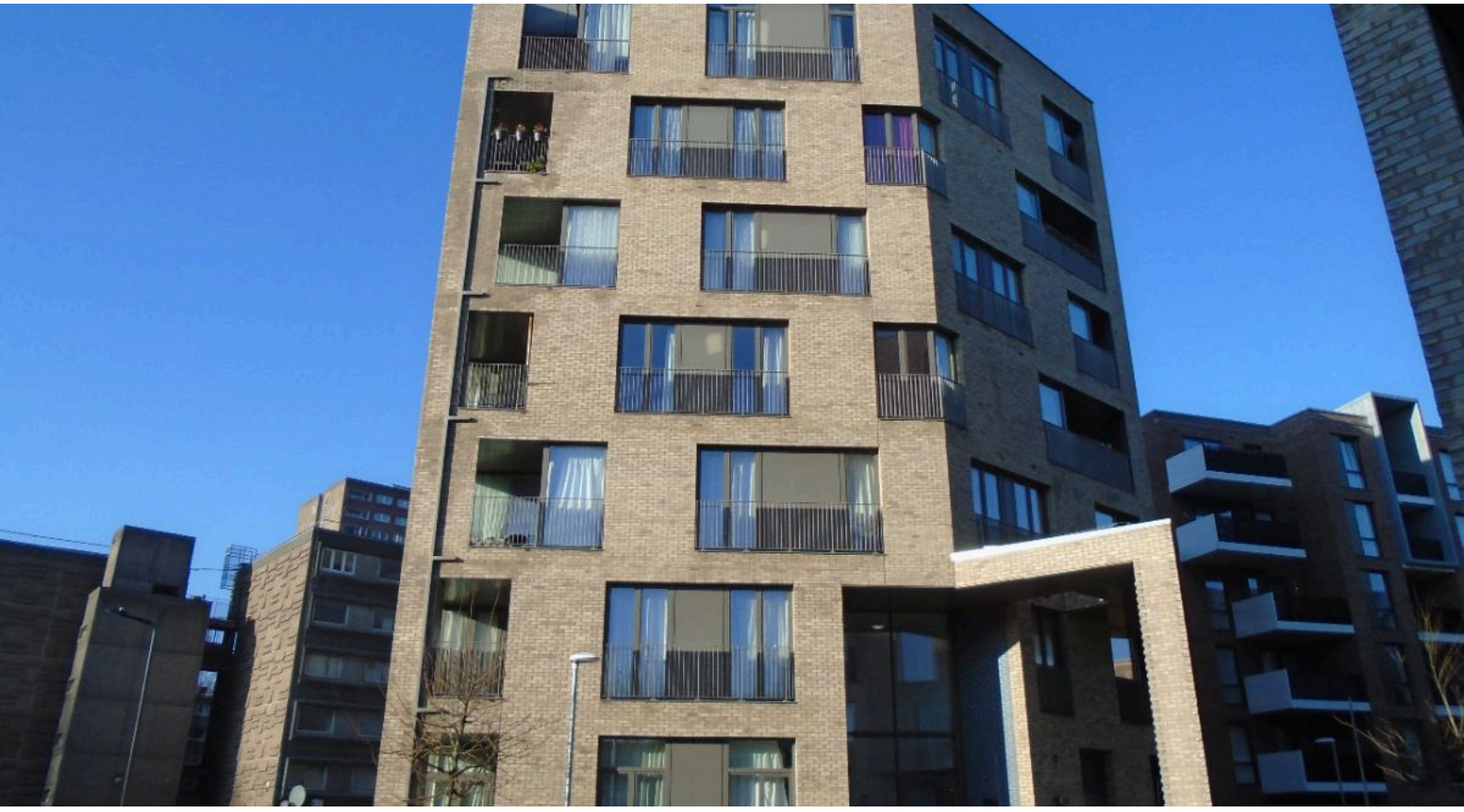
Fire Risk Assessment

Property assessed:	1-25 82 Cambridge Road London NW6 5FN
Client:	Network Homes Group
UPRN:	CAMD0082
Property Classification:	Level 1
Document Print Date:	18/03/2022



