

Fire Risk Assessment

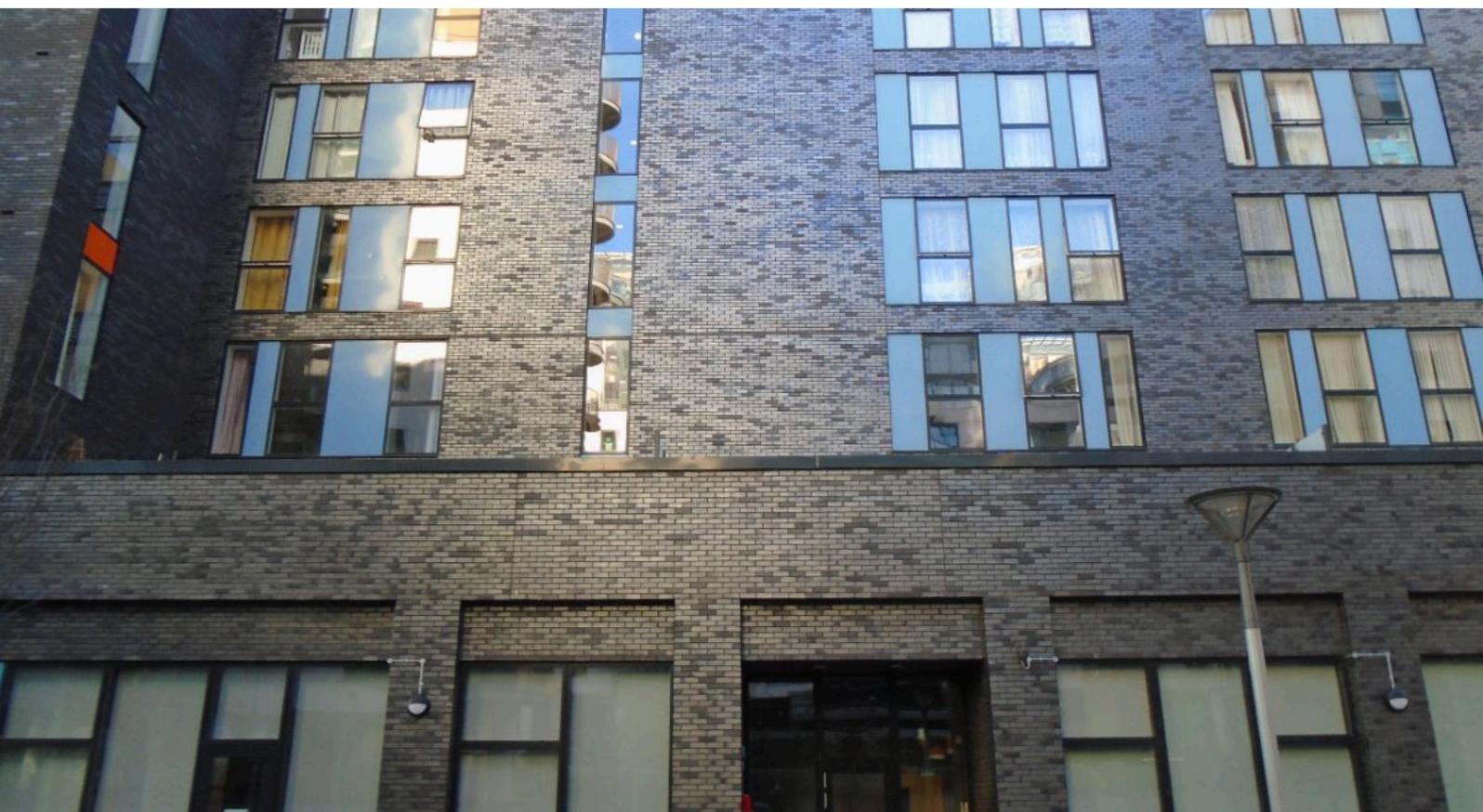
Property assessed: 101-603 Dockweed Court
Watergate Walk London E14 9XR

Client: Network Homes Group

UPRN: DOCK0101

Property Classification: Level 1

Document Print Date: 18/03/2022



FRA Inspection Date: 24/01/2022
FRA Issued to Client: 23/02/2022
FRA valid to: 23/02/2023
FRA completed by: Savills (UK) Ltd,
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savills

