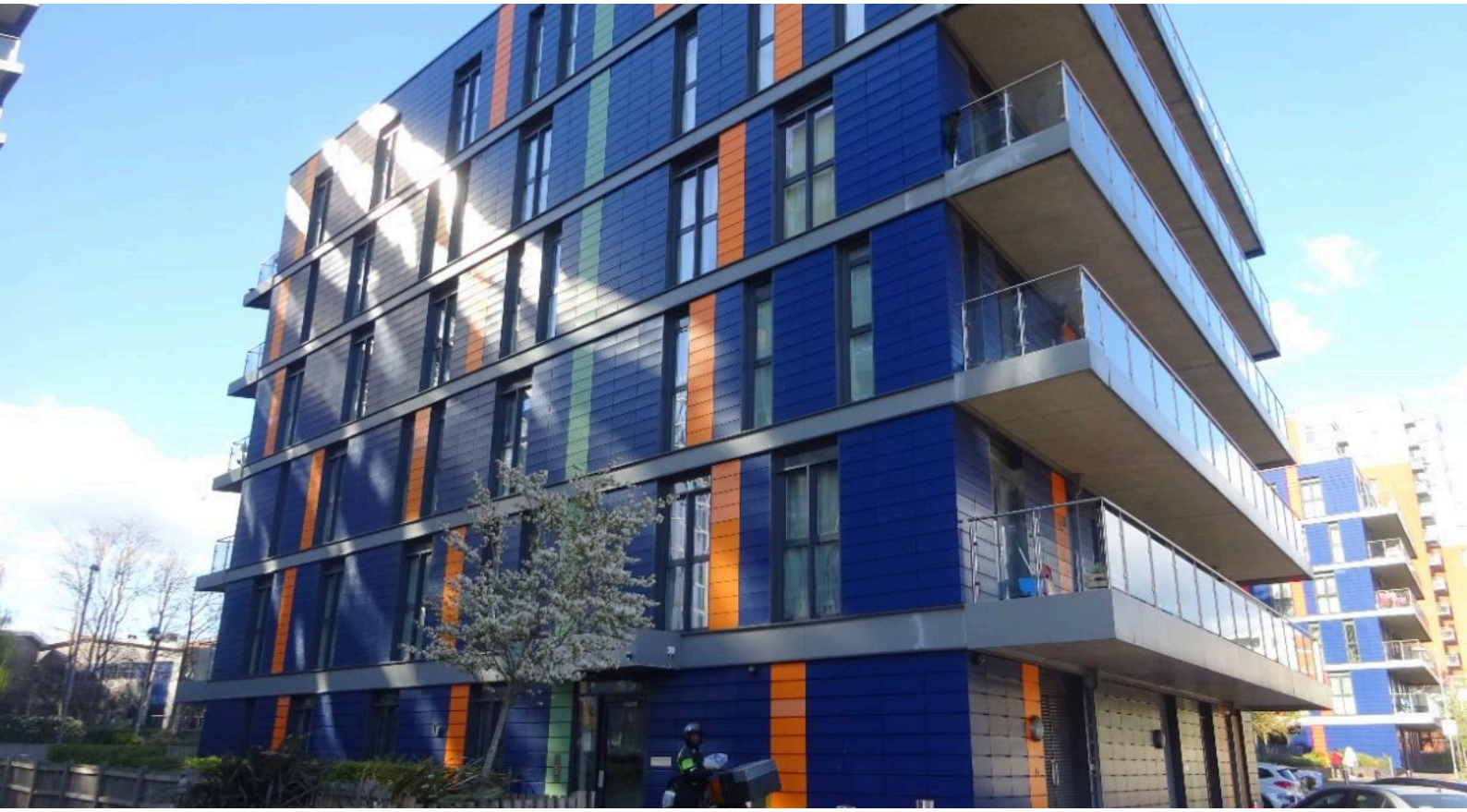
Fire Risk Assessment

Property assessed:	1-17 Northampton House Hatton Road London HA0 1RG
Client:	Network Homes Group
UPRN:	NORN0000
Property Classification:	Level 1
Document Print Date:	15/06/2022



