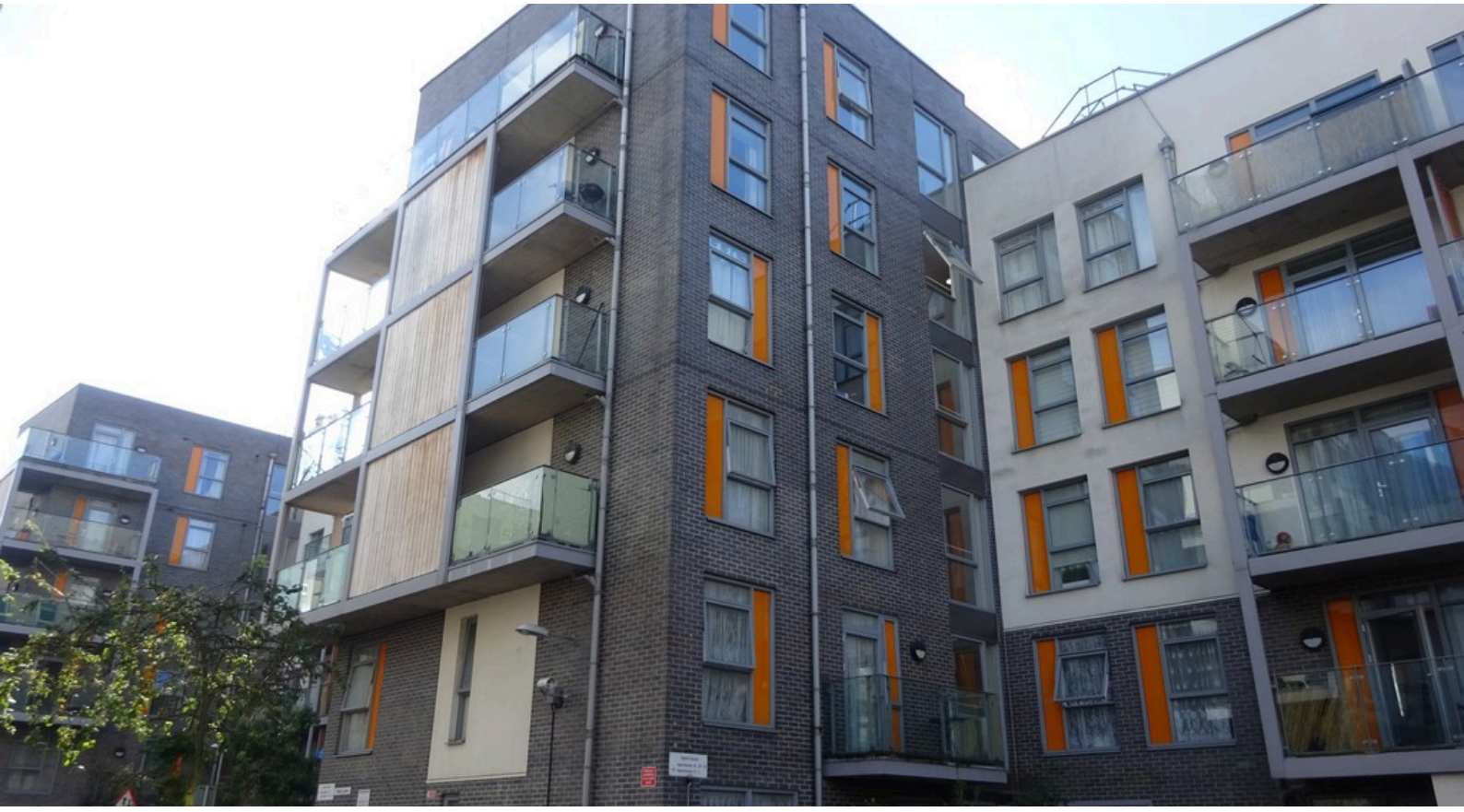
Fire Risk Assessment

Property assessed:	18-29 Upton House 9 Ward Lane London E9 5QZ
Client:	Network Homes Group
UPRN:	UPTN0019
Property Classification:	Level 1
Document Print Date:	16/03/2022



