Fire Risk Assessment

Property assessed:	1-57 Luma Apartments Central Way London NW10 7FN
Client:	Network Homes Group
UPRN:	LUMA0000
Property Classification:	Level 1
Document Print Date:	15/06/2022

FRA Inspection Date:	04/05/2022
FRA Issued to Client:	17/05/2022
FRA valid to:	17/05/2023
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	Timothy J Crow
Assessment Checked by	John Herbison
Date of inspection	04/05/2022
Date of Assessment Issue to Client	17/05/2022

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	17/05/2023

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	2	1	1
B	4	1	1
C	10	1	1
R	3	0	0
Man1	2	2	2
Man2	2	16	8

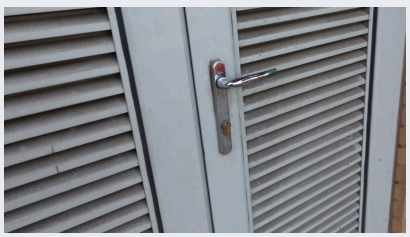
Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

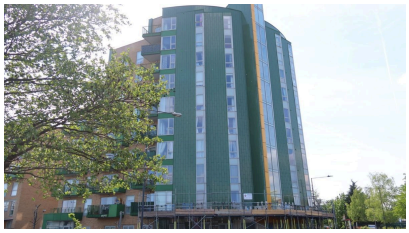
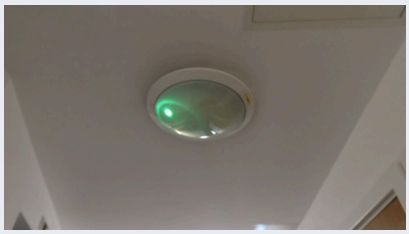
Evacuation strategy for this property at time of assessment	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	G.2	Comment: Combustible items were noted close to an ignition source. Unauthorised storage of residents household items including a bicycle and accumulated contractors waste was noted within the various electrical services riser access cupboards on the third, fourth & ninth-floor levels of the block. This issue should be dealt with as soon as possible. No access was possible to the externally accessed electrical intake to check for the storage of combustible items due to the door lock being not operational.		No image available
Section	House-Keeping			
Action ID	816931			
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: 17/06/2022	Client Status: Assigned	
Question	G.6	Comment: Building contractors are using the cleaners break area as a store/workshop area. There is an accumulated build up of contractors waste-materials, power tools/chargers and other contractors items stored haphazardly, throughout the entire area which creates both a health and safety hazard and a potential accidental ignition source for the 'unknown' storage of the combustibles and/or waste materials.		No image available
Section	House-Keeping			
Action ID	816933			
Quantity - Known - Potential	 1 1	Recommendation: Management should ensure that contractor's store/workshop area is properly managed in regards to fire safety. Excessive combustible items should be removed from the premises or managed correctly and separated from any possible ignition sources.		
Priority	Man1	Due Date: 17/06/2022	Client Status: Assigned	
Question	Q.14	Comment: The natural smoke shaft AOVs located within the central lift lobbies on each of the upper-floor levels of the block are not adequately closing against the door-stops and will not prevent the transfer of fire and/or smoke through the building.		
Section	Limiting Fire Spread			
Action ID	816922			
Quantity - Known - Potential	 9 9	Recommendation: The AOV smoke shaft doors as noted should be repaired and/or replaced to ensure that the doors are adequately closing against the doorstops/ frame rebates to prevent the transfer of fire and/or smoke through the building.		
Priority	A	Due Date: 17/08/2022	Client Status: Assigned	
Question	A.1	Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).		
Section	Electrical Ignition Sources			
Action ID	816916			
Quantity - Known - Potential	 N/A N/A	Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus.		
Priority	Man2	Due Date: 17/08/2022	Client Status: Assigned	

Question	G.3	Comment: There were combustible items and/or waste materials stored within the escape routes throughout the entire block. There were various household items including an upholstered armchair outside flat 38, children's toys outside flats 6 & 7 and a table with storage outside flat 57. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.		No image available
Section	House-Keeping			
Action ID	816932			
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: 17/08/2022	Client Status: Assigned	
Question	K.17	Comment: Other means of escape issues noted at the time of inspection include - Smoke shaft doors were not fully closed on the 3rd, 4th, 5th, 6th, 7th, and 8th floors (Network confirmed previous recommendation is Approved; however, it is apparent that the same issue has not yet been addressed from this inspection). There was no access into the smoke shaft at the time of the assessment - compartmentation and fire stopping could not be confirmed.		No image available
Section	Means of Escape			
Action ID	816934			
Quantity - Known - Potential	 0 1	Recommendation: Management should check within all smoke shafts to confirm that they are appropriately enclosed with fire-resisting construction and adequately fire-stopped. Checks should also include fire door/AOV fitment (and operation) and the enclosure of any services that may be routed through the shaft.		
Priority	Man2	Due Date: 17/08/2022	Client Status: Assigned	
Question	M.8	Comment: The common area access doors into the flat entrance lobbies on each upper-floor level are fitted with security code manual access keypads The keypads have manual lever/latch mechanisms within each of the flat entrance lobbies and are therefore adequate for means of escape/egress purposes. It should be noted that there will be a delay for any emergency /life-safety access into the flat entrance lobbies. Key access codes are located within the premises information box (PIB) located at ground-floor access level. A suitable Gerda key is required to access the PIB.		
Section	Common Area Fire Doors			
Action ID	816918			
Quantity - Known - Potential	 1 1	Recommendation: The security access arrangements for emergency access provision into each of the secured flat entrance lobby areas should be reviewed to ensure that the current arrangements are adequate and satisfactory		
Priority	Man2	Due Date: 17/08/2022	Client Status: Assigned	

