

Fire Risk Assessment

Property assessed: C-E Hodgson Court Nightingale
Avenue Harrow HA1 3GX

Client: Network Homes Group

UPRN: HODG0000-3

Property Classification: Level 1

Document Print Date: 29/06/2022



FRA Inspection Date: 21/10/2021
FRA Issued to Client: 19/11/2021
FRA valid to: 19/11/2022
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned within a yellow square.

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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	Stuart Hood
Assessment Checked by	John Herbison
Date of inspection	21/10/2021
Date of Assessment Issue to Client	19/11/2021

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

Recommended Reassessment Date	19/11/2022
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1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	1	1
B	0	3	2
C	3	1	1
R	1	0	0
Man1	1	0	0
Man2	2	7	2

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 current Stay Put evacuation strategy for the building, and simultaneous evacuation strategy for each individual cluster flat, is considered appropriate. The previous recommendation has been resolved and confirmed by the site manager. All residents have been notified of the change of fire strategy.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	L.6	<p>Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective self-closer noted to sample bedroom 244. No access to other flats.</p> <p>Recommendation: The self-closing devices fitted to the doors as noted should be repaired or adjusted to ensure the door closes fully from all angles.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	731440		
Quantity			
- Known	1		
- Potential	1		
Priority	A	Due Date: 19/02/2022	Client Status: Assigned
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. There is a cage and laundry basket present on the ground floor of the stairs within block C, and a cage of cardboard within the lift lobby of block C. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.</p> <p>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.</p>	
Section	House-Keeping		
Action ID	731450		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 19/02/2022	Client Status: Approved
Question	M.2	<p>Comment: There are a significant number of fire doors at the premises that have excessive perimeter and/or threshold gaps between, ineffective self-closing devices, damaged or missing intumescent strips and/or cold smoke seals, lack of fire stopping to the back of fire door frames, or are damaged. Due to the large number of doors that are defective (approximately 50), it is now considered appropriate to supersede the previous recommendations and instead recommend a full fire door survey.</p> <p>Recommendation: A comprehensive survey of all fire doorsets (including frames) should be commissioned using a registered fire door inspector to produce a schedule of works for repairs, upgrading and replacement as necessary (Approximately 50 doors defective).</p>	
Section	Common Area Fire Doors		
Action ID	731441		
Quantity			
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 19/02/2022	Client Status: Assigned
Question	M.7	<p>Comment: The fire doors to kitchens 164 & 268 were found to be held open at the time of the fire risk assessment.</p> <p>Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.</p>	
Section	Common Area Fire Doors		
Action ID	731448		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 19/02/2022	Client Status: Approved

Question	P.9	<p>Comment: The security officer is the only member of staff on site at night. The housing manager advised that the security officer is not currently permitted to silence or reset the fire alarm system. It is therefore not immediately clear who will reset the fire alarm system if the system is falsely activated during the hours when the security officer is the only member of staff on site.</p>	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	731443		
Quantity		<p>Recommendation: A suitable protocol established for the operation/silencing/resetting of the panel should be introduced.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 19/02/2022	Client Status: Approved
Question	P.10	<p>Comment: It is reported that there has been an unsatisfactory level of false activations of the fire alarm system at the site, prompting the Fire Service to write to Network Homes regarding the matter. The housing manager advised that the false activations are typically caused by a combination of steam from showers, use of aerosols, steam from iron's, and smoking. It appears that the false activations are not recorded within the fire log book, instead being recorded within the a security daily log book. The housing manager did advised that the Network Homes Fire & Asbestos Contracts Manager has been made away of all activations.</p>	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	731444		
Quantity		<p>Recommendation: All fire alarm activations should be recorded and fully detailed within the relevant fire log book. This record should include date and time of activation, identify and location of device (if known), cause of the false activation (if known), whether the fire service where called/ attended, and the name of the person recording the information. Your fire alarm engineer is required to examine the record of false activations during every service visit, and to recommend any potential modifications to the system to prevent false activations from reoccurring.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 19/02/2022	Client Status: Approved
Question	Q.9	<p>Comment: There are ventilation openings present in the wall of each kitchen. It is unclear if the presence of these ventilation opens compromise compartmentation at the premises.</p>	
Section	Limiting Fire Spread		
Action ID	731446		
Quantity		<p>Recommendation: A check should be made to ensure that ventilation openings noted in each of the kitchens do not compromise compartmentation at the property.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 19/02/2022	Client Status: Assigned
Question	V.4	<p>Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out.</p>	No image available
Section	Testing and Maintenance		
Action ID	731447		
Quantity		<p>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.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 19/02/2022	Client Status: Approved