FRA Inspection Date:	12/10/2021
FRA Issued to Client:	08/11/2021
FRA valid to:	08/11/2022
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Group
Assessment Completed by	Mudassar Latif
Assessment Checked by	John Herbison
Date of inspection	12/10/2021
Date of Assessment Issue to Client	08/11/2021

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:	Medium
Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate Harm
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	08/11/2022

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	1	1
B	3	1	1
C	1	5	5
R	1	0	0
Man1	4	3	0
Man2	0	6	1

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

1.3 Evacuation Strategy

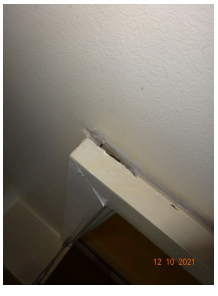
Evacuation strategy for this property at time of assessment	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	C.1	Comment: The entrance door to the premises is fitted with an intercom and door release system which was locked at the time of the inspection, however, the glass pane in the door was broken and therefore deemed insecure to unauthorised access.		
Section	Arson			
Action ID	726557			
Quantity - Known - Potential	 N/A N/A	Recommendation: The glass pane in the block entrance door as noted should be repaired/replaced and the door kept locked shut to prevent unauthorised entry.		
Priority	Man1	Due Date: 08/12/2021	Client Status: Approved	
Question	G.2	Comment: Combustible items were noted close to an ignition source. The electrical meters services riser/ cupboard on the third floor, located inside the Flat 23 entrance lobby was noted with wooden furniture, a large plastic box containing plastic and plush toys inside. The electric services riser/room with the large water pump machine was noted with a plastic bin and clothing inside. The main fixed electrical intake/meters cupboard on the ground floor was sealed shut with danger tapes and could not be accessed. The fifth-floor electrical cupboard, as noted on the previous FRA's was clear of combustible items at the time of the inspection. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	726558			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.		
Priority	Man1	Due Date: 08/12/2021	Client Status: Approved	
Question	K.17	Comment: Other means of escape issues noted at the time of inspection include - The stairs and lobbies are provided with an adequate automatic operated smoke ventilation system, however, the Flat entrance lobby AOV opening at Flat 26 was defective and the AOV mechanism appeared to be broken/detached from the external window at the time of inspection.		
Section	Means of Escape			
Action ID	726562			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should arrange for the defects noted to the automatic smoke ventilation system to be rectified by the service engineer and the system to be confirmed as fully operational.		
Priority	Man1	Due Date: 08/12/2021	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 flat 22. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	726564			
Quantity - Known - Potential	 1 1	Recommendation: An effective self-closing device should be fitted to the doors as noted.		
Priority	A	Due Date: 08/02/2022	Client Status: Assigned	