Question	Q.2	Comment: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection.	
Section	Limiting Fire Spread		
Action ID	816923		
Quantity - Known - Potential	 0 6	Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.	
Priority	Man2	Due Date: 17/08/2022	Client Status: Assigned
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	816919		
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: 17/08/2022	Client Status: Assigned
Question	Q.9	Comment: A central mechanical ventilation system is installed within the ground floor areas of the building with ventilation grilles located at strategic points. It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building.	
Section	Limiting Fire Spread		
Action ID	816920		
Quantity - Known - Potential	 N/A N/A	Recommendation: The central mechanical ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building.	
Priority	Man2	Due Date: 17/08/2022	Client Status: Assigned
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.	
Section	Procedures and Arrangements		
Action ID	816924		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.	
Priority	Man2	Due Date: 17/08/2022	Client Status: Approved
Question	V.2	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the emergency lighting system/equipment is being carried out.	
Section	Testing and Maintenance		
Action ID	816925		
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: 17/08/2022	Client Status: Approved

Question	V.4	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the dry-rising fire mains system/equipment is being carried out.	
Section	Testing and Maintenance		
Action ID	816926		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the fire mains are inspected six monthly and tested/ serviced annually in accordance with BS 9990 and records kept on-site or in a central database.	
Priority	Man2	Due Date: 17/08/2022	Client Status: Approved
Question	V.7	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the AOV smoke control system/equipment is being carried out. NB - (See also recommendation Q.14).	
Section	Testing and Maintenance		
Action ID	816927		
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. NB - (See also recommendation Q.14).	
Priority	Man2	Due Date: 17/08/2022	Client Status: Approved
Question	V.8	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the access control system/equipment is being carried out.	
Section	Testing and Maintenance		
Action ID	816928		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	
Priority	Man2	Due Date: 17/08/2022	Client Status: Approved
Question	V.10	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the lifts is being carried out.	
Section	Testing and Maintenance		
Action ID	816929		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that lifts are inspected, tested and serviced in accordance with the relevant legislation and guidance and records kept on-site or in a central database.	
Priority	Man2	Due Date: 17/08/2022	Client Status: Approved
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Section	Records		
Action ID	816930		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety logbook (on-site or online).	
Priority	Man2	Due Date: 17/08/2022	Client Status: Approved

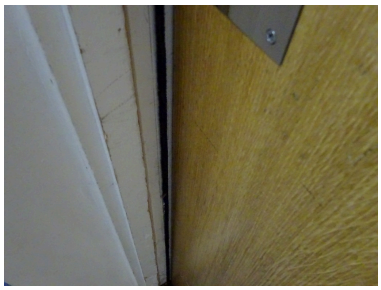
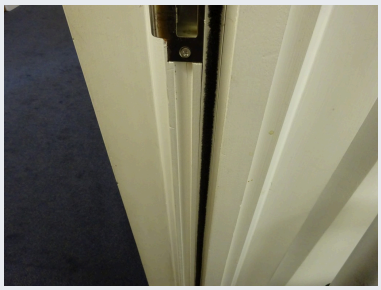
Question	W.5	Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed. Fire alarm installations.		No image available
Section	Records			
Action ID	816936			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of fire alarm system inspections, tests, and servicing are kept on-site or in a central database.		
Priority	Man2	Due Date: 17/08/2022	Client Status: Assigned	
Question	W.9	Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed. Lightning protection installations.		No image available
Section	Records			
Action ID	816935			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ ensure that records of the lightning protection system inspections, tests, and servicing are kept on-site or in a central database.		
Priority	Man2	Due Date: 17/08/2022	Client Status: Approved	
Question	Q.10	Comment: The ceiling area within the flat entrance lobby located on the eighth-floor level of the block adjacent to flats 50-53 is water-damaged.		
Section	Limiting Fire Spread			
Action ID	816921			
Quantity - Known - Potential	 1 1	Recommendation: Remedial repair works are required to identify the cause and extent of water damage as identified. The existing ceiling as noted should be replaced with a fire-resisting board system to provide a minimum of 60 minutes fire resistance as required.		
Priority	B	Due Date: 17/05/2023	Client Status: Assigned	
Question	L.2	Comment: Excessive threshold gaps in excess of 15mm were noted to the entrance doors to flats - 15, 16, 19, 22, 33, 36, 42, 43, 48, 52, 53, 55 & 56. Excessive threshold gaps in excess of 3mm will not resist the passage of cold smoke.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	816917			
Quantity - Known - Potential	 13 13	Recommendation: The entrance doors to flats 15, 16, 19, 22, 33, 36, 42, 43, 48, 52, 53, 55 & 56 as noted, should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 3mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.		
Priority	C	Due Date: 17/11/2023	Client Status: Assigned	