FRA Inspection Date:	01/04/2022
FRA Issued to Client:	09/06/2022
FRA valid to:	09/06/2023
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

savills

Contents

1 Executive Summary

1.1 Compliance and Risk Record

1.2 Recommendation Summary

1.3 Evacuation Strategy

2 Action Plan

2.1 Recommendations from this Assessment

2.2 Recommendations from Previous Assessments

3 Introduction and Scope

3.1 Limitations

3.2 Legislation

3.3 Risk Level

3.4 Recommendation Priorities

4 Property Details

5 FRA Questionnaire

6 BAFE Certificate

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

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Group
Assessment Completed by	Mudassar Latif
Assessment Checked by	John Herbison
Date of inspection	01/04/2022
Date of Assessment Issue to Client	09/06/2022

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	09/06/2023

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	1	0	0
B	0	3	3
C	4	3	3
R	0	0	0
Man1	0	1	1
Man2	2	8	8

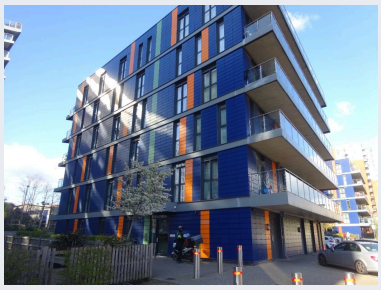
Note: See section 3.4 for the timescales associated with each priority in the table above.

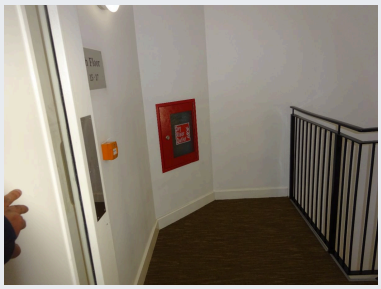
1.3 Evacuation Strategy

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. A hoover, plastic signs, mops and brooms inside the fixed electrical intake/meters cupboard and multiple cardboard boxes and plastic scraps inside the electrical AOV/telecoms riser/cupboard were noted at the time of the inspection. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	830183			
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: 09/07/2022	Client Status: Assigned	
Question	K.7	Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.		
Section	Means of Escape			
Action ID	830184			
Quantity - Known - Potential	 0 3	Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
Priority	Man2	Due Date: 09/09/2022	Client Status: Assigned	
Question	K.17	Comment: There was no access possible to check compartmentation, fire doors and AOV operation etc. within the smoke shaft due to the nature of the controls provided.		
Section	Means of Escape			
Action ID	830182			
Quantity - Known - Potential	 0 6	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: 09/09/2022	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	830190			
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: 09/09/2022	Client Status: Assigned	

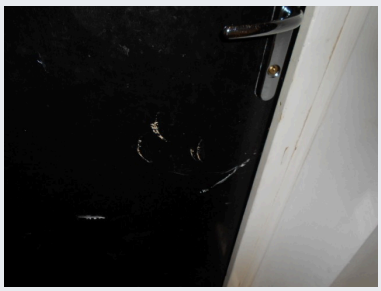
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out.		
Section	Procedures and Arrangements			
Action ID	830191			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 09/09/2022	Client Status: Assigned	
Question	V.4	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.		
Section	Testing and Maintenance			
Action ID	830192			
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: 09/09/2022	Client Status: Assigned	
Question	V.8	Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.		
Section	Testing and Maintenance			
Action ID	830193			
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: 09/09/2022	Client Status: Assigned	
Question	W.3	Comment: No training records were available on site during the inspection.		
Section	Records			
Action ID	830194			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.		
Priority	Man2	Due Date: 09/09/2022	Client Status: Assigned	
Question	W.4	Comment: No records of routine in-house fire safety checks were seen on-site.		
Section	Records			
Action ID	830195			
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: 09/09/2022	Client Status: Assigned	