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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 | 24/01/2022 |
| 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 | 0 | 1 | 1 |
| B | 5 | 0 | 0 |
| C | 4 | 0 | 0 |
| R | 1 | 0 | 0 |
| Man1 | 0 | 0 | 0 |
| Man2 | 3 | 3 | 0 |

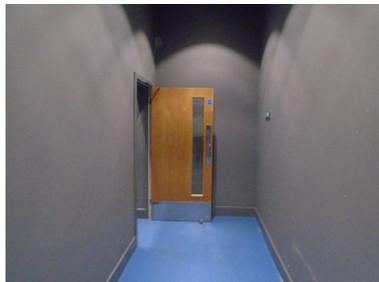
Note: See section 3.4 for the timescales associated with each priority in the table above.

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 |

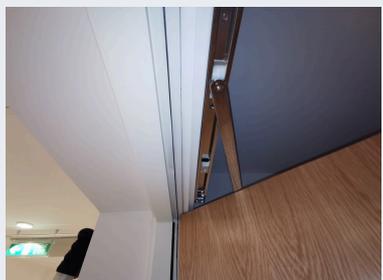
2 Action Plan

2.1 Recommendations from this Assessment

| Details | | Comments/recommendations | Photo |
|-------------|------------------------|---|---|
| Question | M.5 | Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The ground floor lobby door to the lift. |  |
| Section | Common Area Fire Doors | | |
| Action ID | 772074 | | |
| Quantity | | Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | A | Due Date: 23/05/2022 | Client Status: Assigned |
| Question | W.1 | Comment: No logbook was available on-site during the inspection, either in paper or online digital format. | No image available |
| Section | Records | | |
| Action ID | 772071 | | |
| Quantity | | Recommendation: Management should confirm/ensure that a fire safety logbook is provided, in either paper or online digital format, to enable recording (as required) of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 23/05/2022 | Client Status: Approved |
| Question | W.6 | Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed. | No image available |
| Section | Records | | |
| Action ID | 772072 | | |
| Quantity | | Recommendation: Management should confirm/ensure that records of the emergency lighting system inspections, tests, and servicing are kept on-site or in a central database. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 23/05/2022 | Client Status: Approved |
| Question | W.11 | Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed. | No image available |
| Section | Records | | |
| Action ID | 772073 | | |
| Quantity | | Recommendation: Management should confirm/ensure that records of the smoke control system inspections, tests, and servicing are kept on-site or in a central database. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 23/05/2022 | Client Status: Approved |

2.2 Recommendations from Previous Assessments

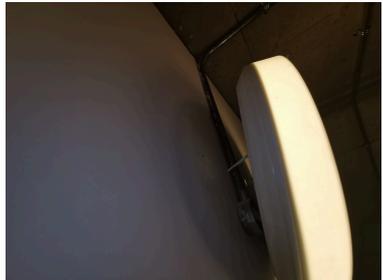
| Details | Comments/recommendations | Photo |
|---------|--------------------------|-------|
|---------|--------------------------|-------|

| | | | |
|-------------|---|---|---|
| Question | C.3 | Comment: The bin storage room door was defective preventing the bins from being secured. |  |
| Section | Arson | | |
| Action ID | 610497 | | |
| Quantity | | Recommendation: Management should ensure that the bin store door is repaired and kept locked shut at all times. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | B | Due Date: 22/01/2022 | Client Status: Approved |
| Question | G.3 | Comment: There were combustible items or waste materials in the escape routes. There were children's scooters, a wooden storage unit, and shoes being stored adjacent to flat 201. There was a wicker basket, wooden bench, child's trike, and shoes being stored adjacent to flat 501 and boots adjacent to flat 502. A child's bike, scooters, and shoes were noted adjacent to flat 601, a wooden unit adjacent to flat 602, and a child's bike adjacent to 603. As the quantity involved is relatively minor this can be dealt with via written contact with the residents. |  |
| Section | House-Keeping | | |
| Action ID | 610499 | | |
| Quantity | | 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. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 22/04/2021 | Client Status: Approved |
| Question | L.2 | Comment: Excessive gaps were noted under some flat entrance doors which will not resist the passage of cold smoke. Gaps were noted to the bottom of flats 601, 501, 502, 403, 103. |  |
| Section | Flat Entrance/Residents' Bedroom/Bedsit Doors | | |
| Action ID | 610507 | | |
| Quantity | | 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. | |
| - Known | 5 | | |
| - Potential | 5 | | |
| Priority | C | Due Date: 22/07/2022 | Client Status: Assigned |
| Question | L.7 | Comment: The combined Intumescent strips and cold smoke seals to sampled flat 502's entrance door appeared to be damaged to the top of the door frame. Sampled flat 101's entrance door is provided with adequate combined Intumescent strips and cold smoke seals. - No other flats were sampled at the time of the assessment. |  |
| Section | Flat Entrance/Residents' Bedroom/Bedsit Doors | | |
| Action ID | 610510 | | |
| Quantity | | Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | C | Due Date: 22/07/2022 | Client Status: Assigned |