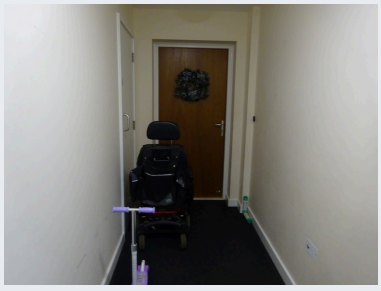
Question	A.1	Comment: No access was possible to the main electrical intake/meter cupboard located on the ground floor due to the cupboard being sealed with caution tape. All other electrical meter cupboards throughout the block were accessed. (See recommendation photo).		
Section	Electrical Ignition Sources			
Action ID	726561			
Quantity - Known - Potential	 N/A N/A	Recommendation: The main electrical intake/meter cupboard on the ground floor should be accessed to carry out a visual check of the electrical apparatus.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Approved	
Question	G.2	Comment: Combustible items were noted close to an ignition source. The electrical meters services riser/ cupboard on the third floor, located inside the Flat 23 entrance lobby was noted with wooden furniture, a large plastic box containing plastic and plush toys inside. The electric services riser/room with the large water pump machine was noted with a plastic bin and clothing inside. The main fixed electrical intake/meters cupboard on the ground floor was sealed shut with danger tapes and could not be accessed. The fifth-floor electrical cupboard, as noted on the previous FRA's was clear of combustible items at the time of the inspection. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	726559			
Quantity - Known - Potential	 0 1	Recommendation: The main electrical intake/meter cupboard on the ground floor, which could not be accessed, as noted should be inspected to confirm that combustible items are not being kept near ignition sources.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Approved	
Question	G.6	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'.		
Section	House-Keeping			
Action ID	726560			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should enforce/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Approved	
Question	Q.7	Comment: No access was possible to the main electrical intake/meter cupboard located on the ground floor due to the doors being sealed shut with caution tape. (see recommendation photo). All other electrical meter cupboards throughout the premises were accessed and appear to be adequately fire-stopped (subject to recommendations noted elsewhere in this report).		
Section	Limiting Fire Spread			
Action ID	726568			
Quantity - Known - Potential	 0 1	Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Assigned	

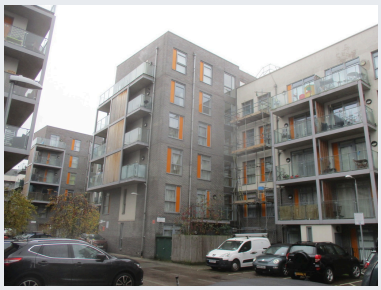
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out.		No image available
Section	Procedures and Arrangements			
Action ID	726570			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 08/02/2022	Client Status: Approved	
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.		No image available
Section	Records			
Action ID	726571			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety logbook (on-site or online).		
Priority	Man2	Due Date: 08/02/2022	Client Status: Approved	
Question	A.3	Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). The electrical socket at the head of the staircase on the fifth floor was hanging off the wall at the time of the inspection.		
Section	Electrical Ignition Sources			
Action ID	726556			
Quantity - Known - Potential	 1 1	Recommendation: The defects in the common area electrical installation as noted should be repaired.		
Priority	B	Due Date: 08/11/2022	Client Status: Assigned	
Question	L.2	Comment: An excessive gap of 8mm was noted under the Flat 23 entrance door on the third floor which will not resist the passage of cold smoke.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	726563			
Quantity - Known - Potential	 1 1	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	Due Date: 08/05/2023	Client Status: Assigned	
Question	L.9	Comment: Other flat entrance door issues noted at the time of inspection include - The back of the door frame to sampled Flat 22 entrance door was noted with gaps/voids between the wall and frame at the time of the inspection.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	726565			
Quantity - Known - Potential	 1 1	Recommendation: Minor joinery repairs are required to the door/frame as noted - the back of the door frame to the Flat 22 entrance door should be sealed with appropriate fire-resisting material and management should confirm the adequacy of the fixings and fire-stopping behind.		
Priority	C	Due Date: 08/05/2023	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. The resident storage cupboard adjacent to Flat 18 on the first floor, the lobby entrance door to Flats 21-22 on the second floor, both lobby entrance doors to Flats 23 and 24-25 on the third floor and the lobby entrance door to Flat 26 on the fourth floor, Furthermore, excessive gaps between the following common area fire doors and frames were noted at the time of the inspection: The electric water pump machine room on the ground floor, the thermal heating services riser/cupboard on the ground floor, the thermal heating services riser/cupboard doors leading to the electrical cupboards opposite Flat 24 and opposite Flat 27 on the third and fourth floors and the double-doored electrical cupboard at the head of the stairs on the fifth floor.	
Section	Common Area Fire Doors		
Action ID	726566		
Quantity - Known - Potential	 5 5	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.	
Priority	C	Due Date: 08/05/2023	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. The resident storage cupboard adjacent to Flat 18 on the first floor, the lobby entrance door to Flats 21-22 on the second floor, both lobby entrance doors to Flats 23 and 24-25 on the third floor and the lobby entrance door to Flat 26 on the fourth floor, Furthermore, excessive gaps between the following common area fire doors and frames were noted at the time of the inspection: The electric water pump machine room on the ground floor, the thermal heating services riser/cupboard on the ground floor, the thermal heating services riser/cupboard doors leading to the electrical cupboards opposite Flat 24 and opposite Flat 27 on the third and fourth floors and the double-doored electrical cupboard at the head of the stairs on the fifth floor.	
Section	Common Area Fire Doors		
Action ID	726567		
Quantity - Known - Potential	 5 5	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.	
Priority	C	Due Date: 08/05/2023	Client Status: Assigned