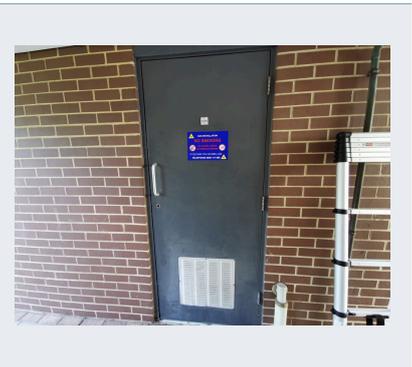
Question	E.4	Comment: Fire blankets are not provided in all cluster kitchens.	No image available
Section	Cooking		
Action ID	731439		
Quantity		Recommendation: A fire blanket should be provided in each cluster kitchen.	No image available
- Known	8		
- Potential	8		
Priority	B	Due Date: 19/11/2022	Client Status: Approved
Question	K.15	Comment: The stairs and/or lobbies are provided with an adequate automatic or remotely operated smoke ventilation system. The AOV within the alternative staircase of block E was open, and the open mechanism for the AOV of the main staircase within block E appears to have been removed.	
Section	Means of Escape		
Action ID	731449		
Quantity		Recommendation: The AOVs as noted should be repaired.	No image available
- Known	2		
- Potential	2		
Priority	B	Due Date: 19/11/2022	Client Status: Assigned
Question	P.7	Comment: The common fire alarm in the building does not appear to be connected to an alarm receiving centre. A social alarm system is not required.	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	731442		
Quantity		Recommendation: The common fire alarm system should be provided with a connection to an alarm receiving centre (ARC), or the security office, to allow remote monitoring of the system.	No image available
- Known	1		
- Potential	1		
Priority	B	Due Date: 19/11/2022	Client Status: Assigned
Question	P.11	Comment: The smoke head within the staircase within block E is fitted at the lower level of the apex, and not at or near the apex as recommended within BS5839 Part 1.	
Section	Means of Giving Warning in Case of Fire		
Action ID	731445		
Quantity		Recommendation: The smoke head within the staircase should be relocated to the apex or near to the apex as recommended with BS5839 Part 1.	No image available
- Known	1		
- Potential	1		
Priority	C	Due Date: 19/05/2023	Client Status: Assigned

2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo
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Question	A.3	<p>Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Electrical junction boxes and isolation switches noted with the bedroom service/riser cupboards containing fixed plumbing and water supplies. It was noted that plastic bags were being used in some cupboards to protect the electrics from dripping water.</p>	
Section	Electrical Ignition Sources		
Action ID	304155		
Quantity		<p>Recommendation: As previously recommended:</p> <ul style="list-style-type: none"> - recommend management seek the professional advice from a suitably qualified electrician to determine the fire risk from the exposed electrical apparatus. No information was available to confirm the recommendation has been carried out. 	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 30/03/2021	Client Status: Approved
Question	B.4	<p>Comment: Additional 'No Smoking' signage is required to cover all entrances to the building.</p>	<p>No image available</p>
Section	Smoking Policies		
Action ID	304152		
Quantity		<p>Recommendation: 'No Smoking' signage should be provided in the common area.</p>	
- Known	12		
- Potential	12		
Priority	C	Due Date: 30/03/2022	Client Status: Approved
Question	K.1	<p>Comment: BS9991 - 9.8.1 recommends; The cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door). There is no lobby separating the stairway and cluster entrance doors on the 1st, 2nd and 3rd floors off the stairways in blocks D & E. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Lobby protection is provided to the stairway in block C. Bedrooms discharge directly into a protected corridor leading to a protected stairway or to the stair lobby for ground floor bedrooms and block C.</p>	<p>No image available</p>
Section	Means of Escape		
Action ID	304156		
Quantity		<p>Recommendation: When the buildings are next refurbished the cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door) as recommended by BS 9991 - 9.8.1.</p>	
- Known	9		
- Potential	9		
Priority	R	Due Date: N/A	Client Status: Assigned
Question	K.7	<p>Comment: Green break glasses have been actuated in a number of instances and/or doors separating clusters have been forced open causing the doors/frames to become faulty/damaged and in some cases resulting in the doors not being a good fit into the frame.</p>	<p>No image available</p>
Section	Means of Escape		
Action ID	304157		
Quantity		<p>Recommendation: Management should undertake a programme to regularly check the doors separating cluster accommodations to ensure/confirm the doors are in a satisfactory condition and the door/lock are effective.</p>	
- Known	1		
- Potential	1		
Priority	Man2	Due Date: 31/03/2020	Client Status: Approved