| | | | |
|-------------|------------------------|--|-------------------------|
| Question | M.2 | <p>Comment: Excessive gaps were noted to common area fire doors that will not resist the passage of cold smoke. The doors noted have will either have excessive gaps to the sides of the top of the door over 3mm or bottom over 6mm. They are as follows: Ground floor - Lobby door - bottom gap. Stairwell door - top gap. Stairwell lobby/locked cupboard - bottom gap. Lift lobby/righthand side cupboard (locked) - leading edge and bottom gaps. Riser cupboards - both have gaps to the middle/meeting stiles and bottom. First floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge gap. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Second floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. - flat lobby - A/V riser cupboard and Electrical meter riser cupboard - middle/meeting stiles gaps. Third floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Lobby door - top and leading gaps. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Fourth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Fifth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge gap. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Sixth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Lobby door - top gap. - flat lobby - A/V riser cupboard and Electrical meter riser cupboard - middle/meeting stiles gaps.</p> | |
| Section | Common Area Fire Doors | | |
| Action ID | 610511 | | |
| Quantity | | <p>Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p> | |
| - Known | 5 | | |
| - Potential | 5 | | |
| Priority | C | Due Date: 22/07/2022 | Client Status: Assigned |



| | | | |
|-------------|------------------------|--|---|
| Question | M.2 | <p>Comment: Excessive gaps were noted to common area fire doors that will not resist the passage of cold smoke. The doors noted have will either have excessive gaps to the sides of the top of the door over 3mm or bottom over 6mm. They are as follows: Ground floor - Lobby door - bottom gap. Stairwell door - top gap. Stairwell lobby/locked cupboard - bottom gap. Lift lobby/righthand side cupboard (locked) - leading edge and bottom gaps. Riser cupboards - both have gaps to the middle/meeting stiles and bottom. First floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge gap. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Second floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. - flat lobby - A/V riser cupboard and Electrical meter riser cupboard - middle/meeting stiles gaps. Third floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Lobby door - top and leading gaps. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Fourth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Fifth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge gap. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Sixth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Lobby door - top gap. - flat lobby - A/V riser cupboard and Electrical meter riser cupboard - middle/meeting stiles gaps.</p> |  |
| Section | Common Area Fire Doors | | |
| Action ID | 610512 | | |
| Quantity | | | |
| - Known | 24 | | |
| - Potential | 24 | | |
| Priority | C | Due Date: 22/07/2022 | Client Status: Assigned |
| Question | M.7 | <p>Comment: Other common area fire door issues noted at the time of inspection include - The lock fitted to the righthand side riser cupboard on the first floor does not operate/lock.</p> |  |
| Section | Common Area Fire Doors | | |
| Action ID | 610513 | | |
| Quantity | | | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | B | Due Date: 22/01/2022 | Client Status: Assigned |