2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo

Question	K.17	Comment: Other means of escape issues noted at the time of inspection include the door from the 5th-floor roof terrace requires a fob to release the electronic lock to gain access back into the building for means of escape. The emergency green break glass is inside the building. Smoke shaft doors were not fully closed on the 3rd, 4th, 5th, 6th, 7th, and 8th floors.	
Section	Means of Escape		
Action ID	645385		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should arrange for the defects noted to the automatic smoke ventilation system to be rectified by the service engineer and the system to be confirmed as fully operational.	
Priority	Man1	Due Date: 15/05/2021	Client Status: Approved
Question	L.7	Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective strips and seals noted to sample flat 30, 38, and 49. Flat 22 is provided with adequate strips and seals. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	645386		
Quantity - Known - Potential	 3 3	Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.	
Priority	C	Due Date: 15/10/2022	Client Status: Assigned
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for the bin room door.	
Section	Common Area Fire Doors		
Action ID	261033		
Quantity - Known - Potential	 1 1	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to ensure it can provide the required 30 minutes fire resistance	
Priority	C	Due Date: 20/03/2021	Client Status: Approved
Question	M.2	Comment: Firestopping was missing or inadequate to the side of the door frame of common area fire doors as noted:- Electrical intake room/plant and bin store door. There were excessive gaps noted to common area fire doors which will not resist the spread of cold smoke. Excessive gaps were over 3mm to the sides/top and over 6mm to the bottom - excessive gaps were noted to all common area fire doors. There was excessive water damage noted to the water riser cupboard door (B) - this door should be replaced. Beading was missing to the reception lobby door.	
Section	Common Area Fire Doors		
Action ID	645378		
Quantity - Known - Potential	 2 2	Recommendation: Adequate firestopping should be provided to the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.	
Priority	B	Due Date: 15/04/2022	Client Status: Assigned

Question	M.2	Comment: Firestopping was missing or inadequate to the side of the door frame of common area fire doors as noted:- Electrical intake room/plant and bin store door. There were excessive gaps noted to common area fire doors which will not resist the spread of cold smoke. Excessive gaps were over 3mm to the sides/top and over 6mm to the bottom - excessive gaps were noted to all common area fire doors. There was excessive water damage noted to the water riser cupboard door (B) - this door should be replaced. Beading was missing to the reception lobby door.	
Section	Common Area Fire Doors		
Action ID	645379		
Quantity - Known - Potential	 63 63	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: 15/10/2022	Client Status: Assigned
Question	M.2	Comment: Firestopping was missing or inadequate to the side of the door frame of common area fire doors as noted:- Electrical intake room/plant and bin store door. There were excessive gaps noted to common area fire doors which will not resist the spread of cold smoke. Excessive gaps were over 3mm to the sides/top and over 6mm to the bottom - excessive gaps were noted to all common area fire doors. There was excessive water damage noted to the water riser cupboard door (B) - this door should be replaced. Beading was missing to the reception lobby door.	
Section	Common Area Fire Doors		
Action ID	645380		
Quantity - Known - Potential	 63 63	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: 15/10/2022	Client Status: Assigned
Question	M.2	Comment: Firestopping was missing or inadequate to the side of the door frame of common area fire doors as noted:- Electrical intake room/plant and bin store door. There were excessive gaps noted to common area fire doors which will not resist the spread of cold smoke. Excessive gaps were over 3mm to the sides/top and over 6mm to the bottom - excessive gaps were noted to all common area fire doors. There was excessive water damage noted to the water riser cupboard door (B) - this door should be replaced. Beading was missing to the reception lobby door.	
Section	Common Area Fire Doors		
Action ID	645387		
Quantity - Known - Potential	 1 1	Recommendation: Common area doors and frames as noted should be replaced with FD30S lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face.	
Priority	A	Due Date: 21/01/2022	Client Status: Assigned