Question	K.5	Comment: Doors on escape routes are fitted with an electronic press to exit button in the bike store and a green push to exit mushroom button to the main final exit and lobby door, however, the electromagnetic door leading into the entrance corridor on the ground floor from the entrance lobby containing Flat 1 was dysfunctional with a faulty lock and could not be opened from either side at the time of the inspection. It was observed by the surveyor that All residents/contractors/ parcel deliverers were using the bike store at the side of the premises and leading directly into the ground floor corridor to gain entry to and from the block. Several residents complained that the locks on the main door are an ongoing issue and have been 'reset' many times but the issue persists over.	
Section	Means of Escape		
Action ID	830185		
Quantity - Known - Potential	 1 1	Recommendation: The faulty electromagnetic lock to the ground floor lobby entrance door from the main entrance lobby should be inspected and repaired/refitted and management should ensure the block entrance lobby door remains functional at all times.	
Priority	B	Due Date: 09/06/2023 | Client Status: Assigned	
Question	Q.2	Comment: It was not possible to sample inspect the hidden voids in the lobbies next to flat entrance doors that appeared to be part of the smoke ventilation system without causing damage or requiring opening up. (The attached photo on the previous FRA is incorrect and for the smoke shaft connected to the AOV system, - See K.17. for reference). The previous recommendation still stands and has therefore been marked as 'unresolved' in this report - see attached photo DSC00907. Additionally, it was noted that the fibre type tiles on the suspended ceiling were in a poor and damaged condition in the ground floor corridor and ground floor lift/Flats lobby - the compartmentation/fire-stopping behind these tiles appears to be adequate.	
Section	Limiting Fire Spread		
Action ID	830186		
Quantity - Known - Potential	 1 1	Recommendation: The broken fibre tiles on the ground floor as noted, which provide a suitable enclosure between electrical wires and the common areas should be replaced. Management should implement a program of regular fire safety/compartmentation checks to ensure the building remains in an adequately functional manner.	
Priority	B	Due Date: 09/06/2023 | Client Status: Assigned	
Question	Q.10	Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. A large hole was noted in the bike store ceiling at the time of the inspection with the plasterboard falling down.	
Section	Limiting Fire Spread		
Action ID	830187		
Quantity - Known - Potential	 1 1	Recommendation: The existing ceiling as noted should be replaced with a fire-resisting board system to provide a minimum of 60 minutes fire resistance.	
Priority	B	Due Date: 09/06/2023 | Client Status: Assigned	

Question	O.2	Comment: Fire door signage is not considered adequate. 'Fire door keep locked' signage is missing from one each of the double-doored services riser/cupboards throughout the building. Additionally, all mechanical smoke shaft common area fire doors in the Flat entrance lobbies throughout the block were noted with signage missing - 'Automatic fire door keep clear' required. The 'fire door keep shut' signage as noted on the previous fire risk assessment report, appears to have been scratched away on multiple common area fire doors on the ground, first and fifth floors.	
Section	Fire Safety Signs and Notices		
Action ID	830188		
Quantity - Known - Potential	 12 12	Recommendation: Provide 'Fire door keep locked' notices to common area fire doors as required.	
Priority	C	Due Date: 09/12/2023 / Client Status: Assigned	
Question	O.2	Comment: Fire door signage is not considered adequate. 'Fire door keep locked' signage is missing from one each of the double-doored services riser/cupboards throughout the building. Additionally, all mechanical smoke shaft common area fire doors in the Flat entrance lobbies throughout the block were noted with signage missing - 'Automatic fire door keep clear' required. The 'fire door keep shut' signage as noted on the previous fire risk assessment report, appears to have been scratched away on multiple common area fire doors on the ground, first and fifth floors.	
Section	Fire Safety Signs and Notices		
Action ID	830189		
Quantity - Known - Potential	 6 6	Recommendation: An 'Automatic fire door keep clear' sign should be provided to the doors as noted.	
Priority	C	Due Date: 09/12/2023 / Client Status: Assigned	
Question	O.4	Comment: Fire mains inlet/outlet signage is not considered adequate - Noted externally.	
Section	Fire Safety Signs and Notices		
Action ID	830196		
Quantity - Known - Potential	 1 1	Recommendation: Identification signage should be provided to the fire mains inlets/outlets as noted.	
Priority	C	Due Date: 09/12/2023 / Client Status: Assigned	