| | | | |
|-------------|---|--|---|
| Question | M.8 | Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- Noted to the top of the door frames within the riser cupboard situated on the half landing between the ground and first floor. - Refer to M.2 for common area fire door gaps. Previous recommendations superseded due to quantities. |  |
| Section | Common Area Fire Doors | | |
| Action ID | 610515 | | |
| Quantity | | Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved. | |
| - Known | 4 | | |
| - Potential | 4 | | |
| Priority | B | Due Date: 22/01/2022 | Client Status: Assigned |
| Question | N.2 | Comment: The emergency lighting provided is not in good working order - the emergency lighting appears to be fully operational however the unit situated on the half landing between the first and ground floor appears to be coming away from the wall/fixings. |  |
| Section | Emergency Lighting | | |
| Action ID | 610514 | | |
| Quantity | | Recommendation: The defects noted to the emergency lighting system should be repaired. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | B | Due Date: 22/01/2022 | Client Status: Approved |
| Question | P.5 | Comment: The Grade D smoke alarm was defective, removed or disabled in the entrance hall to sample flat 502. There was an operational Grade D smoke detector noted within the entrance lobby of sampled flat 101 - No access to other flats. |  |
| Section | Means of Giving Warning in Case of Fire | | |
| Action ID | 610516 | | |
| Quantity | | Recommendation: A Grade D1 LD1 smoke alarm system to BS 5839-6:2019 should be installed in all flats within this sheltered scheme at the same time as the existing common system is reconfigured. (See Question P3) | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | R | Due Date: N/A | Client Status: Assigned |
| Question | Q.3 | Comment: Ground floor half landing riser appears to be missing some internal plasterboard lining. From sample inspection, other services risers/cupboards appear to be adequately fire-resisting and firestopped. |  |
| Section | Limiting Fire Spread | | |
| Action ID | 394401 | | |
| Quantity | | Recommendation: The services riser/cupboard construction should be replaced to achieve 60 minutes fire resistance. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | B | Due Date: 21/10/2022 | Client Status: Assigned |

| | | | |
|-------------|----------------------|---|--|
| Question | Q.3 | <p>Comment: Ground floor half landing riser appears to be missing some internal plasterboard lining. From sample inspection, other services risers/cupboards appear to be adequately fire-resisting and firestopped. The cupboard within the ground floor stairwell and two riser cupboards within the lift lobby were locked at the time of the assessment (management locks/non-standard) - compartmentation should be checked.</p> |  |
| Section | Limiting Fire Spread | | |
| Action ID | 610518 | | |
| Quantity | | <p>Recommendation: Management should check within services risers/shafts/ducts/cupboards as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped.</p> | |
| - Known | N/A | | |
| - Potential | 3 | | |
| Priority | Man2 | Due Date: 21/01/2022 | Client Status: Assigned |
| Question | Q.7 | <p>Comment: No access was possible to the electrical intake/meter cupboard. It is assumed the electrical intake cupboard is located in the basement area, possibly shared with the other blocks and would be covered in the FRA for the basement area, see Z.2.</p> |  |
| Section | Limiting Fire Spread | | |
| Action ID | 610502 | | |
| Quantity | | <p>Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.</p> | |
| - Known | N/A | | |
| - Potential | 1 | | |
| Priority | Man2 | Due Date: 21/01/2022 | 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 | DOCK0101 |
| Number Range | 101-603 |
| Building Name | Dockweed Court |
| Street Number | |
| Street | Watergate Walk |
| City/Town | London |
| Postcode | E14 9XR |
| Property Designation | General Needs (6 Storeys and over) |

| Building Layout Information | |
|---|---|
| Total No. of Floors | 8 |
| Total No. of Floors (common area only) | 8 |
| Total No. of Storeys (ground and above) | 7 |
| Ground Floor Area (m2) (if applicable) | N/A |
| Total Area of All Floors (m2) (if applicable) | N/A |
| Building Layout Description | <p>An attached, purpose-built, residential/commercial building of eight floors consisting of the lower ground floor, ground floor and six upper floors, and containing sixteen individual, self-contained flats. Retail shop units are located on the ground floor of the building and are accessed externally. The commercial units are totally separate from the residential parts and do not form part of this fire risk assessment. (Commercial units are currently unoccupied). There is a shared, residential car parking/ building service(s) area located within the lower ground floor area of the building, which extends under the adjoining buildings. Resident access into the lower ground floor is via the lift only. The lift is located within the communal ground floor lobby. The stairs do not extend into the lower ground floor of the building. Flats 101-103 are located on the first floor of the building, flat 201 is located on the second floor. flats 301-303 are located on the third floor, flats 401-403 are located on the fourth floor, flats 501-503 are located on the fifth floor and flats 601-603 are located on the sixth floor. All flats are accessed via a secure block entrance at ground floor level leading into a single protected stairway, which serves all floors within the building. Electrical intake and service riser access cupboards are provided within the communal flat entrance lobbies located on each upper floor level. A fire-fighting dry rising main and a fire-fighting lift are provided within the building. The lift serves all floors within the building. The stairway serves the ground to sixth floor only. Two 1st-floor flats are maisonettes occupying the 1st and 2nd floors accessed from the 1st-floor.</p> |
| Extent of Common Areas (area assessed) | <p>The common areas comprise of a secure block entrance to the property. The single block entrance leads into a communal entrance hallway/stairway. There is a single, protected stair, leading to the upper floors. Entrance doors to the flats are accessed from within protected flat entrance lobbies on each of the upper floors. A fire-fighting lift, serving each floor within the building is sited within</p> |