Question	O.2	<p>Comment: Fire door signage is not considered adequate. Block C: C04 requires 'Fire door keep locked' signage. Block D: D06, D07, D05, D03, D08, D13 and D23 require 'Fire door keep locked' signage to replace the signage in situ ('Fire door keep shut') The stairwell door requires 'Fire door keep shut' signage to both sides at eye level.</p> <p>Recommendation: Provide 'Fire door keep shut' notices to common area fire doors as noted.</p>	
Section	Fire Safety Signs and Notices		
Action ID	544360		
Quantity			
- Known	2		
- Potential	2		
Priority	C	Due Date: 21/04/2022	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate. Block C: C04 requires 'Fire door keep locked' signage. Block D: D06, D07, D05, D03, D08, D13 and D23 require 'Fire door keep locked' signage to replace the signage in situ ('Fire door keep shut') The stairwell door requires 'Fire door keep shut' signage to both sides at eye level.</p> <p>Recommendation: Provide 'Fire door keep locked' signage to the doors noted.</p>	
Section	Fire Safety Signs and Notices		
Action ID	544361		
Quantity			
- Known	8		
- Potential	8		
Priority	C	Due Date: 21/04/2022	Client Status: Assigned
Question	Q.6	<p>Comment: No access was possible to the roof space from the common area as no hatch has been provided.</p> <p>Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.</p>	
Section	Limiting Fire Spread		
Action ID	304181		
Quantity			
- Known	N/A		
- Potential	4		
Priority	Man1	Due Date: 21/11/2021	Client Status: Assigned



No image available

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	HODG0000-3
Number Range	C-E
Building Name	Hodgson Court
Street Number	
Street	Nightingale Avenue
City/Town	Harrow
Postcode	HA1 3GX
Property Designation	Cluster Accommodation

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>Hodgson Court C, D & E is a 4 storey block of 111 cluster bedsits, 6 en-suite bedrooms per cluster over the 4 floors, block E has 7 en-suite bedrooms on the 1st, 2nd & 3rd floors. The block is linked to a neighbouring block (Hodgson Court B) 1st and 2nd floors from Hodgson Court C with a cluster unit and by a cross corridor doors allowing alternative escape routes into cluster B (Hodgson Court). All cluster bedrooms have a shared or dedicated service riser/cupboard adjacent to the bedroom entrance door accessed from the communal cluster corridor. Block C entrance lobby gives access to a protected stairway, passenger lift and the ground floor cluster unit. The 1st, 2nd & 3rd floors (block C) are similar with access to a lift lobby off the stairway giving access to a passenger lift, dry-riser and cluster units. Block entrance door (D) provides access to an entrance area, store/cleaners cupboards, service cupboards, access to the ground floor bedsit cluster corridors and access to a protected stairway to the upper floors. Clusters (block D) on the upper floors are similar with access to 2 clusters direct off the stairway. Block E entrance lobby gives access to a store/cleaners cupboard, door to a protected stairway and access to the ground floor cluster. There is one cluster accessed directly off the stairway on the upper floors. All cluster corridors are similar with service cupboards/risers, store cupboards, a communal kitchen and bedroom service cupboards. Clusters are interlinked by a cross-corridor door linking all clusters in all the blocks A-E Hodgson Court per floor level. Bin store is external by block E, passenger lift and dry-riser provided in block C, electrical intake accessed from block C and gas intake cupboard accessed externally by block C.</p>
Extent of Common Areas (area assessed)	Entrance lobbies, accommodation corridors, stairways, service cupboards, store cupboards, service risers, kitchens, passenger lift, bin store.