2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo

Question	G.6	Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.	
Section	House-Keeping		
Action ID	638216		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a policy continues to be communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.	
Priority	Man2	Due Date: 26/06/2021	Client Status: Approved
Question	L.2	Comment: Fire rated flat entrance doors and frames appear to be in good condition except for flat 7 damaged.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	454094		
Quantity - Known - Potential	 1 1	Recommendation: Doors and frames as noted should be replaced with FD30S self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification.	
Priority	A	Due Date: 21/01/2022	Client Status: Assigned
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for the ground floor lobby door which appears to have an excessive gap between door and frame. A number of other doors were noted to be borderline but deemed acceptable	
Section	Common Area Fire Doors		
Action ID	223202		
Quantity - Known - Potential	 1 1	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	M.2	Comment: Excessive gaps were noted under some common area fire doors which will not resist the passage of cold smoke. The Ground floor lobby door had a 10mm gap between the door and the frame Excessive gaps were noted under the riser cupboard door which will not resist the passage of cold smoke. The measure in the picture is a 10mm gap measure. There are excessive perimeter gaps present between the fire door and frame of lobby doors. The measure in the picture is a 6mm gap measure.	
Section	Common Area Fire Doors		
Action ID	638209		
Quantity - Known - Potential	 6 6	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: 26/09/2022	Client Status: Assigned

Question	M.2	Comment: Excessive gaps were noted under some common area fire doors which will not resist the passage of cold smoke. The Ground floor lobby door had a 10mm gap between the door and the frame Excessive gaps were noted under the riser cupboard door which will not resist the passage of cold smoke. The measure in the picture is a 10mm gap measure. There are excessive perimeter gaps present between the fire door and frame of lobby doors. The measure in the picture is a 6mm gap measure.	
Section	Common Area Fire Doors		
Action ID	638210		
Quantity - Known - Potential	 3 3	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: 26/09/2022 | Client Status: Assigned	
Question	O.2	Comment: Fire door signage is not considered adequate - 'Fire door keep shut' signs on a couple of doors had worn away and could no longer be read	
Section	Fire Safety Signs and Notices		
Action ID	638211		
Quantity - Known - Potential	 4 4	Recommendation: Provide 'Fire door keep shut' notices to common area fire doors as required.	
Priority	C	Due Date: 26/09/2022 | Client Status: Assigned	
Question	Q.2	Comment: It was not possible to sample inspect the hidden voids in the lobbies next to flat entrance doors that appeared to be part of the smoke ventilation system without causing damage or requiring opening up.	
Section	Limiting Fire Spread		
Action ID	638213		
Quantity - Known - Potential	 N/A 6	Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ ensure that compartmentation within is adequate.	
Priority	Man2	Due Date: 21/01/2022 | Client Status: Assigned	

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	NORN0000
Number Range	1-17
Building Name	Northampton House
Street Number	
Street	Hatton Road
City/Town	London
Postcode	HA0 1RG
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	6
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	6
Ground Floor Area (m2) (if applicable)	n/a
Total Area of All Floors (m2) (if applicable)	n/a
Building Layout Description	A detached six-storey purpose-built block with a flat roof containing seventeen general needs self-contained Flats. All Flats are accessed via the secure electronically controlled front door and then inside compartmentalized Flat entrance lobbies alongside the configuration of the protected single staircase. Flat 1 is located in the front entrance lobby on the ground floor and Flat 2 is located in the passenger lift Flat entrance lobby on the ground floor. Flats 3-5 are accessed in the Flats lobby on the first floor, Flats 6-8 on the second floor, Flats 9-11 are on the third floor and Flats 12-14 are located on the fourth floor. Flats 15-17 are accessed in the Flat lobby at the head of the stairs on the fifth floor. All Flat entrance lobbies contain house the single (non-fire-fighting) passenger lift, electrical cupboards and the water/thermal heating services riser/cupboards. The fixed electrical intake/meter cupboard is located in the ground floor lobby. The two ground floor Flats are separated by a compartmentalized corridor leading to the integral bike store, which also provides a main secondary entrance/exit to/from the side of the building. The same external side of the building provides external access to an integral Paladin bin store. Common area smoke control ventilation is achieved via an AOV system comprising mechanical smoke shafts within the Flat entrance lobbies and AOVs at the head of the stairs as well as another inside the fifth floor Flats lobby and connected to a BS5839 panel in the front entrance lobby. The system is controlled by smoke detection in the common lobbies and a secondary inverter backup panel is located inside the fifth floor electrical cupboard. The block is installed with a fire main with a dry riser inlet located at the front of the premises and outlets on all upper floors alongside the staircase. The external walls of the block are largely wrapped/finished with external rain-screen cladding panels. The block forms part of a much larger Hatton Road development with a multitude of cosmetically similar designed buildings. Blocks on the Estate are surrounded