| Building Layout Information | |
|--|---|
| | the ground floor communal entrance lobby. There are various service riser access cupboards and shafts within the protected lobbies on each of the floor levels of the building. |
| Areas of the building to which access was not available. | Access was not available to any flats and the majority of riser cupboards. |
| Total number of Flats/Bedsits/Bedrooms (as applicable) | 16 |
| Number accessed off the Common Area | 16 |
| Flats/Bedsits/Bedrooms sample inspected | None |
| Building Use | Mixed Use |
| Details of ancillary use (if applicable) | Commercial/retail units located on ground floor of the building. (Accessed externally). |
| Total No. of Common Entrances/Exits | 2 |
| Block Accessibility | Level |
| Total No. of Common Staircases | 1 |

| Construction Information | |
|---|--|
| Construction Type | Concrete Frame |
| Property Type | Purpose Built |
| Date of Construction or Conversion (year approx.) | 2017 |
| Floor Construction Type | Concrete |
| Stair Construction Type | Concrete |
| External Wall Construction Type | Cavity Masonry |
| External Wall Finish Type | Brick |
| Other Construction Information | Circa 2017. Traditional brick/block/concrete frame construction with concrete floors, concrete stairs and a flat composite roof. External elevations are predominantly face brickwork with glazed composite facade section(s). |

| 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. A concierge is located in neighbouring block Cudweed Court. |
| Person managing fire safety in the premises | Laura Jones- Fire and Asbestos Contracts 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 |

| Occupant Information | |
|--------------------------------------|--|
| -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: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and the electrical intake cupboard has been checked.

| | |
|--|-----|
| 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: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved. Common area fixed electrical systems have been inspected and tested within the last five years in accordance with BS 7671:2018 (as amended) and records kept on a central database.

| | |
|---|-----|
| 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/Wheelie bins were stored in an integral bin storage room located within the basement. | |

| | |
|--|----|
| Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) | No |
| Comment: The bin storage room door was defective preventing the bins from being secured. | |

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

D. Space Heating

| | |
|---|-----|
| Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided) | Yes |
| Comment: The common area is provided with ambient heating, thermostat noted within the communal areas - there was no evidence to ascertain what type of heating system is provided. | |

| | |
|---|-----|
| Question - D.2: Is the fixed heating system within the common areas maintained annually? | Yes |
| Comment: Network Homes advise that fixed heating systems are serviced annually under a servicing contract (every 5 years for electrical storage/panel heaters). | |

| | |
|---|----|
| Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided) | No |
| Comment: No portable heaters were noted within the common area at the time of inspection. | |

E. Cooking

| | |
|--|----|
| Question - E.1: Are common cooking facilities provided in the block? | 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 lightning protection system was not visible, refer to F1.

G. House-Keeping

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

Comment: No cleaning rota is displayed but the common area is clean and tidy.

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

Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and the electrical intake cupboard is clear of combustibles.

| | |
|---|----|
| 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. There were children's scooters, a wooden storage unit, and shoes being stored adjacent to flat 201. There was a wicker basket, wooden bench, child's trike, and shoes being stored adjacent to flat 501 and boots adjacent to flat 502. A child's bike, scooters, and shoes were noted adjacent to flat 601, a wooden unit adjacent to flat 602, and a child's bike adjacent to 603. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.

| | |
|---|----|
| 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. Refer to G.3. 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 or gates on escape routes are provided with electrically operated access control systems. | |
| Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure? | Yes |
| Comment: The entrance door to the premises has a green break-glass point fitted which overrides the access control system. | |
| Question - K.8: Do final exits open in the direction of escape where necessary? | Yes |
| Comment: Doors on escape routes open in the direction of escape. | |
| Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction) | Yes |
| Comment: Travel distances appear to be in line with that allowed in current guidance. | |