Question	M.2	Comment: Firestopping was missing or inadequate to the side of the door frame of common area fire doors as noted:- Electrical intake room/plant and bin store door. There were excessive gaps noted to common area fire doors which will not resist the spread of cold smoke. Excessive gaps were over 3mm to the sides/top and over 6mm to the bottom - excessive gaps were noted to all common area fire doors. There was excessive water damage noted to the water riser cupboard door (B) - this door should be replaced. Beading was missing to the reception lobby door.	
Section	Common Area Fire Doors		
Action ID	645388		
Quantity - Known - Potential	 1 1	Recommendation: Minor joinery repairs are required to the door/frame as noted - repair/replace the beading around the glazing to the reception lobby door.	
Priority	C	Due Date: 15/10/2022	Client Status: Assigned
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The bike store and bin store doors are not fully closing into the frame.	
Section	Common Area Fire Doors		
Action ID	645389		
Quantity - Known - Potential	 2 2	Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.	
Priority	A	Due Date: 15/07/2021	Client Status: Assigned
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Ground floor - Comms cupboard requires strips and seals to one leading-edge of the meeting double doors. Lobby door (adjacent to comms cupboard) - missing strips and seals. Bike store - Damaged strips and seals. Bin store - Damaged strips and seals. 4th floor - Comms cupboard - missing strips and seals. 7th floor - Flat Lobby (49) - missing strips and seals.	
Section	Common Area Fire Doors		
Action ID	645390		
Quantity - Known - Potential	 4 4	Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.	
Priority	C	Due Date: 15/10/2022	Client Status: Assigned
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- Ground floor - Comms cupboard requires strips and seals to one leading-edge of the meeting double doors. Lobby door (adjacent to comms cupboard) - missing strips and seals. Bike store - Damaged strips and seals. Bin store - Damaged strips and seals. 4th floor - Comms cupboard - missing strips and seals. 7th floor - Flat Lobby (49) - missing strips and seals.	
Section	Common Area Fire Doors		
Action ID	645391		
Quantity - Known - Potential	 2 2	Recommendation: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.	
Priority	C	Due Date: 15/10/2022	Client Status: Assigned

Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include defective lock and excessive gaps to the ground floor scooter/bike stores opposite the lifts.		
Section	Common Area Fire Doors			
Action ID	339030			
Quantity - Known - Potential	 2 2	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: 30/03/2022	Client Status: Assigned	
Question	O.2	Comment: Fire door signage is not considered adequate. No "Fire door keep locked" on ground floor cupboard doors opposite the lifts.		
Section	Fire Safety Signs and Notices			
Action ID	339031			
Quantity - Known - Potential	 5 5	Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned	
Question	O.3	Comment: The fire exit door which deploys to the front elevation requires a 'Fire exit keep clear' sign to the external face of the door and 'Fire exit' signage above the door internally. The door opens outwards in the direction of travel. - The rear fire exit door requires 'Fire exit keep clear' signage to the external face of the door.		
Section	Fire Safety Signs and Notices			
Action ID	645377			
Quantity - Known - Potential	 3 3	Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.		
Priority	B	Due Date: 15/04/2022	Client Status: Assigned	
Question	P.2	Comment: The fire alarm panel was showing fault indication(s) lights		
Section	Means of Giving Warning in Case of Fire			
Action ID	261054			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should arrange to have the fault light(s) showing on the fire alarm panel checked and cleared by the fire alarm service engineer.		
Priority	Man1	Due Date: 20/04/2019	Client Status: Approved	
Question	P.5	Comment: The Grade D smoke alarm was removed in the entrance hall to sample flat 42. No smoke alarm was seen in the hallway of flat 45 and 11. Grade D smoke alarm was observed in the hallway of flat 37 and 52. No access to other flats.		
Section	Means of Giving Warning in Case of Fire			
Action ID	261047			
Quantity - Known - Potential	 3 3	Recommendation: A Grade D LD3 smoke alarm system to BS5839-6:2013 should be installed in the flats noted.		
Priority	R	Due Date: N/A	Client Status: Assigned	