Building Layout Information	
Areas of the building to which access was not available.	No access was possible to individual bedrooms with the exception of the sample noted, or the following cupboards: C02, C03, D05, D06, & Lift Motor Room,
Total number of Flats/Bedsits/Bedrooms (as applicable)	111
Number accessed off the Common Area	111
Flats/Bedsits/Bedrooms sample inspected	Bedroom 244.
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	3

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1990
Floor Construction Type	Floor construction appears solid with raised timber battens covered with wood sheet material.
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	None

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Staff located in the Network Office located in Hodgson block who over see the Northwick Village Estate. Network staff on site Mon-Fri 0900-1700. Outside of these hours on-site security staff are present. Cleaning staff on site daily.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Ahad Miah - Housing Services Manager
Number of Residents	Assumed to be one resident per bedsit
-Comments	Exact numbers not known
Number of Employees	Staff on site at all times - see comment
-Comments	Number of staff is:- Staff located in the Network Office located in Hodgson block who over see the Northwick Village Estate. Network staff on site Mon-Fri 0900-1700. Outside of these hours on-site security staff are present. Cleaning staff on site daily.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time

Occupant Information	
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 reported
Any other relevant information	None

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	05) BS 9991 - 'Fire safety in the design, management and use of residential buildings - Code of practice' - 2015
Other key fire safety guidance referred to	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012 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 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?	Yes
Comment: The electrical intake/meter cupboard for the block 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 7671:2008 (as amended). The date recorded on the label for the last test May 2019	

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	No
Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Electrical junction boxes and isolation switches noted with the bedroom service/riser cupboards containing fixed plumbing and water supplies. It was noted that plastic bags were being used in some cupboards to protect the electrics from dripping water.	

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Yes
Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.	

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: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.	

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. The assessor was advised that there are false activations of the fire alarm system at the premises, however the cause of these activations is not limited to smoking. The previous recommendation relating to the control of smoking within individual rooms has therefore been superseded and replaced with a recommendation within Section P (Means of Giving Warning in Case of Fire) of this fire risk assessment.	

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? No

Comment: Additional 'No Smoking' signage is required to cover all entrances to the building.

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how) Yes

Comment: The block entrance door is fitted with an intercom and door release system and was locked at the time of inspection.

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) Yes

Comment: Paladin/Wheelie bins were stored in an open bin storage area 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: There was no way of securing bins within the designated bin storage area but this is sufficiently remote from the building to be considered acceptable.

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? Yes

Comment: There are common cooking facilities provided in all cluster flats with domestic standard appliances only.

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking? (e.g. Policies, Procedures, Training or Supervision) Yes

Comment: Reasonable measures appear to be in place to prevent fires as a result of cooking.

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only). Not Applicable

Comment: No extraction hoods provided.

Question - E.4: Are fire blankets provided in the common kitchen? No

Comment: Fire blankets are not provided in all cluster kitchens.

Recommendation: A fire blanket should be provided in each cluster kitchen.

Priority: B

Known Quantity: 8

Potential Quantity: 8

Action ID: 731439

No image available

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, on-site staff undertakes cleaning duties.

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
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Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	No
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Comment: There were combustible items or waste materials in the escape routes. There is a cage and laundry basket present on the ground floor of the stairs within block C, and a cage of cardboard within the lift lobby of block C. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.

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



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 731450
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Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
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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
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Comment: No hazardous materials were noted in the common area at the time of inspection.

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
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Comment: There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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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
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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)	No
<p>Comment: BS9991 - 9.8.1 recommends; The cluster should be lobbied from any staircases serving the building (i.e. a protected lobby should be formed between the cluster front entrance door and the stair door). There is no lobby separating the stairway and cluster entrance doors on the 1st, 2nd and 3rd floors off the stairways in blocks D & E. Lobby protection is provided to the stairs at ground floor level separating the cluster corridor from the stairway. Lobby protection is provided to the stairway in block C. Bedrooms discharge directly into a protected corridor leading to a protected stairway or to the stair lobby for ground floor bedrooms and block C.</p>	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
<p>Comment: The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report).</p>	
Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
<p>Comment: The provision of exits is considered adequate for the number of people expected to be present.</p>	
Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
<p>Comment: The exit widths provided appear adequate for the numbers expected to be present.</p>	
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
<p>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.</p>	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
<p>Comment: Doors or gates on escape routes are provided with electrically operated access control systems.</p>	
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?	No
<p>Comment: Green break glasses have been actuated in a number of instances and/or doors separating clusters have been forced open causing the doors/frames to become faulty/damaged and in some cases resulting in the doors not being a good fit into the frame.</p>	
Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
<p>Comment: Doors on escape routes open in the direction of escape where more than 60 people are expected to use them.</p>	

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

Comment: Travel distances appear to be in line with that allowed in current guidance.