Building Layout Information	
	by limited residential parking bays and a wide variety of pedestrian walkways. A Concierge desk for the entire Estate is located on the ground floor of the larger block Venice House at one end of the Estate. There is no other relevant fire safety information regarding these premises.
Extent of Common Areas (area assessed)	The front entrance lobby, the integral bike/bin stores, all Flat entrance lobbies, the escape routes, the fixed electrical intake/meter cupboard and additional electrical and water services riser/cupboards were all accessed at the time of the inspection.
Areas of the building to which access was not available.	All common areas of the building were accessed.
Total number of Flats/Bedsits/Bedrooms (as applicable)	17
Number accessed off the Common Area	17
Flats/Bedsits/Bedrooms sample inspected	Flats 1 and 8 were sample inspected at the time of the assessment.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Steel Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2014
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Rain Screen Cladding
External Wall Finish Type	Metal
Other Construction Information	None

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	None on site however occasional staff attendance is assumed.
Person managing fire safety in the premises	Laura Jones - Fire & Asbestos Contracts Manager
Person consulted during the FRA	The residents in Flats 1 and 8 and the Concierge Staff located in Venice House were consulted at the time of the inspection.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	No staff on site

Occupant Information	
-Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	No evidence of recent fire loss or damage.
Any other relevant information	No additional information was provided.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act (2021)
Other applicable legislation	02) Housing Act 2004

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). The date recorded on the label for the last test is 07/05/2019.	

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable
Comment: No portable electrical appliances were seen within the common areas during this inspection.	

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Network Homes advises that a policy is in place prohibiting the use of common electrical power points for personal use. No breach of this policy was noted at the time of inspection.	

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

B. Smoking Policies

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

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

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

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The entrance door to the premises is self-closing and is fitted with an intercom and door release system and was locked at the time of inspection.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin bins were stored in an integral bin storage room 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: Paladin bins were stored in an integral bin storage room which was locked at the time of inspection.	

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	No
Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.	

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

E. Cooking

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

F. Lightning

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

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?	Yes
Comment: The height and design of the building are such that it is unlikely that a lightning protection system is required.	

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. A hoover, plastic signs, mops and brooms inside the fixed electrical intake/meters cupboard and multiple cardboard boxes and plastic scraps inside the electrical AOV/telecoms riser/cupboard were noted at the time of the inspection. This issue should be dealt with as soon as possible.	
Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.	
Priority: Man1 / Known Quantity: N/A / Potential Quantity: N/A / Action ID: 830183	

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection.	

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
Comment: The common escape routes were clear of any trip hazards at the time of inspection.	

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

Question - G.6: Are all other house-keeping issues satisfactory?	No
Comment: It was noted that some residents are using their private balconies for the storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings' Network confirmed previous recommendation is Approved; however, it is apparent that the same issue has not yet been addressed from this inspection.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Network Homes advise that fire safety conditions are imposed on outside contractors when working on the premises.	

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

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.	

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
Comment: No dangerous substances were noted being stored or in use at the time of inspection.	

J. Other Significant Hazards

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

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.	

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with adequate lobby protection.	

Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present.	

Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present.	

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	No
Comment: Doors on escape routes are fitted with an electronic press to exit button in the bike store and a green push to exit mushroom button to the main final exit and lobby door, however, the electromagnetic door leading into the entrance corridor on the ground floor from the entrance lobby containing Flat 1 was dysfunctional with a faulty lock and could not be opened from either side at the time of the inspection. It was observed by the surveyor that All residents/contractors/parcel deliverers were using the bike store at the side of the premises and leading directly into the ground floor corridor to gain entry to and from the block. Several residents complained that the locks on the main door are an ongoing issue and have been 'reset' many times but the issue persists over.	
Recommendation: The faulty electromagnetic lock to the ground floor lobby entrance door from the main entrance lobby should be inspected and repaired/refitted and management should ensure the block entrance lobby door remains functional at all times.	
Priority: B | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 830185	

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

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?	Not Known

Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.

Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.

Priority: Man2	Known Quantity: 0	Potential Quantity: 3	Action ID: 830184

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

Comment: Doors on escape routes open in the direction of escape.