FRA Inspection Date:	14/01/2022
FRA Issued to Client:	23/02/2022
FRA valid to:	23/02/2023
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	Raphael Bobie
Assessment Checked by	John Herbison
Date of inspection	14/01/2022
Date of Assessment Issue to Client	23/02/2022

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	23/02/2023

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	1	0	0
B	3	0	0
C	6	0	0
R	0	0	0
Man1	0	2	0
Man2	1	4	1

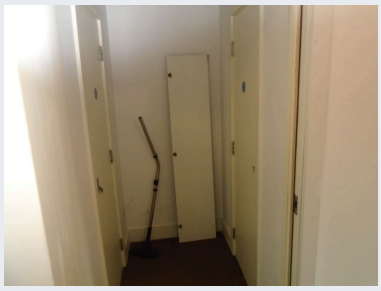
Note: See section 3.4 for the timescales associated with each priority in the table above.

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

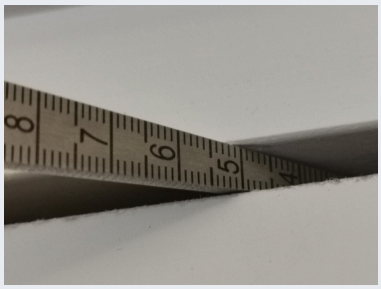
2 Action Plan

2.1 Recommendations from this Assessment

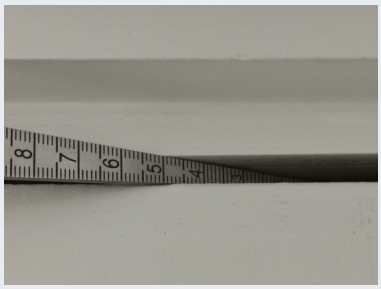
Details		Comments/recommendations		Photo
Question	C.4	Comment: There was an unnecessary fire load noted close to the building at the time of inspection. Some items were noted by the bin store room.		
Section	Arson			
Action ID	772031			
Quantity - Known - Potential	 N/A N/A	Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.		
Priority	Man1	Due Date: 23/03/2022	Client Status: Approved	
Question	G.2	Comment: Combustible items were noted close to an ignition source. Some furniture was noted in the riser on the ground floor. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	772032			
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: 23/03/2022	Client Status: Approved	
Question	G.3	Comment: There were combustible items or waste materials in the escape routes. A cardboard box was noted outside flat 5. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.		
Section	House-Keeping			
Action ID	772036			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.		
Priority	Man2	Due Date: 23/05/2022	Client Status: Approved	
Question	Q.7	Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).		
Section	Limiting Fire Spread			
Action ID	772033			
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: 23/05/2022	Client Status: Assigned	
Question	V.2	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	772034			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 23/05/2022	Client Status: Approved	

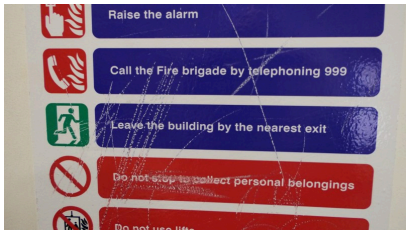
Question	V.7	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	772035			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 23/05/2022	Client Status: Approved	

2.2 Recommendations from Previous Assessments

Details		Comments/recommendations		Photo
Question	L.2	Comment: Excessive gaps were noted to some flat entrance doors which will not resist the passage of cold smoke. - Excessive threshold gaps over 6mm were noted to flats 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25. - There was an excessive gap over 3mm to the top of sampled flat 21's entrance door.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	610442			
Quantity - Known - Potential	 24 24	Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.		
Priority	C	Due Date: 22/07/2022	Client Status: Assigned	
Question	L.2	Comment: Excessive gaps were noted to some flat entrance doors which will not resist the passage of cold smoke. - Excessive threshold gaps over 6mm were noted to flats 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25. - There was an excessive gap over 3mm to the top of sampled flat 21's entrance door.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	610443			
Quantity - Known - Potential	 1 1	Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.		
Priority	C	Due Date: 22/07/2022	Client Status: Assigned	