Question	O.4	Comment: 'In event of fire do not use lifts' signage has been provided however these are not adjacent to the doors to the lift at each floor level. The ground floor sign was noted to be resting on top of the PIB. Similarly, the signs on the first and fourth floors, on top of the dry riser outlet enclosures. The fifth floor has not been provided with a sign.		
Section	Fire Safety Signs and Notices			
Action ID	726569			
Quantity - Known - Potential	 4 4	Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.		
Priority	C	Due Date: 08/05/2023	Client Status: Assigned	

2.2 Recommendations from Previous Assessments

Details		Comments/recommendations		Photo
Question	G.3	Comment: There was a push chair and some bikes located beneath the staircase, a push chair outside of flat 22, a wheelchair outside of flat 26, and a push chair on the fifth floor landing.		
Section	House-Keeping			
Action ID	199339			
Quantity - Known - Potential	 N/A N/A	Recommendation: Combustible items noted should be removed from the common area and the area kept clear.		
Priority	Man1	Due Date: 20/12/2018	Client Status: Approved	
Question	G.3	Comment: There were combustible items or waste materials in the escape routes. Combustible items were noted to the second and fourth floors common areas, A mobility scooter was also noted to the fourth floor common area. Given the type and/or substantial quantity involved these should be cleared as soon as possible.		
Section	House-Keeping			
Action ID	575852			
Quantity - Known - Potential	 N/A N/A	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	Due Date: 18/01/2021	Client Status: Approved	
Question	G.4	Comment: In addition to the items mention in G3, there was a bike and a scooter located outside of flat 24, shoes, table and some conduit outside of flat 23, and an exercise bike, push bike and bag outside of flat, and a cat climbing toy outside of flat 29		
Section	House-Keeping			
Action ID	199340			
Quantity - Known - Potential	 N/A N/A	Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.		
Priority	Man1	Due Date: 20/12/2018	Client Status: Approved	

Question	G.4	Comment: There were trip hazards noted within the common escape routes at the time of inspection. A missing stair nosing was noted to the first-floor staircase and bicycles to the third floor. As the quantity involved is relatively minor and/or the location is non-critical the issue can be dealt with via written contact with the residents.		
Section	House-Keeping			
Action ID	575854			
Quantity - Known - Potential	 1 1	Recommendation: The defective floor/stair coverings to the escape route should be repaired/replaced as required. Between the first and second floors.		
Priority	B	Due Date: 18/12/2021	Client Status: Approved	
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for the fire door to cleaners cupboard where part of the combined intumescent strip and cold smoke seal is missing.		
Section	Common Area Fire Doors			
Action ID	199344			
Quantity - Known - Potential	 1 1	Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned	
Question	Q.3	Comment: The services riser/cupboards sampled did not appear to be adequately fire-stopped. Fire-stopping to the fifth floor electrical riser cupboard appeared to be unsatisfactory.		
Section	Limiting Fire Spread			
Action ID	575858			
Quantity - Known - Potential	 1 1	Recommendation: Provide fire-stopping around the cables/ducting exiting the electrical meter cupboard to achieve a minimum of 30 minutes fire resistance.		
Priority	B	Due Date: 18/12/2021	Client Status: Assigned	
Question	Q.4	Comment: Firestopping around services exiting the risers/ cupboards sampled would not appear to be adequate. Fire-stopping appeared to be unsatisfactory to the services exiting the fifth-floor electrical riser cupboard.		
Section	Limiting Fire Spread			
Action ID	575859			
Quantity - Known - Potential	 1 1	Recommendation: Firestopping around the service cable, pipe or duct (as noted) should be provided. Period of fire resistance required is 30 minutes.		
Priority	B	Due Date: 18/12/2021	Client Status: Assigned	
Question	Q.13	Comment: The timber decked balconies would not comply with current Building Regulations however were acceptable at the time of construction. Current Building Regulations require ' specified attachments' such as balconies attached to external walls of blocks over 18m storey height to be constructed from non-combustible materials. Apparent part timber construction.		
Section	Limiting Fire Spread			
Action ID	368110			
Quantity - Known - Potential	 8 8	Recommendation: It is recommended that during any future major external renovation works the combustible materials used in the balcony decks are replaced with non-combustible materials to comply with current regulations.		
Priority	R	Due Date: N/A	Client Status: Assigned	