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes

Comment: Travel distances appear to be in line with that allowed in the 'Fire Safety - Purpose-Built Blocks of Flats' guide. The farthest Flat entrance door inside the enclosed lobby opening directly onto the stairway (and/or final exit door) on all floors is within the recommended 7.5m distance across the adequately ventilated common area of the block.

Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable

Comment: No inner rooms were identified at the time of inspection.

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes

Comment: Alternative escape routes are adequately separated by fire-resisting construction and fire doors where required.

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable

Comment: No corridors requiring cross-corridor fire doors were noted in the property.

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

Comment: Escape routes lead to a place of safety.

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Not Applicable
Comment: The stairs and lobbies are provided with an automatic smoke ventilation system. See K.15.	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
Comment: The block is provided with an automatic smoke ventilation system comprising mechanical smoke shaft AOVs within the lif/Flats lobbies and an AOV at the head of the stairs and inside the uppermost floors' Flat entrance lobby controlled by smoke detection within the flats lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but are 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: There was no access possible to check compartmentation, fire doors and AOV operation etc. within the smoke shaft due to the nature of the controls provided.			
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	Known Quantity: 0	Potential Quantity: 6	Action ID: 830182

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.	

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

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	

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

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
Comment: Flat entrance doors appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	No
Comment: Fire-rated flat entrance doors and frames appear to be in good condition except for the Flat 7 entrance door and frame. The door and frame were noted with excessive force damage.	

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There is no glazing present to any flat entrance doors in this property.	

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights over the flat entrance doors in these premises.	

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no side panels to the flat entrance doors in this property.	

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate self-closer was noted to sampled Flats 1 and 8. No access to other flats.	

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate strips and seals were noted to sample Flats 1 and 8. No access to other flats.	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
Comment: There are no letterboxes fitted to flat entrance doors in these premises.	

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
Comment: There were no other flat entrance door issues noted at the time of inspection.	

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire rated. FD30 timber installations (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	No
Comment: Excessive gaps were noted between common area fire doors and frames and under some common area fire doors which will not resist the passage of cold smoke. All services riser/cupboards throughout the block have visibly large gaps under the doors and in between double doors and frames. The ground, first and fifth-floor Flat entrance lobby doors from the staircase were noted with gaps between doors and frames.	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
Comment: Management have confirmed via the RiskHub client portal that all glazing provided is suitably E30(30 minutes integrity) fire resisting glazing (and associated glazing channel and beading) in the common area fire door(s) as noted.	

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights/side panels to common area fire doors in this property.	

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
Comment: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.	

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	Yes
Comment: Management advises via the Riskhub Client Portal that the previous recommendation has been Approved and a rolling programme of checks is in place to confirm all common area fire doors have adequate intumescent strips and cold smoke seals fitted.	

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

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

N. Emergency Lighting

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
Comment: The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).	

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	Yes
Comment: The coverage of the emergency lighting provided appears to be adequate.	

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
Comment: A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area.	

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No

Comment: Fire door signage is not considered adequate. 'Fire door keep locked' signage is missing from one each of the double-doored services riser/cupboards throughout the building. Additionally, all mechanical smoke shaft common area fire doors in the Flat entrance lobbies throughout the block were noted with signage missing - 'Automatic fire door keep clear' required. The 'fire door keep shut' signage as noted on the previous fire risk assessment report, appears to have been scratched away on multiple common area fire doors on the ground, first and fifth floors.

Recommendation: Provide 'Fire door keep locked' notices to common area fire doors as required.

Priority: C	Known Quantity: 12	Potential Quantity: 12	Action ID: 830188

Recommendation: An 'Automatic fire door keep clear' sign should be provided to the doors as noted.

Priority: C	Known Quantity: 6	Potential Quantity: 6	Action ID: 830189

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

Comment: Directional and exit signage is considered adequate.

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

Comment: Fire mains inlet/outlet signage is not considered adequate - Noted externally.

Recommendation: Identification signage should be provided to the fire mains inlets/outlets as noted.

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 830196

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	Yes

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

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	Yes
Comment: There is a BS5839-1 category L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided.	

