding at various levels of the building and concrete/steel balconies. Age-based from Google Earth and SAP-based information.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No one on site however occasional staff attendance assumed.
Person managing fire safety in the premises	Laura Jones - Fire Safety Contract Manager.
Person consulted during the FRA	No one.
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)	No evidence of recent fire loss or damage.
Any other relevant information	No additional information provided.

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	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' 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 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9990 2015 Non automatic fire fighting systems PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
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Comment: The electrical intake/meter cupboard for the premises was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
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Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). The date recorded on the label for the last test is 29th September 2021.

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

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	No
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Comment: Use of personal portable electrical appliances is prohibited within the common areas but this policy was not being adhered to. A scooter charging outside flat 14.

Recommendation: Management should confirm/ensure that the policy regarding use of personal portable electrical appliances within the common areas is enforced.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 741811
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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
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Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place) Yes

Comment: Residents who wish to smoke can do so within their private accommodation only.

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

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

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

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

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

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

C. Arson

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

Comment: The entrance door to the premises is self-closing and is fitted with an intercom and door release system and was locked at the time of inspection. Fob and intercom access on the ground floor main entrance door.

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

Comment: Paladin/Wheelie bins were stored in an integral bin storage room located adjacent to the main entrance door.

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

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

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

D. Space Heating

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

Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.

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

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

E. Cooking

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

Comment: No common cooking facilities are provided in the premises.

F. Lightning

Question - F.1: Does the building have a lightning protection system installed? No

Comment: No lightning protection system was noted.

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required? Yes

Comment: Management confirms via the Riskhub Client Portal that a lightning protection assessment has been carried out by a specialist contractor. The previous recommendation has been marked Approved.

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles? Yes

Comment: The common areas are clean and a cleaning rota is displayed.

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment? No

Comment: Combustible items were noted close to an ignition source. Basement floor - electrical riser-discarded packaging, Second floor - electrical riser-old service sheets, Sixth floor - electrical riser-discarded packaging. This issue should be dealt with as soon as possible.

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



Priority: Man1

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 741812

Question - G.3: Are escape routes kept clear of combustible items or waste materials?				No
Comment: There were combustible items or waste materials in the escape routes. A large quantity of parcels in the entrance lobby, shoes, a scooter and a pushchair by flat 14, shoes by flat 6, shoes, a pushchair, a scooter and boxes by flat 8, shoes by flat 7, and a scooter, shoes and a pushchair by flat 3. Given the type and/or substantial quantity involved these should be cleared as soon as possible.				
Recommendation: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 741823	



Question - G.4: Are escape routes kept clear of any trip hazards?				No
Comment: There were trip hazards noted within the common escape routes at the time of inspection. A metal cage was noted within the second floor staircase landing, also see G.3. As the quantity involved is substantial and/or the location is critical the items should be cleared as soon as possible.				

Question - G.5: Are any hazardous materials noted being stored correctly?				Not Applicable
Comment: No hazardous materials were noted in the common area at the time of inspection.				

Question - G.6: Are all other house-keeping issues satisfactory?				Yes
Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'. Notice seen as displayed on the building notice board. Network Homes confirmed via the Risk Hub Client Portal previous recommendation is complete.				

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
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Comment: No dangerous substances were noted being stored or in use at the time of inspection.

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	Yes
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Comment: There were no other fire hazard issues noted at the time of inspection.

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	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
Comment: No inner rooms were identified at the time of inspection.	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Not Applicable
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
Comment: The block is provided with an automatic smoke ventilation system comprising of mechanical smoke shaft AOVs within the flats lobbies and an AOV at the head of the stairs controlled by smoke detection within the flats lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.	
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Yes
Comment: The Network Homes fire action notice displayed in the property includes a contact reference for tenants to contact Network Homes if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.	
Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape issues noted at the time of inspection. (Premises information box present but not accessed).	
Question - K.19: What is the current evacuation strategy for the property?	Stay Put
Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.	