Question	Q.13	Comment: The timber decked balconies would not comply with current Building Regulations however were acceptable at the time of construction. Current Building Regulations require ' specified attachments' such as balconies attached to external walls of blocks over 18m storey height to be constructed from non-combustible materials. Apparent part timber construction. Also no information was available on site to confirm if the external cladding system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements	
Section	Limiting Fire Spread		
Action ID	575868		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm that the external wall cladding system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.	
Priority	Man1	Due Date: 19/04/2022	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	UPTN0019
Number Range	18-29
Building Name	Upton House
Street Number	9
Street	Ward Lane
City/Town	London
Postcode	E9 5QZ
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	6
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	6
Ground Floor Area (m2) (if applicable)	n/a
Total Area of All Floors (m2) (if applicable)	n/a
Building Layout Description	An attached modern six-storey purpose-built block with a flat roof and containing a total of fourteen self-contained residential Flats. (Two Flats are accessed externally and independently and form part of a different address on the Estate - this fire risk assessment does not include the independent dwellings). Twelve Flats are all accessed via the common entrance and then inside compartmentalized lobbies alongside the configuration of the protected single staircase. Flats 18-19 are accessed inside the first-floor entrance lobby and Flats 20-22 in the second-floor Flat entrance lobby and Flats 23-25 are located in the third-floor Flat entrance lobbies. Flats 26-28 are on the fourth floor and Flat 29 is accessed directly at the head of the stairs on the fifth floor. Floors 1-4 are provided with two Flat entrance lobbies each. Single Flat entrance lobbies on the first, second and third floors are installed with single resident storage cupboards in each. All floor levels in the block are provided with a single thermal heating services riser/ cupboard adjacent to the staircase and Flat entrance lobbies contain large single electrical risers/cupboards. The ground floor entrance hallway contains a cleaners' riser/cupboard and lobby access to the rear entrance/exit is provided. The rear lobby on the ground floor is installed with a corridor providing access to the main fixed electrical intake cupboard and a large electric water pump machine room. The building has a single passenger lift serving all floors alongside the staircase but this is not used for fire safety purposes. A dry riser fire main is installed with the inlet located externally adjacent to the main entrance at the front of the premises and outlets alongside the staircase on all upper floors. Access hatches to service pipes are installed throughout the block. Common area smoke control ventilation is achieved via manually openable windows inside some of the Flat entrance lobbies on the first, second, third and fourth floors of the premises as well as an automatic smoke control ventilation system comprising external window AOV's in All