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

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

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

Comment: Each cluster corridor is separated from the stair and cluster flat by notional fire doors.

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required? Yes

Comment: Corridors are sub-divided where appropriate. Each corridor is separated with a notional fire door which also separates each cluster flat.

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. There are operable windows within various clusters.

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.) No

Comment: The stairs and/or lobbies are provided with an adequate automatic or remotely operated smoke ventilation system. The AOV within the alternative staircase of block E was open, and the open mechanism for the AOV of the main staircase within block E appears to have been removed.

Recommendation: The AOVs as noted should be repaired.



Priority: B Known Quantity: 2 Potential Quantity: 2 Action ID: 731449

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.) Yes

Comment: The Network Homes fire action notice displayed in the property includes a contact reference for tenants to contact Network Homes if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.

Question - K.17: Are all other means of escape issues satisfactory? [1] Yes

Comment: There were no other means of escape issues noted at the time of inspection.

Question - K.19: What is the current evacuation strategy for the property? Stay Put

Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area. However, a simultaneous evacuation strategy operates within each individual cluster flat in the event of a fire within that cluster flat. A simultaneous fire action notice is displayed on the inside of each bedroom door.

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

Comment: The current Stay Put evacuation strategy for the building, and simultaneous evacuation strategy for each individual cluster flat, is considered appropriate. The previous recommendation has been resolved and confirmed by the site manager. All residents have been notified of the change of fire strategy.

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

Comment: Stay-put strategy to the building as a whole, with a simultaneous evacuation strategy for all rooms within the cluster of fire origin.

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: Doors to residents' rooms 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? Yes

Comment: The fire rated doors to residents' rooms appear to be in good condition.

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 doors to residents' rooms 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 doors to residents' rooms 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 doors to residents' rooms in this property.

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled? No

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Missing/defective self-closer noted to sample bedroom 244. No access to other flats.

Recommendation: The self-closing devices fitted to the doors as noted should be repaired or adjusted to ensure the door closes fully from all angles.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 731440

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 bedroom doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate strips and seals noted to sample bedroom 244. No access to other bedrooms.

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 doors to residents' rooms in this property.

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

Comment: There were no other residents' bedroom/bedsit 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. Timber notional fire doors fitted throughout, with metal fire resisting access doors fitted to bedroom service riser cupboards. (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: There are a significant number of fire doors at the premises that have excessive perimeter and/or threshold gaps between, ineffective self-closing devices, damaged or missing intumescent strips and/or cold smoke seals, lack of fire stopping to the back of fire door frames, or are damaged. Due to the large number of doors that are defective (approximately 50), it is now considered appropriate to supersede the previous recommendations and instead recommend a full fire door survey.

Recommendation: A comprehensive survey of all fire doorsets (including frames) should be commissioned using a registered fire door inspector to produce a schedule of works for repairs, upgrading and replacement as necessary (Approximately 50 doors defective).



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 731441

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

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

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

Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated.

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required? No

Comment: See M2.

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

Comment: See M2.

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

Comment: The fire doors to kitchens 164 & 268 were found to be held open at the time of the fire risk assessment.

Recommendation: Management should inform/remind all staff and/or residents that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.



Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 731448

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 block.

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. Additional fire action notices detailing the simultaneous evacuation strategy is fixed to the back of each bedroom door.

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
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Comment: Fire door signage is not considered adequate. Block C: C04 requires 'Fire door keep locked' signage. Block D: D06, D07, D05, D03, D08, D13 and D23 require 'Fire door keep locked' signage to replace the signage in situ ('Fire door keep shut') The stairwell door requires 'Fire door keep shut' signage to both sides at eye level.

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

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	Yes
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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
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Comment: There is a fire alarm system provided throughout this property. Smoke/heat detection and manual call points are installed throughout, including the provision of smoke detection and sounders within bedrooms. The AOV within the stairs is opened on activation of the fire alarm systems within cluster flats.