Question	P.5	Comment: The Grade D smoke alarm was removed in the entrance hall to sample flat 42. No smoke alarm was seen in the hallway of flat 45 and 11. Grade D smoke alarm was observed in the hallway of flat 37 and 52. (Previous inspection) Grade D smoke alarm removed from flat 44. Grade D in hallway flat 38 (this inspection)No access to other flats.	
Section	Means of Giving Warning in Case of Fire		
Action ID	339032		
Quantity - Known - Potential	 1 1	Recommendation: A Grade D1 LD2 smoke alarm system to BS 5839-6:2019 should be installed in the flats noted.	
Priority	R	Due Date: N/A	Client Status: Assigned
Question	Q.3	Comment: There was damage noted to the ceiling and side wall fire stopping within the comms cupboard on the ground floor.	
Section	Limiting Fire Spread		
Action ID	645392		
Quantity - Known - Potential	 2 2	Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 120 minutes.	
Priority	B	Due Date: 15/04/2022	Client Status: Assigned
Question	Q.4	Comment: Plastic pipes passing thorough fire resisting construction were observed in the car park.	
Section	Limiting Fire Spread		
Action ID	261052		
Quantity - Known - Potential	 N/A 3	Recommendation: Management should confirm/ensure that adequate firestopping is provided around the plastic pipes in the car park.	
Priority	Man2	Due Date: 21/01/2022	Client Status: Assigned
Question	Q.4	Comment: Plastic pipes passing thorough fire resisting construction were observed in the car park. - There was a breach around pipework within the electrical intake/plant lobby.	
Section	Limiting Fire Spread		
Action ID	645393		
Quantity - Known - Potential	 N/A 1	Recommendation: Management should confirm/ensure that adequate firestopping is provided around any service cable, pipe or ducts exiting the inaccessible services cupboards/risers as noted.	
Priority	Man2	Due Date: 21/01/2022	Client Status: Assigned
Question	Q.11	Comment: There were no labels seen on the soft furnishings sampled in the common areas. Settee in cleaners break out area.	
Section	Limiting Fire Spread		
Action ID	339039		
Quantity - Known - Potential	 1 1	Recommendation: When it is time for replacement, the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises	
Priority	R	Due Date: N/A	Client Status: Approved

Question	R.2	Comment: The provision of portable fire extinguishers is not considered appropriate in these premises as there is no/limited staff presence and residents/occupants have not been trained in their safe use.		
Section	Fire Extinguishing Appliances			
Action ID	645370			
Quantity - Known - Potential	 2 2	Recommendation: The fire extinguishers and associated signage as noted should be removed from the common area as residents are untrained in their safe use (estimated number of extinguishers to remove).		
Priority	C	Due Date: 15/10/2022	Client Status: Assigned	
Question	R.5	Comment: Fire extinguishers are required in the non residential parts of the property such as the plant rooms.		No image available
Section	Fire Extinguishing Appliances			
Action ID	261036			
Quantity - Known - Potential	 1 1	Recommendation: Suitable fire extinguishers (as noted in the FRA) should be provided		
Priority	B	Due Date: 30/09/2021	Client Status: Approved	

3 Introduction and Scope

3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling.
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

3.3 Risk Level

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

It should be noted that, although the purpose of estimating the risk level is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	18 months
R	Unlimited
Man1	1 month
Man2	3 months

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

4 Property Details

UPRN	LUMA0000
Number Range	1-57
Building Name	Luma Apartments
Street Number	
Street	Central Way
City/Town	London
Postcode	NW10 7FN
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	10
Total No. of Floors (common area only)	10
Total No. of Storeys (ground and above)	10
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached, purpose-built residential building of ten-floors comprising of fifty-seven, individual, self-contained flats. Flats are located within protected flat entrance lobbies apart from the ninth-floor where flats (No 55-57) open directly into the lift-lobby adjoining the stairway. The ground-floor of the block has a concierge/reception area, security office, cleaner's break out area, bin store, and cycle-store. The services-maintenance/plant areas for the building are also located on the ground floor but accessed externally. The property has two-lifts serving all upper-floor levels. The lift lobby also has various service riser cupboards on each floor-level. There is a shared residential car park located to the rear of the building - shared with the adjoining block - (Stella Court)
Extent of Common Areas (area assessed)	Common area, block entrance hallway, landings, stairs, lobbies and services /maintenance areas. Internal and external access/egress routes leading to/from the building.
Areas of the building to which access was not available.	There was no available access into any of the individual flats apart from flats 49, 52, 56 & 57 at the time of inspection.
Total number of Flats/Bedsits/Bedrooms (as applicable)	57
Number accessed off the Common Area	57
Flats/Bedsits/Bedrooms sample inspected	Flats 49, 52, 56 & 57
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	3
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.)	2011
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Rain Screen Cladding
External Wall Finish Type	Creaton Tenality Clay-Terracotta, Rain-Screen System - with Creaton Ceramic Glazed Tiles - 900 x 300 mm
Other Construction Information	Circa 2011 - An attached, purpose-built residential building of ten-floors comprising of fifty-seven, individual, self-contained flats. External elevations comprise predominantly of a terracotta tiled-rain-screen cladding system with Kingspan K.15 insulation. There is a narrow, aluminium panel feature running the full-height of the building. Small areas of brick and aluminium panels are provided to the ground-floor, perimeter elevations. Individual private balconies of concrete construction with close-boarded timber-decking and aluminium balustrades are also provided to the external elevations of the block.