Building Layout Information	
	Flat entrance lobbies and an AOV at the head of the stairs, controlled by smoke detectors within the Flat entrance lobbies. A small lobby at the head of the stairs on the fifth floor provides access to the external roof via manually openable doors. The block appears to be powered via a photovoltaic system with solar panels installed on the flat roof. Paladin waste bins are stored in an integral fob secure room at the front of the premises. The block is fronted by an open-aired street-level residential car park stretching across the whole Ward Lane Estate.
Extent of Common Areas (area assessed)	The entrance hallway, the rear corridor to the electric water pump machine room, all Flat entrance lobbies alongside the staircase on all floors, resident's storage cupboards on the first and second floors, thermal heating services risers/ cupboards, electrical risers, the external roof space and both escape routes were assessed during the inspection.
Areas of the building to which access was not available.	The main fixed electrical intake/meter cupboard on the ground floor could not be accessed at the time of the inspection.
Total number of Flats/Bedsits/Bedrooms (as applicable)	14
Number accessed off the Common Area	12
Flats/Bedsits/Bedrooms sample inspected	Flat 22 was sample inspected during the assessment.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases	2

Construction Information	
Construction Type	Steel Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2010
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Rain Screen Cladding
External Wall Finish Type	Real brick/render cladding
Other Construction Information	None

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No staff on site however some occasional staff attendance assumed
Person managing fire safety in the premises	Laura Jones – Fire and Asbestos Contracts Manager.

Occupant Information	
Person consulted during the FRA	The residents in Flat 22 were consulted during the inspection.
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 was 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	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?	No

Comment: No access was possible to the main electrical intake/meter cupboard located on the ground floor due to the cupboard being sealed with caution tape. All other electrical meter cupboards throughout the block were accessed. (See recommendation photo).

Recommendation: The main electrical intake/meter cupboard on the ground floor should be accessed to carry out a visual check of the electrical apparatus.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726561

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes

Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended).

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

Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). The electrical socket at the head of the staircase on the fifth floor was hanging off the wall at the time of the inspection.

Recommendation: The defects in the common area electrical installation as noted should be repaired.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 726556

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable

Comment: No portable electrical appliances were seen within the common areas during this inspection.

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes

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

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

B. Smoking Policies

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

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

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

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	No
Comment: The entrance door to the premises is fitted with an intercom and door release system which was locked at the time of the inspection, however, the glass pane in the door was broken and therefore deemed insecure to unauthorised access.	

Recommendation: The glass pane in the block entrance door as noted should be repaired/ replaced and the door kept locked shut to prevent unauthorised entry.			
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726557

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 common entrance at the front of the premises.	

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?	Yes
Comment: A lightning protection system was not seen but is presumed to be provided due to the height of the building.	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: A lightning protection system was not seen but is presumed to be provided due to the height of the building.	

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. The electrical meters services riser/cupboard on the third floor, located inside the Flat 23 entrance lobby was noted with wooden furniture, a large plastic box containing plastic and plush toys inside. The electric services riser/room with the large water pump machine was noted with a plastic bin and clothing inside. The main fixed electrical intake/ meters cupboard on the ground floor was sealed shut with danger tapes and could not be accessed. The fifth-floor electrical cupboard, as noted on the previous FRA's was clear of combustible items at the time of the inspection. This issue should be dealt with as soon as possible.

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

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726558

Recommendation: The main electrical intake/meter cupboard on the ground floor, which could not be accessed, as noted should be inspected to confirm that combustible items are not being kept near ignition sources.

Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 726559

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 pushchair and baby car seat under the stairs on the ground floor, large bed furniture in the rear lobby accessing the services risers/cupboards on the ground floor, newspapers inside the Flat 18 entrance lobby on the first floor, large plastic bags and a clothes airer filled with laundry inside the fourth floor Flat entrance lobby outside Flat 26 and multiple discarded floor to ceiling wardrobes at the head of the stairs on fifth floor were noted at the time of the inspection. Given the type and/or substantial quantity involved these should be cleared as soon as possible.