| | |
|--|----------------|
| Question - K.10: Are the precautions for all inner rooms suitable? | Not Applicable |
| Comment: No inner rooms were identified at the time of inspection. | |
| Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required? | 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. | |
| 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 or remotely operated smoke ventilation system. Smoke shafts with smoke detectors and remote opening switches are provided in the accommodation lobbies, an automatic skylight is provided at the head of the stairs with remote opening switches and smoke detection. | |
| Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.) | Yes |
| Comment: The Network Homes fire action notice displayed in the property includes a contact reference for tenants to contact Network Homes if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection. | |
| Question - K.17: Are all other means of escape issues satisfactory? [1] | Yes |
| Comment: There were no other means of escape issues noted at the time of inspection. (Premises information box present but not accessed). | |
| Question - K.19: What is the current evacuation strategy for the property? | Stay Put |
| Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area. | |

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

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

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

Comment:

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

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

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

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

Comment: Excessive gaps were noted under some flat entrance doors which will not resist the passage of cold smoke. Gaps were noted to the bottom of flats 601, 501, 502, 403, 103.

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

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

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

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

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

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

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

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and 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 at access level.

| | |
|--|-----|
| Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1] | Yes |
|--|-----|

Comment: There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

| | |
|--|-----|
| Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated? | Yes |
|--|-----|

Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Common area fire doors appeared to be a combination of FD30 and 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 common area fire doors that will not resist the passage of cold smoke. The doors noted have will either have excessive gaps to the sides of the top of the door over 3mm or bottom over 6mm. They are as follows: Ground floor - Lobby door - bottom gap. Stairwell door - top gap. Stairwell lobby/locked cupboard - bottom gap. Lift lobby/righthand side cupboard (locked) - leading edge and bottom gaps. Riser cupboards - both have gaps to the middle/meeting stiles and bottom. First floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge gap. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Second floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. - flat lobby - A/V riser cupboard and Electrical meter riser cupboard - middle/meeting stiles gaps. Third floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Lobby door - top and leading gaps. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Fourth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Fifth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge gap. - flat lobby - A/V riser cupboard - middle/meeting stiles gap. Sixth floor - Landing - Lefthand side riser cupboard - leading edge gap. Righthand side riser cupboard - leading edge and top gaps. Lobby door - top gap. - flat lobby - A/V riser cupboard and Electrical meter riser cupboard - middle/meeting stiles gaps.

| | |
|--|-----|
| 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? No

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The ground floor lobby door to the lift.

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



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 772074

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

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.

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

Comment: Other common area fire door issues noted at the time of inspection include - The lock fitted to the righthand side riser cupboard on the first floor does not operate/lock.

Question - M.8: Are all other common area fire door issues satisfactory? No

Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- Noted to the top of the door frames within the riser cupboard situated on the half landing between the ground and first floor. - No access due to non-standard lock. - Refer to M.2 for common area fire door gaps. Previous recommendations superseded due to quantities.

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? No

Comment: The emergency lighting provided is not in good working order - the emergency lighting appears to be fully operational however the unit situated on the half landing between the first and ground floor appears to be coming away from the wall/fixings.

| | |
|--|-----|
| 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.) | Yes |
|---|-----|

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

P. Means of Giving Warning in Case of Fire

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

Comment: There is a Grade A/Part 1 system installed comprising a fire alarm panel, smoke/detection with sounder bases and manual call points within the common areas including service cupboards. Possibly used in conjunction with the AOV system - not interlinked into flat's (from sampled inspection)

| | |
|--|-----|
| 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 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: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that no common system smoke alarms/smoke detectors and sounders are within flats and that the sound pressure level within flats from the common system does not exceed 45dB(A).

| | |
|--|-----|
| 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 and alarm issues noted at the time of inspection.

Q. Limiting Fire Spread

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

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: Ground floor half landing riser appears to be missing some internal plasterboard lining. From sample inspection, other services risers/cupboards appear to be adequately fire-resisting and firestopped. No access to risers other than the 1st floor. The cupboard within the ground floor stairwell and two riser cupboards within the lift lobby were locked at the time of the assessment (management locks/non-standard) - compartmentation should be checked.

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)

Yes

Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)

Not Applicable

Comment: No waste chute is provided in the property.

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?

Not Applicable

Comment: There were no roof voids noted above the common areas - the building has a flat roof.

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)

Not Known

Comment: No access was possible to the electrical intake/meter cupboard. It is assumed the electrical intake cupboard is located either in the basement area, or at the rear of the property possibly shared with the other blocks and would be covered in the FRA for the basement area, see Z.2.