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 and Asbestos Contracts Manager - Network Homes
Person consulted during the FRA	The residents of sampled flats 49, 52, 56 & 57.
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)	None known or reported.
Any other relevant information	The temporary 'Simultaneous Evacuation' strategy & 24-hour 'Waking-Watch' service was removed from site -

Other information	
	25/03/2020. The building has now reverted back to its original 'Stay Put' evacuation strategy

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	04) Approved Document B1 - 'Fire safety in Dwellings' - 2019 BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-1:2017 - 'Fire detection and alarm systems for buildings. Code of practice for non-domestic premises' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9990 2015 Non automatic fire fighting systems PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	No
Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted (see recommendation photo).	
Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus.	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 816916	

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). The date recorded on the label for the last test is 29/04/2021.	

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(s) 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: Communal waste bins were stored within an integral bin storage room at the time of inspection.	

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

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators.	

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

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

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	No
Comment: The cleaners break area was not accessible at the time of the assessment to confirm. NB (Currently in use by contractors completed remedial building works within the block).	

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system is provided.	

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. Unauthorised storage of residents household items including a bicycle and accumulated contractors waste was noted within the various electrical services riser access cupboards on the third, fourth & ninth-floor levels of the block. This issue should be dealt with as soon as possible. No access was possible to the externally accessed electrical intake to check for the storage of combustible items due to the door lock being not operational.

Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.				No image available
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816931	

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	No

Comment: There were combustible items and/or waste materials stored within the escape routes throughout the entire block. There were various household items including an upholstered armchair outside flat 38, children's toys outside flats 6 & 7 and a table with storage outside flat 57. 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.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816932	

Question - G.4: Are escape routes kept clear of any trip hazards?	No

Comment: There were various trip hazards noted within the common escape routes at the time of inspection. (See also recommendation G.3).

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

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

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

Comment: Building contractors are using the cleaners break area as a store/workshop area. There is an accumulated build up of contractors waste-materials, power tools/chargers and other contractors items stored haphazardly, throughout the entire area which creates both a health and safety hazard and a potential accidental ignition source for the 'unknown' storage of the combustibles and/or waste materials.

Recommendation: Management should ensure that contractor's store/workshop area is properly managed in regards to fire safety. Excessive combustible items should be removed from the premises or managed correctly and separated from any possible ignition sources.				No image available
Priority: Man1	Known Quantity: 1	Potential Quantity: 1	Action ID: 816933	

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 - management have confirmed via the RiskHub client portal that the previous recommendation has been Approved and subsequently resolved.	

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. Intercom/electro-magnetic fob entry access and/or security coded control systems are provided within the premises.	

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: The final exit door opens inwards, however, this is considered satisfactory as it will be used by less than 60 people. NB - (There are two additional alternative exit doors located within the ground-floor area of the building).	

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in accordance with relevant guidance provided by the Local Government Group - Fire Safety in Purpose-Built Blocks of Flats Guide - (2011) - Section 58.24 - Flats served by a single escape-stairway - (The distance of travel between the flat entrance door and the door to a lobby or stairway should be limited to 7.5m)	

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

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.	

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	

Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety.	

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manually openable casement windows are provided within the single protected stairway. (See also section 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 building is provided with an automatic smoke ventilation system comprising natural smoke shaft AOVs within the central lift-lobbies and an AOV at the head of the stairs controlled by smoke detection within the flat entrance lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Yes
Comment: The Network Homes fire action notice displayed in the property includes a contact reference for tenants to contact Network Homes if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.	

Question - K.17: Are all other means of escape issues satisfactory? [1]	No
Comment: Other means of escape issues noted at the time of inspection include - Smoke shaft doors were not fully closed on the 3rd, 4th, 5th, 6th, 7th, and 8th floors (Network confirmed previous recommendation is Approved; however, it is apparent that the same issue has not yet been addressed from this inspection). There was no access into the smoke shaft at the time of the assessment - compartmentation and fire stopping could not be confirmed.	
Recommendation: Management should check within all smoke shafts to confirm that they are appropriately enclosed with fire-resisting construction and adequately fire-stopped. Checks should also include fire door/AOV fitment (and operation) and the enclosure of any services that may be routed through the shaft.	No image available
Priority: Man2 | Known Quantity: 0 | Potential Quantity: 1 | Action ID: 816934	

Question - K.18: Are all other means of escape issues satisfactory? [2]	Yes
Comment: There were no other means of escape issues noted at the time of inspection. NB - (A premises information box (PIB) is provided within the building but was not accessed at time of inspection - Gerda key required).	

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

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(S) SC composite-timber, moulded-panel 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 threshold gaps in excess of 15mm were noted to the entrance doors to flats - 15, 16, 19, 22, 33, 36, 42, 43, 48, 52, 53, 55 & 56. Excessive threshold gaps in excess of 3mm will not resist the passage of cold smoke.