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 hard plastic swivel chair in the services riser/cupboards lobby on the ground floor, multiple plant pots on the window ledge of the third floor, various pairs of shoes outside Flat 23, the same scooters outside Flat 24 as noted on the previous fire risk assessment, a large mobility scooter outside Flat 26 on the fourth floor and shoes outside Flat 27 were noted. As the quantity involved is substantial and/or the location is critical the items should be cleared as soon as possible. Network Homes confirmed previous recommendation is Assigned/Approved; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable

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

Question - G.6: Are all other house-keeping issues satisfactory?	No

Comment: 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'.

Recommendation: Management should enforce/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726560

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes

Comment: Network Homes advise that fire safety conditions are imposed on outside contractors when working on the premises.

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

Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by outside contractors.

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes

Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No

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

J. Other Significant Hazards

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

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

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	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. Final exit doors are fitted with electronic 'door release' buttons.	

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems. Intercom/fob entry.	

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 mechanical device fitted which overrides the access control system. (Manual override green break-glass point installations to both final exit doors at the front and rear).	

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

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance.	

Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection.	

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: Alternative escape routes are adequately separated by fire-resisting construction and fire doors where required.	

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: Corridors are provided with smoke control doors where required.	

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. However, a manually openable window inside the rear services riser/cupboards lobby on the ground floor and two adjacent doors to external roof space at the head of the stairs on the fifth floor were noted.	

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 external window 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 notices 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 evidence of occupation in the building by people with disabilities at the time of inspection.	

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

Comment: Other means of escape issues noted at the time of inspection include - The stairs and lobbies are provided with an adequate automatic operated smoke ventilation system, however, the Flat entrance lobby AOV opening at Flat 26 was defective and the AOV mechanism appeared to be broken/detached from the external window at the time of inspection.

Recommendation: Management should arrange for the defects noted to the automatic smoke ventilation system to be rectified by the service engineer and the system to be confirmed as fully operational.

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726562

Question - K.18: Are all other means of escape issues satisfactory? [2]	Yes

Comment: There were no other means of escape issues noted at the time of inspection. (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 (except Flat 27) appear to be original FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Network Homes advises that its replacement door programme uses Gerda fire doors and frames certified by the manufacturer as FD30S and fitted by accredited installers. The Flat 27 entrance door in this premise appears to be a replacement fire door set of this type.

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

Comment: An excessive gap of 8mm was noted under the Flat 23 entrance door on the third floor which will not resist the passage of cold smoke.

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: 1	Potential Quantity: 1	Action ID: 726563

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?	No

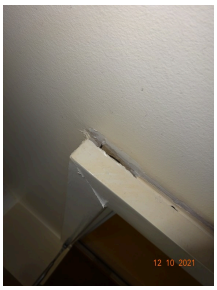
Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective self-closer noted to sample flat 22. No access to other flats.

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

Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 726564

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. Adequate strips and seals were noted to sample flat 22. 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]			No
Comment: Other flat entrance door issues noted at the time of inspection include - The back of the door frame to sampled Flat 22 entrance door was noted with gaps/voids between the wall and frame at the time of the inspection.			
Recommendation: Minor joinery repairs are required to the door/frame as noted - the back of the door frame to the Flat 22 entrance door should be sealed with appropriate fire-resisting material and management should confirm the adequacy of the fixings and fire-stopping behind.			
Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 726565

Question - L.10: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]	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. FD30 timber installations (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. The resident storage cupboard adjacent to Flat 18 on the first floor, the lobby entrance door to Flats 21-22 on the second floor, both lobby entrance doors to Flats 23 and 24-25 on the third floor and the lobby entrance door to Flat 26 on the fourth floor, Furthermore, excessive gaps between the following common area fire doors and frames were noted at the time of the inspection: The electric water pump machine room on the ground floor, the thermal heating services riser/cupboard on the ground floor, the thermal heating services riser/cupboard doors leading to the electrical cupboards opposite Flat 24 and opposite Flat 27 on the third and fourth floors and the double-doored electrical cupboard at the head of the stairs on the fifth floor.

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.