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

Comment: The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

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

Comment:

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

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

Comment: Flat entrance doors 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 flat entrance doors which will not resist the passage of cold smoke. Flat 1-15mm, flat 2-13mm, flat 4-7mm, flat 5-7mm, flat 6-8mm, flat 7-12mm, flat 8-8mm, flat 11-8mm, flat 13-15mm, flat 15-5mm, flat 16-8mm, flat 17-8mm, flat 19-10mm, flat 20-5mm.

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: 14

Potential Quantity: 14

Action ID: 741813

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

Comment: There is no glazing present to any flat entrance doors in this property.

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

Comment: There are no fanlights over the flat entrance doors in these premises.

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

Comment: There are no side panels to the flat entrance doors in this property.

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

Yes

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate self-closer noted to sample flats 2 and 18. No access to other flats.

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

Yes

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Intumescent strips and cold smoke seals noted to sample flats 2 and 18. No access to other flats.

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

Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Notional timber 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

Comment: Excessive gaps were noted under some common area fire doors which will not resist the passage of cold smoke, Basement floor - store cupboard (under stairs)-18mm, store cupboard-13mm, single riser-19mm, electrical riser-18mm, water riser-19mm, duct riser-19mm, car par/lift lobby door-13mm, car park door-17mm, Ground floor - bicycle store door-20mm, bicycle lobby door-7mm, water riser-17mm, duct riser-6mm, stairs to basement lobby door-10mm, First floor - lobby-8mm, Second floor - lobby-13mm, electrical riser-13mm, water riser-13mm, Third floor - lobby-12mm, electrical riser-12mm, water riser-10mm, duct riser-6mm, Fourth floor - lobby-14mm, electrical riser-14mm, water riser-12mm, duct riser-9mm, Fifth floor - lobby-11mm, electrical riser-8mm, water riser-9mm, Sixth floor - lobby-8mm, electrical riser-10mm, water riser-9mm, duct riser-8mm, controls cupboard-10mm. Also it was noted some of the common fire doors have excessive perimeter gaps, Basement floor - single storage cupboard-6mm side, electrical riser-7mm centre gap, water riser-6mm centre gap, duct riser-5mm side, Ground floor - bicycle looy-6mm side, bicycle store-5mm side, duct riser-6mm top, basement access lobby door-6mm top, First floor - lobby-5mm top, water-8mm centre and 5mm top, duct riser-6mm top, Second floor - lobby-5mm top, electrical riser-5mm centre, duct riser-6mm top, Third floor - lobby-7mm top, electrical-7mm centre, water-5mm centre, duct-7mm top, Fourth floor - lobby-5mm top, Fifth floor - lobby-7mm top, electrical-6mm centre, water-7mm centre, duct-8mm top, Sixth floor - water-5mm centre, duct-7mm side, controls cupboard-6mm centre. Also the ground floor stairs lobby door is warped and not sitting into the frame.

Recommendation: The common area 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. Basement floor - store cupboard (under stairs)-18mm, store cupboard-13mm, single riser-19mm, electrical riser-18mm, water riser-19mm, duct riser-19mm, car par/lift lobby door-13mm, car park door-17mm, Ground floor - bicycle store door-20mm, bicycle lobby door-7mm, water riser-17mm, duct riser-6mm, stairs to basement lobby door-10mm, First floor - lobby-8mm, Second floor - lobby-13mm, electrical riser-13mm, water riser-13mm, Third floor - lobby-12mm, electrical riser-12mm, water riser-10mm, duct riser-6mm, Fourth floor - lobby-14mm, electrical riser-14mm, water riser-12mm, duct riser-9mm, Fifth floor - lobby-11mm, electrical riser-8mm, water riser-9mm, Sixth floor - lobby-8mm, electrical riser-10mm, water riser-9mm, duct riser-8mm, controls cupboard-10mm.