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.)

Yes

Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and the central mechanical ventilation system has been designed and installed to prevent the transfer of fire and smoke through the building.

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 topmost habitable storey height of the building is estimated to be in excess of 18m, and materials used for the external walls (including 'specified attachments' as defined in Building Regulations) appear to be adequate with regard to combustibility and fire spread. Predominantly face brick work. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance.

| | |
|--|-----|
| 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: See FRA for Dandelion Court.

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 single 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) | Yes |
|---|-----|

Comment: The building is provided with a lift used for fire safety purposes. A fire-fighters over-ride key operated control switch is provided at access level.

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

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

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

No

Comment: No sprinkler system is provided within the building.

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

No

Comment: Hose reels are not provided within the building.

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

No

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

Fire Safety Management

T. Procedures and Arrangements

| | |
|--|--|
| Question - T.1: Please CONFIRM the Property Designation | A designation other than General Needs (5 Storeys and under) |
| Comment: 8 storey, purpose-built, general needs block. | |
| Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures? | Yes |
| Comment: Network Homes advises that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice. | |
| Question - T.3: Is there a suitable record of the fire safety arrangements? | Yes |
| Comment: 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 Notice(s). | |
| 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 point(s) 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. | |

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|--|----------------|
| 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).

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

Comment: Management advises that liaison with the local Fire and Rescue Service takes place

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|---|-----|
| 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.

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

U. Training and Drills

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|--|----------------|
| 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.

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| 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

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| 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.

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| Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance? | Yes |
|--|-----|

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

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance? Yes

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

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance? Yes

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

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

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

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance? 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.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift) 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? No

Comment: No logbook was available on-site during the inspection, either in paper or online digital format.

Recommendation: Management should confirm/ensure that a fire safety logbook is provided, in either paper or online digital format, to enable recording (as required) of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc.

No image available

Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 772071

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.

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| 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.

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|--|-----|
| 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.

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| Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded? | Yes |
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Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

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| Question - W.6: Are emergency lighting system inspections, tests and servicing recorded? | Not Known |
|--|-----------|

Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.

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|---|---------------------|
| Recommendation: Management should confirm/ensure that records of the emergency lighting system inspections, tests, and servicing are kept on-site or in a central database. | No image available |
| Priority: Man2 | Known Quantity: N/A |
| Potential Quantity: N/A | Action ID: 772072 |

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

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| 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.

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| Question - W.11: Are the smoke control system inspections, tests and servicing recorded? | Not Known |
|--|-----------|

Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.

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|--|---------------------|
| Recommendation: Management should confirm/ensure that records of the smoke control system inspections, tests, and servicing are kept on-site or in a central database. | No image available |
| Priority: Man2 | Known Quantity: N/A |
| Potential Quantity: N/A | Action ID: 772073 |

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| 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.14: Are inspections, tests and servicing of lifts used for fire safety purposes 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

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| 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.) | Yes |
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Comment: Surface mounted wiring systems noted appear to be adequately supported with fire resisting fixings/metal conduit/metal trunking to prevent premature collapse.

Y. Gas Services

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| Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters) | No |
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Comment: There were no gas installations noted within the common parts of the building.

Z. Other Issues

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| Question - Z.1: Are all other issues deemed satisfactory? [1] | No |
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Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that there is a documented protocol in place for the coordination of fire safety arrangements and management, including the sharing of relevant fire safety information such as this fire risk assessment.

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| Question - Z.2: Are all other issues deemed satisfactory? [2] | Yes |
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Comment: The integral/basement car park is shared by and connected to a number of different premises and should be the subject of a separate fire risk assessment. The car park appears to be shared by the adjoined blocks - Cudweed, Dandelion, Dockweed and Clover Court. The carpark has now been added the FRA programme

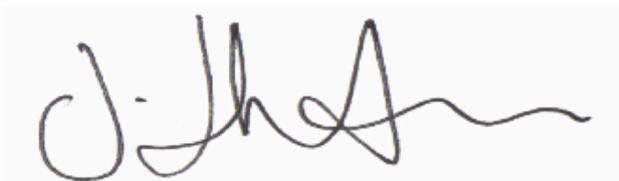
BAFE Certificate

| | |
|---------|--|
| 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: 101-603 Dockweed Court Watergate Walk London E14 9XR |
| 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