Priority: C	Known Quantity: 5	Potential Quantity: 5	Action ID: 726566

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

Priority: C	Known Quantity: 5	Potential Quantity: 5	Action ID: 726567

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

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

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

Comment: Common area fire doors are fitted with adequate self-closing devices where required. (Defective/hanging-off self-closer noted to the locked common area fire door accessing the external roof space from the fifth floor, located inside a separate lobby from all common resident areas, however, the self-closer to the locked common door is not required - see attached photo DCS07061 and DSC07067).

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

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for the door to the cleaners' cupboard which was noted with defective/missing seals and strips.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
Comment: Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).	

Question - M.8: Are all other common area fire door issues satisfactory?	Yes
Comment: No other common area fire door issues noted at the time of inspection.	

N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	Yes
Comment: Emergency lighting is provided to the common areas of the premises.	

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
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

Comment: 'In event of fire do not use lifts' signage has been provided however these are not adjacent to the doors to the lift at each floor level. The ground floor sign was noted to be resting on top of the PIB. Similarly, the signs on the first and fourth floors, on top of the dry riser outlet enclosures. The fifth floor has not been provided with a sign.

Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.

Priority: C	Known Quantity: 4	Potential Quantity: 4	Action ID: 726569

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	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)	No

Comment: There is no BS5839 (Part 6 or Part 1) fire detection/alarm system provided in the common areas of the building. The smoke detection provided is part of the smoke ventilation system and does not appear to be connected to a BS5839 type control panel.

Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?	Yes

Comment: A common fire detection and alarm system is not required as the building is purpose-built and suitable for the recommended Stay Put 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)	Yes

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 Flat 22. 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

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)	Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report).	

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 electrical/smoke vent services riser/cupboard sampled on the fifth floor did not appear to be adequately fire resisting and/or fire-stopped. Noted with large holes and voids with unknown material being used as fire resistance. Network Homes confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.	

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. Fire-stopping appeared to be unsatisfactory to the services exiting the fifth-floor electrical riser cupboard. Network Homes confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.	

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)	Not Known

Comment: No access was possible to the main electrical intake/meter cupboard located on the ground floor due to the doors being sealed shut with caution tape. (see recommendation photo). All other electrical meter cupboards throughout the premises were accessed and appear to be adequately fire-stopped (subject to recommendations noted elsewhere in this report).

Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.

Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 726568

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).	Not Known
Comment: The timber decked balconies would not comply with current Building Regulations however were acceptable at the time of construction. Current Building Regulations require ' specified attachments' such as balconies attached to external walls of blocks over 18m storey height to be constructed from non-combustible materials. Apparent part timber construction. Also, no information was available on site to confirm if the external cladding system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. Network Homes confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.	

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?	Yes
Comment: A drop key override switch facility is provided which worked satisfactorily when tested.	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire main:- Dry riser inlet located externally adjacent to the front common entrance and outlets alongside the staircase on the first, second, third and fourth floors.	

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

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

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)	No
Comment: A sprinkler system is not provided in the block as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.	

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: An attached six-storey purpose-built block with a Flat roof and containing fourteen self-contained Flats. Twelve common area Flats. (The two additional Flats accessed externally and independently on the ground floor are not addressed to the common block).	

Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Network Homes advises that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	

Question - T.3: Is there a suitable record of the fire safety arrangements?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

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.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 726570

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

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: 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. Previous recommendation no longer considered required/appropriate. Marked as superseded.	

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	Yes
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
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	

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

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety logbook (on-site or online).	No image available
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 726571	

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

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

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

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

Question - W.13: Are drop key override switch facilities inspections, tests and services recorded?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.	

Additional Issues

X. Electrical Services

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

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Group
Part 3a	Address of premises for which the fire risk assessment was carried out: 18-29 Upton House 9 Ward Lane London E9 5QZ
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 08/11/2021
Part 6	Recommended date for reassessment of the premises: 08/11/2022
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organization named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)

Date of Issue 08/11/2021