Priority: C Known Quantity: 33 Potential Quantity: 33 Action ID: 741814

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. Basement floor - single storage cupboard-6mm side, electrical riser-7mm centre gap, water riser-6mm centre gap, duct riser-5mm side, Ground floor - bicycle looy-6mm side, bicycle store-5mm side, duct riser-6mm top, basement access lobby door-6mm top, First floor - lobby-5mm top, water-8mm centre and 5mm top, duct riser-6mm top, Second floor - lobby-5mm top, electrical riser-5mm centre, duct riser-6mm top, Third floor - lobby-7mm top, electrical-7mm centre, water-5mm centre, duct-7mm top, Fourth floor - lobby-5mm top, Fifth floor - lobby-7mm top, electrical-6mm centre, water-7mm centre, duct-8mm top, Sixth floor - water-5mm centre, duct-7mm side, controls cupboard-6mm centre.



Priority: C Known Quantity: 26 Potential Quantity: 26 Action ID: 741815

Recommendation: Common area doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep shut' signage to both sides. Ground floor stairs lobby door is warped and not sitting into the frame.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 741816

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

Comment: It is not possible to confirm that the glazing to the common area fire doors is fire rated at the time of inspection because there are no visible markings (or those present relate to safe breakage only). Ground floor - stairs lobby door. This door has been recommended for replacement, see M.2.

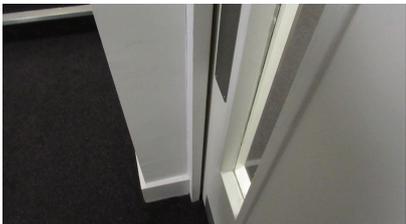
Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? Not Applicable

Comment: There are no fanlights/side panels to common area fire doors in this property.

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

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate, Second floor - lobby door. It was also noted that the bicycle store door is missing an adequate self closer.

Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted. Second floor - lobby door.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 741817

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

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.) Yes

Comment: Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).

Question - M.8: Are all other common area fire door issues satisfactory?			No
Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- Sixth floor - water riser is not adequately firestopped.			
Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.			
Priority: B	Known Quantity: 1	Potential Quantity: 1	

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)			Yes
Comment: A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area.			
Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)			Yes
Comment: Fire door signage is considered adequate.			

Question - O.3: If required, is directional/exit signage adequate?	Yes
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Comment: Directional and exit signage is considered adequate.

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	No
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Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level.

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 detection system control 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 detection/alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	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 detection system control 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. A Grade D smoke alarm was noted in sample Flats 2 and 18. No access to other flats.

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

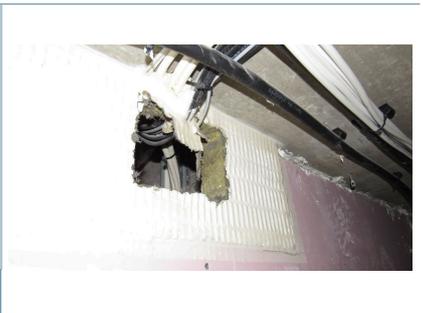
Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
Comment: There were no other fire detection/alarm system issues noted at the time of inspection.	

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 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).	

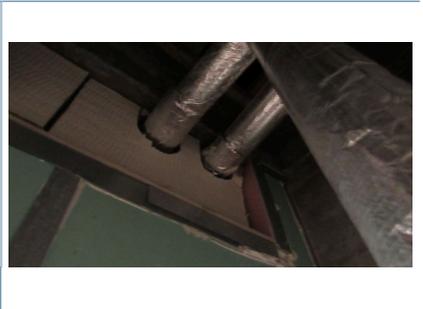
Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	No
Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. Second floor - above the electrical riser door is a hole that has not been firestopped. Also the pipe exiting the refuse bin store does not appear to be adequately firestopped.	