Recommendation: The entrance doors to flats 15, 16, 19, 22, 33, 36, 42, 43, 48, 52, 53, 55 & 56 as noted, should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 3mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.

Priority: C	Known Quantity: 13	Potential Quantity: 13	Action ID: 816917

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 smoke seals) as part of a rolling programme. Adequate self-closing devices were noted to sampled flats 49, 52, 56 and 57. There was no available access to any of the other flats at the time of inspection.

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

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate intumescent strips and cold smoke seals were noted to sampled flats 49, 52, 56 and 57. There was no available access to any of the other flats at the time of inspection. - Network confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

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. NB- (Communal letterboxes are provided within the building).	

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 FD30(S) / FD60(S) flush-timber and or glazed-timber fire-doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	No
Comment: Firestopping was missing or inadequate to the side of the door frame of common area fire doors as noted:- Electrical intake room/plant and bin store door. There were excessive gaps noted to common area fire doors which will not resist the spread of cold smoke. Excessive gaps were over 3mm to the sides/top and over 6mm to the bottom - excessive gaps were noted to all common area fire doors. There was excessive water damage noted to the water riser cupboard door (B) - this door should be replaced. Beading was missing to the reception lobby door. There were excessive gaps noted to common area fire doors which will not resist the spread of cold smoke. Excessive gaps were over 3mm to the sides/top and over 6mm to the bottom - excessive gaps were noted to all common area fire doors. There was excessive water damage noted to the water riser cupboard door (B) - this door should be replaced. Beading was missing to the reception lobby door. - Network confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
Comment: Glazed vision panels to common area lobby fire-doors (where fitted) 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 bike store and bin store doors are not fully closing into the frame.	

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:- Ground floor - Comms cupboard requires strips and seals to one leading-edge of the meeting double doors. Lobby door (adjacent to comms cupboard) - missing strips and seals. Bike store - Damaged strips and seals. Bin store - Damaged strips and seals. 4th floor - Comms cupboard - missing strips and seals. 7th floor - Flat Lobby (49) - missing strips and 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 defective lock and excessive gaps to the ground floor scooter/bike stores opposite the lifts.

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

Comment: The common area access doors into the flat entrance lobbies on each upper-floor level are fitted with security code manual access keypads The keypads have manual lever/latch mechanisms within each of the flat entrance lobbies and are therefore adequate for means of escape/egress purposes. It should be noted that there will be a delay for any emergency /life-safety access into the flat entrance lobbies. Key access codes are located within the premises information box (PIB) located at ground-floor access level. A suitable Gerda key is required to access the PIB.

Recommendation: The security access arrangements for emergency access provision into each of the secured flat entrance lobby areas should be reviewed to ensure that the current arrangements are adequate and satisfactory

Priority: Man2	Known Quantity: 1	Potential Quantity: 1	Action ID: 816918

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 is 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)	No
Comment: Fire door signage is not considered adequate. No "Fire door keep locked" on ground floor cupboard doors opposite the lifts. - Network confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.	

Question - O.3: If required, is directional/exit signage adequate?	No
Comment: The fire exit door which deploys to the front elevation requires a 'Fire exit keep clear' sign to the external face of the door and 'Fire exit' signage above the door internally. The door opens outwards in the direction of travel. The rear fire exit door requires 'Fire exit keep clear' signage to the external face of the door.	

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

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	Yes
Comment: There is a Grade A automatic fire alarm system within the common areas of the building comprising of a fire alarm panel and automatic detection. It appears that the ground floor of the block used to be a permanently staffed workplace. Therefore the system on the ground-floor has automatic detection, manual call points and sounders. The remainder of the block above ground-floor level has smoke detection only to operate the smoke control systems.	

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	No
Comment: The fire detection/alarm panel was showing a fault indicator light. - Network confirmed previous recommendation is Approved; however, it is apparent that the same issue has not yet been addressed from this inspection.	

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 have confirmed via the RiskHub client portal that the previous recommendations have been approved and subsequently resolved - the fire alarm system installed has been designed to support the 'Stay Put' fire strategy.	

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)	Yes
Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme. A Grade D smoke alarm was noted within sampled flats 49, 52, 56 & 57. There was no available access to any of the other flats at the time of inspection. - Network confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.	

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)	Not Known
Comment: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection.	
Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.	

Priority: Man2	Known Quantity: 0	Potential Quantity: 6	Action ID: 816923

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: There was damage noted to the ceiling and side wall fire stopping within the comms cupboard on the ground-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)	Not Known
Comment: Plastic pipes passing thorough fire resisting construction were observed in the car park. - There was a breach around pipework within the electrical intake/plant lobby. - Network confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.	