Question	M.2	Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke. Gaps noted to the sides and top of doorsets were over 3mm. Gaps to the bottom of the common areas doors noted were over 6mm. Gaps were noted to the following doors - (top/sides/meeting stiles/ middle) Ground floor - Water Intake cupboard, Electrical cable cupboard, water meter cupboard, electrical riser cupboard. First floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Second floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Third floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Fourth floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Fifth floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Sixth floor - Lobby door, riser/lobby door, water riser cupboard, electrical riser cupboard. Gaps were noted to the following doors - (bottom) Ground floor - flat lobby door (1-2) First floor - Lobby door. Second floor - Lobby door, riser/lobby door. Third floor - Lobby door, riser/lobby door. Fourth floor - Lobby door, riser/lobby door. Fifth floor - Riser/lobby door.	
Section	Common Area Fire Doors		
Action ID	610447		
Quantity - Known - Potential	 9 9	Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.	
Priority	C	Due Date: 22/07/2022 | Client Status: Assigned	

Question	M.2	Comment: Excessive gaps were noted to some common area fire doors which will not resist the passage of cold smoke. Gaps noted to the sides and top of doorsets were over 3mm. Gaps to the bottom of the common areas doors noted were over 6mm. Gaps were noted to the following doors - (top/sides/meeting stiles/ middle) Ground floor - Water Intake cupboard, Electrical cable cupboard, water meter cupboard, electrical riser cupboard. First floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Second floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Third floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Fourth floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Fifth floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Sixth floor - Lobby door, riser/lobby door, water riser cupboard, electrical riser cupboard. Gaps were noted to the following doors - (bottom) Ground floor - flat lobby door (1-2) First floor - Lobby door. Second floor - Lobby door, riser/lobby door. Third floor - Lobby door, riser/lobby door. Fourth floor - Lobby door, riser/lobby door. Fifth floor - Riser/lobby door.	
Section	Common Area Fire Doors		
Action ID	610448		
Quantity - Known - Potential	 28 28	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: 22/07/2022	Client Status: Assigned
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Ground - Missing smoke seal from ground floor electrical cupboard. First - Combined Intumescent strip and cold smoke seal required to (1) leading-edge stile to electrical riser double doors. Second - Combined Intumescent strip and cold smoke seal required to (1) leading-edge stile to electrical riser double doors. Missing smoke seal from lefthand side electrical cupboard door.	
Section	Common Area Fire Doors		
Action ID	610444		
Quantity - Known - Potential	 2 2	Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.	
Priority	C	Due Date: 22/07/2022	Client Status: Assigned
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Ground - Missing smoke seal from ground floor electrical cupboard. First - Combined Intumescent strip and cold smoke seal required to (1) leading-edge stile to electrical riser double doors. Second - Combined Intumescent strip and cold smoke seal required to (1) leading-edge stile to electrical riser double doors. Missing smoke seal from lefthand side electrical cupboard door.	
Section	Common Area Fire Doors		
Action ID	610445		
Quantity - Known - Potential	 2 2	Recommendation: Smoke seals are required where missing as noted.	
Priority	C	Due Date: 22/07/2022	Client Status: Assigned