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
Comment: The common area fire detection/alarm system appears to be in good working order (from visual inspection only - no system tests were carried out). The AOV panels and detectors all appear to be working in good order. The ceiling damage noted to the ground floor lobbies from the previous fire risk assessment report is to the fibre type tiles installed across the suspended ceiling area. The recommendation noted here has been marked as 'superseded' and a separate recommendation has been flagged. See Q.2.	

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: The BS5839-1 category L5 automatic fire detection system within the common areas of the building is appropriate for control of the smoke ventilation system. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided and are not required.	

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)	Yes
Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme. A Grade D smoke alarm was noted in sample Flats 1 and 8. No access to other flats.	

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

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
Comment: There were no other fire detection/alarm system issues noted at the time of inspection. (Zone Charts are provided adjacent to the fire alarm panel in the entrance lobby as well as inside the Premises Information Box).	

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property ? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
Comment: The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/ or fire-stopped? (consider above suspended ceilings and behind casings)	Not Known

Comment: It was not possible to sample inspect the hidden voids in the lobbies next to flat entrance doors that appeared to be part of the smoke ventilation system without causing damage or requiring opening up. (The attached photo on the previous FRA is incorrect and for the smoke shaft connected to the AOV system, - See K.17. for reference). The previous recommendation still stands and has therefore been marked as 'unresolved' in this report - see attached photo DSC00907. Additionally, it was noted that the fibre type tiles on the suspended ceiling were in a poor and damaged condition in the ground floor corridor and ground floor lift/Flats lobby - the compartmentation/fire-stopping behind these tiles appears to be adequate.

Recommendation: The broken fibre tiles on the ground floor as noted, which provide a suitable enclosure between electrical wires and the common areas should be replaced. Management should implement a program of regular fire safety/compartmentation checks to ensure the building remains in an adequately functional manner.

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 830186

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes

Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and fire-stopped.

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 Applicable

Comment: No pipes or other services passing through fire-resisting construction were noted in the common areas of the property.

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable

Comment: No waste chute is provided in the property.

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable

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

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

Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.

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

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

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification)	No
Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. A large hole was noted in the bike store ceiling at the time of the inspection with the plasterboard falling down.	

Recommendation: The existing ceiling as noted should be replaced with a fire-resisting board system to provide a minimum of 60 minutes fire resistance.				
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 830187	

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

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).	Yes
Comment: Management confirms via the Riskhub Client Portal that the materials used for the external walls are adequate with regard to combustibility and fire spread. The previous recommendation has been Approved.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection. - Network confirmed previous recommendation is Approved and marked as resolved.	

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Not Applicable
Comment: Portable extinguishers are not provided in this building and are not required given the use and occupancy type.	

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	No
Comment: No drop key override switch facility is provided.	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire mains:- Dry riser inlet adjacent to main entrance with outlets on each floor in stair enclosure.	

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

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

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

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: A detached six-storey purpose-built block with a flat roof containing seventeen general needs 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 both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire. There was a premises Information Box on site which the surveyor accessed for information.	

Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

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

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

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	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: 830190

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

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

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

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 830191

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.

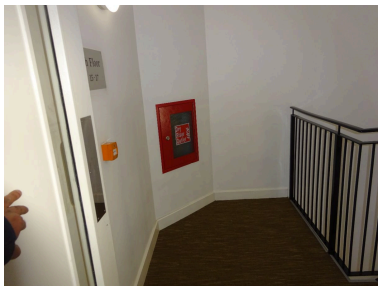
Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable

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

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.	
Recommendation: Management should confirm/ensure that the 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: 830192

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.	
Recommendation: Management should confirm/ensure that the 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: 830193

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format?	Yes
Comment: A paper logbook was available on-site for inspection during the fire risk assessment.	

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?	No
Comment: No training records were available on site during the inspection.	
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.	
Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 830194	

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	No
Comment: No records of routine in-house fire safety checks were seen on-site.	
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: 830195	

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)	Not Applicable
Comment: There were no surface mounted wiring systems noted within the common escape routes.	

Y. Gas Services

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

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	Yes
Comment: There were no other relevant issues noted at the time of inspection.	

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Group
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-17 Northampton House Hatton Road London HA0 1RG
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: 09/06/2022
Part 6	Recommended date for reassessment of the premises: 09/06/2023
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 09/06/2022