Recommendation: The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/construction. The minimum period of fire resistance required is 60 minutes.			
Priority: B	Known Quantity: 2	Potential Quantity: 2	Action ID: 741822



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. Firestopping was not adequately sealed within some of the service riser cupboards, Second floor - water riser, Sixth floor - water riser.	

Recommendation: The firestopping noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 60 minutes.			
Priority: B	Known Quantity: 2	Potential Quantity: 2	Action ID: 741819



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: Firestopping around services exiting the risers/cupboards sampled would not appear to be adequate. Ground floor - electrical riser, water riser, First floor - electrical riser, water riser, Second floor - electrical riser, water riser, Third floor - electrical riser, water riser, Fourth floor - electrical riser, Fifth floor - electrical riser, water riser, Sixth floor - electrical riser, water riser and controls cupboard. The compartmentation above the car park access door does not appear adequately sealed.

Recommendation: Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes. Ground floor - electrical riser, water riser, First floor - electrical riser, water riser, Second floor - electrical riser, water riser, Third floor - electrical riser, water riser, Fourth floor - electrical riser, Fifth floor - electrical riser, water riser, Sixth floor - water riser and controls cupboard. The compartmentation above the car park access door does not appear adequately sealed.



Priority: B Known Quantity: 15 Potential Quantity: 15 Action ID: 741824

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. See Q.3. and Q.4.

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: Management confirms via the Riskhub Client Portal that the materials used for the external walls are adequate with regard to combustibility and fire spread. The previous recommendation has been Approved.

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 mains:- Dry riser system, the inlet hydrant is located on the external face of the front ground floor elevation and each storey is provided with an outlet on the stairway landing. There is also an outlet located on the basement level.

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

Comment: The building is provided with a lift used for fire safety purposes:- The lift carriage is provided with a firefighters override facility on the ground floor level.

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

No

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

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

No

Comment: No sprinkler system is provided within the building.

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

No

Comment: Hose reels are not provided within the building.

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

No

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: A 7 storey plus basement floor purpose built general needs property.	
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: Network Homes advises that a record of fire safety arrangements are recorded and available on request.	
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for 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: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).	
Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire? Not Applicable

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

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service? Yes

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

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear) Not Known

Comment: It is not known if routine fire safety checks are being carried out.

Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.



Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 741820

Question - T.12: Are all other fire safety management issues satisfactory? Yes

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

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)? Not Applicable

Comment: The building has no staff present so fire safety training is not required.

Question - U.4: Are fire drills carried out at appropriate intervals? Not Applicable

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

V. Testing and Maintenance

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

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

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
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Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

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

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Not Known
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Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.

Recommendation: Management should confirm/ensure that lifts are inspected, tested and serviced in accordance with the relevant legislation and guidance and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 741821

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	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 - W.2: Are details of fire drills recorded in the log book or digital log book system?	Not Applicable
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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
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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
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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
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Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
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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.8: Are fire mains inspections, tests and services recorded?	Yes
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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
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Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

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

Additional Issues

X. Electrical Services

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

Not Applicable

Comment: There were no 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

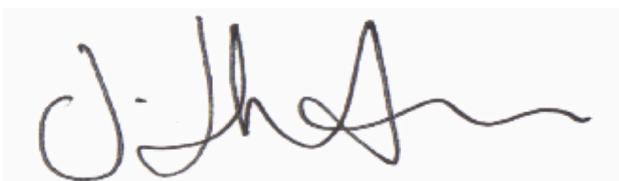
Comment: The integral/basement car park is shared by and connected to a number of different premises and should be the subject of a separate fire risk assessment. 74, 76, 78 and 80 Cambridge road, 10, 110, 120 and 130 Kilburn Park Road and 15 Hansel Road. Confirmed as covered in a separate report; UPRN: HANS0015-CP

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 Group
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-20 72 Cambridge Road London NW6 5FN
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: 10/12/2021
Part 6	Recommended date for reassessment of the premises: 10/12/2022
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

10/12/2021