Question	O.1	Comment: The Fire Action Notice(s) displayed do not indicate the recommended 'Stay Put' evacuation strategy and should be replaced.	
Section	Fire Safety Signs and Notices		
Action ID	223366		
Quantity - Known - Potential	 5 5	Recommendation: The incorrect/conflicting Fire Action Notice(s) should be replaced with a notice of a consistent format advising of the recommended 'Stay Put' evacuation policy.	
Priority	A	Due Date: 31/03/2020	Client Status: Approved
Question	Q.2	Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. Inspection hatches were sampled above flats 23, 15 and 7. Breaches were noted within the inspection hatches adjacent to flats 23 and 7 around pipe egress/damaged fire-stopping material.	
Section	Limiting Fire Spread		
Action ID	610450		
Quantity - Known - Potential	 N/A 22	Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ ensure that compartmentation within is adequate.	
Priority	Man2	Due Date: 21/01/2022	Client Status: Assigned
Question	Q.2	Comment: Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. Inspection hatches were sampled above flats 23, 15 and 7. Breaches were noted within the inspection hatches adjacent to flats 23 and 7 around pipe egress/damaged fire-stopping material.	
Section	Limiting Fire Spread		
Action ID	610451		
Quantity - Known - Potential	 6 6	Recommendation: The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/ construction. Period of fire resistance required is 60 minutes.	
Priority	B	Due Date: 22/01/2022	Client Status: Assigned
Question	Q.3	Comment: Compartmentation breaches were noted within the following areas: Ground floor - Breaches noted within both the water and electrical riser cupboards around cable egress. Fifth floor - Poor fire stopping noted to the back of the electrical cupboard door frame. Sixth floor - No fire stopping noted to the area above the fire door to the water meter cupboard. - No fire stopping noted above the door and damper.	
Section	Limiting Fire Spread		
Action ID	610452		
Quantity - Known - Potential	 2 2	Recommendation: The noted areas should be fire stopped using fire-rated materials to provided 60 minutes of fire resistance.	
Priority	B	Due Date: 22/01/2022	Client Status: Assigned

Question	Q.4	Comment: Firestopping around services exiting the risers/ cupboards sampled would not appear to be adequate. plastic 110mm pipe penetration the ceiling of the bin room. No apparent collar.		
Section	Limiting Fire Spread			
Action ID	394523			
Quantity - Known - Potential	 1 1	Recommendation: A 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter as noted.		
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	CAMD0082
Number Range	1-25
Building Name	
Street Number	82
Street	Cambridge Road
City/Town	London
Postcode	NW6 5FN
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	7
Total No. of Floors (common area only)	7
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	A detached, purpose-built, residential building of seven floors comprising of twenty-five individual, self-contained flats. Flats 1 & 2 are located on the ground floor. Flats 3-5 - first floor. Flats 6-9 - second floor. Flats 10-13 - third floor. Flats 14-17 - fourth floor. Flats 18-21 - fifth floor. Flats 22-25 - sixth floor. All flats are accessed via a secure block entrance at ground floor level. Lobby protection is provided to the protected single stairway. There are integral communal bin storeroom and electrical sub-stations located externally adjacent to the communal block entrance. Electrical intake and service riser access cupboards are provided within the communal hallway and the flat lobby areas via a seperate access lobby, located on each floor level. A fire-fighting dry rising main, AOV system and a passenger lift are provided within the building.
Extent of Common Areas (area assessed)	Hallway - Stairs – Landings - Electrical intake cupboard - Bin store - service risers on the ground and
Areas of the building to which access was not available.	Access was not available to any flats and the majority of service riser.
Total number of Flats/Bedsits/Bedrooms (as applicable)	25
Number accessed off the Common Area	25
Flats/Bedsits/Bedrooms sample inspected	None.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Steel Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2015
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Circa 2015. Traditional brick/block/concrete construction. External elevations are predominantly face brickwork.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Occasional staff attendance expected - low numbers anticipated.
Person managing fire safety in the premises	Laura Jones - Fire & Asbestos Manager.
Person consulted during the FRA	None
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 fire loss history was reported, nor was any physical damage noted at the time of assessment.
Any other relevant information	No other relevant information was available.