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable
Comment: No waste chute is provided in the property.	

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a flat roof.	

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)			Not Known
Comment: No access was possible to the 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: 816919

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 Known

Comment: A central mechanical ventilation system is installed within the ground floor areas of the building with ventilation grilles located at strategic points. It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building.

Recommendation: The central mechanical ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816920

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification)	No

Comment: The ceiling area within the flat entrance lobby located on the eighth-floor level of the block adjacent to flats 50-53 is water-damaged.

Recommendation: Remedial repair works are required to identify the cause and extent of water damage as identified. The existing ceiling as noted should be replaced with a fire-resisting board system to provide a minimum of 60 minutes fire resistance as required.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 816921

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/ growth?	Not Applicable

Comment: There were no labels seen on the soft furnishings sampled in the common areas. Settee in cleaners break out area. - Network confirmed previous recommendation is Approved; however, it is apparent that the same issue has not yet been addressed from this 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. External elevations comprise predominantly of a terracotta tiled-rain-screen cladding system with Kingspan K.15 insulation. There is a narrow, aluminium panel feature running the full-height of the building. Small areas of brick and aluminium panels are provided to the ground-floor, perimeter elevations. Individual private balconies of concrete construction with close-boarded timber-decking and aluminium balustrades are also provided to the external elevations of the block. NB - (Reference - International Fire Consultants Technical Note TN20552-01)

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	No

Comment: The natural smoke shaft AOVs located within the central lift lobbies on each of the upper-floor levels of the block are not adequately closing against the door-stops and will not prevent the transfer of fire and/or smoke through the building.

Recommendation: The AOV smoke shaft doors as noted should be repaired and/or replaced to ensure that the doors are adequately closing against the doorstops/frame rebates to prevent the transfer of fire and/or smoke through the building.

Priority: A	Known Quantity: 9	Potential Quantity: 9	Action ID: 816922

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]	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 single dry-rising firefighting mains system.

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 two lifts. One lift is designated specifically for fire safety purposes.	

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

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

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: An attached, purpose-built residential building of ten-floors comprising of fifty-seven, individual, self-contained 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.	

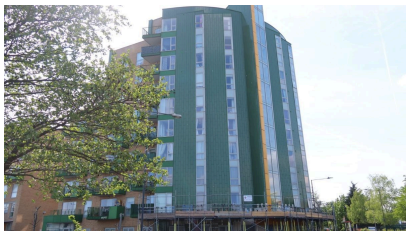
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware 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 Known
Comment: It is not known if adequate procedures are in place for the evacuation of persons with disabilities. NB - (See also recommendation 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: There is no staff presence in the building except for occasional attendance.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Not Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.	
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 816924	

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.	

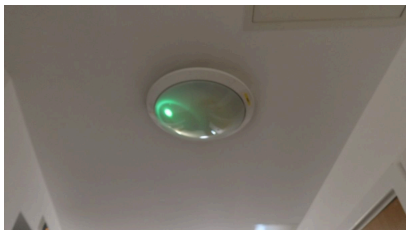
V. Testing and Maintenance

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 emergency lighting 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.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816925

Question - V.4: Are fire mains 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 dry-rising fire mains system/ equipment is being carried out.

Recommendation: Management should confirm/ensure that the fire mains are inspected six monthly and tested/serviced annually in accordance with BS 9990 and records kept on-site or in a central database.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816926

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 AOV smoke control system/ equipment is being carried out. NB - (See also recommendation Q.14).

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. NB - (See also recommendation Q.14).

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816927

Question - V.8: Are access control systems 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 access control system/ equipment is being carried out.

Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816928

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Not Known

Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the lifts is being carried out.

Recommendation: Management should confirm/ensure that lifts are inspected, tested and serviced in accordance with the relevant legislation and guidance and records kept on-site or in a central database.

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 816929

W. Records

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

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

Question - W.2: Are details of fire drills recorded in the log book or digital log book system?	Not Applicable

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

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system?	Not Applicable

Comment: There are no staff present on-site so fire safety training is not required.

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety logbook (on-site or online).	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 816930	

Question - W.5: Are fire detection/alarm 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. Fire alarm installations.	
Recommendation: Management should confirm/ensure that records of fire alarm 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: 816936	

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Not Known
Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed. Lightning protection installations.	
Recommendation: Management should confirm/ensure that records of the lightning protection 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: 816935	

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.)	Yes
Comment: Management confirms via the Riskhub Client Portal that surface mounted wiring systems are adequately supported to prevent premature collapse in a fire. The previous recommendation has been Approved.	

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: 1-57 Luma Apartments Central Way London NW10 7FN
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: 17/05/2022
Part 6	Recommended date for reassessment of the premises: 17/05/2023
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 17/05/2022