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 5266-8:2004 - 'Emergency escape lighting systems' 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' PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). Test date not seen.	

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	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)	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.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin bins were stored in an integral bin storage room located externally at the front of the building..	

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

Question - C.4: Is fire load close to the premises minimised?	No
Comment: There was an unnecessary fire load noted close to the building at the time of inspection. Some items were noted by the bin store room.	

Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.			
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 772031

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: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection.	

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. Some furniture was noted in the riser on the ground floor. 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: 772032

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 cardboard box was noted outside flat 5. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.

Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 772036

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. Plant pots, a scooter and other items were noted outside various flats. 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.

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

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

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

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

H. Contractors

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

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.	

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors on the escape route 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: Door on escape route opens 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(s). 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 stairs and lobbies are provided with an adequate automatic and remotely operated smoke ventilation system. Automatic smoke ventilation system linked to the fire detection system. Vent in the flat lobbies and Velux type roof hatch in the stairwell.	

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.	

Question - K.19: What is the current evacuation strategy for the property?	Stay Put
Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area. However, see O.1.	

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 to some flat entrance doors which will not resist the passage of cold smoke. - Excessive threshold gaps over 6mm were noted to flats 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25. - There was an excessive gap over 3mm to the top of sampled flat 21's entrance door.	

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 this property.	

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no side panels to 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 seals) as part of a rolling programme. No access to 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 seals) as part of a rolling programme. No access to 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 this property. Communal letterboxes are provided.	

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 FD60 timber 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 to some common area fire doors which will not resist the passage of cold smoke. Gaps noted to the sides and top of doorsets were over 3mm. Gaps to the bottom of the common areas doors noted were over 6mm. Gaps were noted to the following doors - (top/sides/meeting stiles/middle) Ground floor - Water Intake cupboard, Electrical cable cupboard, water meter cupboard, electrical riser cupboard. First floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Second floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Third floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Fourth floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Fifth floor - Lobby door, riser/lobby door, water meter cupboard, electrical riser cupboard. Sixth floor - Lobby door, riser/lobby door, water riser cupboard, electrical riser cupboard. Gaps were noted to the following doors - (bottom) Ground floor - flat lobby door (1-2) First floor - Lobby door. Second floor - Lobby door, riser/lobby door. Third floor - Lobby door, riser/lobby door. Fourth floor - Lobby door, riser/lobby door. Fifth floor - Riser/lobby door.	

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 or are kept locked shut.	

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:- No strips and seals to the cupboards on the ground floor.	

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)	No
Comment: An appropriate fire action notice was noted. However, the previous incorrect notice remains on display.	

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

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

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

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	Yes
Comment: There is a 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
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
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
Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme. No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.	

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	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)	Not Known
Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. Hatches are fitted with a non-standard locks.	

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: Compartmentation breaches were noted within the following areas: Fifth floor - Poor fire stopping noted to the back of the electrical cupboard door frame. Sixth floor - No fire stopping noted in the area above the fire door to the water meter cupboard. - No fire stopping noted above the door and damper. No access to the riser cupboards apart from on the ground and 2nd floor.	

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: The bin store was not accessible at the time of the assessment.	

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 electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).	
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: 772033	

Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	Not Applicable
Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.	

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)	Not Applicable
Comment: There were no common ventilation systems noted within this property.	

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification)	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/ growth?	Not Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.	

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: There were no curtains or drapes noted within the common areas at the time of inspection.	

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).	Yes
Comment: The external walls of the building are predominantly face brickwork and would appear to be satisfactory with regard to external fire spread.	

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 dry rising fire-fighting mains.	

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

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

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

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: Seven storey general needs - purpose-built flats.	

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

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
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?	Not Known
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 the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 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: 772034	

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?	Not Known
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 the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 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: 772035	

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

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

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

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: 1-25 82 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: 23/02/2022
Part 6	Recommended date for reassessment of the premises: 23/02/2023
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 23/02/2022