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
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Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
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Comment: The fire alarm system is configured to support the stay put policy as a whole, but activation of a device within an individual cluster flat causes that flat to evacuate and the AOV in the staircase to open.

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)	Not Applicable
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Comment: As the common system in this premises is extended throughout (see P.3) there is no requirement for individual Grade D Category LD1/2 systems within residents' accommodation.

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?	Yes
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Comment: The common fire alarm system installed is required to be connected to an alarm receiving centre.

Question - P.7: Is the property provided with the required systems for remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing/Residential Care Homes)?	No
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Comment: The common fire alarm in the building does not appear to be connected to an alarm receiving centre. A social alarm system is not required.

Recommendation: The common fire alarm system should be provided with a connection to an alarm receiving centre (ARC), or the security office, to allow remote monitoring of the system.	No image available
Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 731442	

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?	Not Applicable
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Comment: No independent domestic smoke detection present within flats. Building system extends into all parts of the cluster flats.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	No
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Comment: The security officer is the only member of staff on site at night. The housing manager advised that the security officer is not currently permitted to silence or reset the fire alarm system. It is therefore not immediately clear who will reset the fire alarm system if the system is falsely activated during the hours when the security officer is the only member of staff on site.

Recommendation: A suitable protocol established for the operation/silencing/resetting of the panel should be introduced.	No image available
Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 731443	

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2]	No
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Comment: It is reported that there has been an unsatisfactory level of false activations of the fire alarm system at the site, prompting the Fire Service to write to Network Homes regarding the matter. The housing manager advised that the false activations are typically caused by a combination of steam from showers, use of aerosols, steam from iron's, and smoking. It appears that the false activations are not recorded within the fire log book, instead being recorded within the a security daily log book. The housing manager did advised that the Network Homes Fire & Asbestos Contracts Manager has been made away of all activations.

Recommendation: All fire alarm activations should be recorded and fully detailed within the relevant fire log book. This record should include date and time of activation, identify and location of device (if known), cause of the false activation (if known), whether the fire service where called/attended, and the name of the person recording the information. Your fire alarm engineer is required to examine the record of false activations during every service visit, and to recommend any potential modifications to the system to prevent false activations from reoccurring.	No image available
Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 731444	

Question - P.11: Are all other fire detection and alarm system issues satisfactory? [3]				No
Comment: The smoke head within the staircase within block E is fitted at the lower level of the apex, and not at or near the apex as recommended within BS5839 Part 1.				
Recommendation: The smoke head within the staircase should be relocated to the apex or near to the apex as recommended with BS5839 Part 1.				
Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 731445	



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 property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).				
Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)				Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report).				
Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?				Yes
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.				
Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)				Yes
Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.				
Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)				Not Applicable
Comment: No waste chute is provided in the property.				
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?				Not Known
Comment: No access was possible to the roof space from the common area as no hatch has been provided.				

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.) No

Comment: There are ventilation openings present in the wall of each kitchen. It is unclear if the presence of these ventilation opens compromise compartmentation at the premises.

Recommendation: A check should be made to ensure that ventilation openings noted in each of the kitchens do not compromise compartmentation at the property.



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 731446

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

Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.

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

Comment: There were no soft furnishings noted within the common areas at the time of inspection.

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? Not Applicable

Comment: There were no curtains or drapes noted within the common areas at the time of inspection.

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided). Yes

Comment: The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. Cavity wall with brick finish. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance.

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] Yes

Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision) Not Applicable

Comment: Portable extinguishers are not provided in this building and are not required given the use and occupancy type.

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access? Yes

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.) Yes

Comment: The building is provided with a fire main:- An inlet to the entrance to block C with outlets in the lift lobbies on the 1st - 3rd floors.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) No

Comment: The building has a passenger lift but this is not used for fire safety purposes.

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

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

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

Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building? No

Comment: Hose reels are not provided within the building.

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	General Needs (5 Storeys and under)
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Comment:

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Yes
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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
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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
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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.	No image available
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Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 731447
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Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Not Known
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Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the access control system is being carried out. However, the external final exit door has a mechanical override to open the door and so reactive maintenance only is considered acceptable.

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

W. Records

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
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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.13: Are drop key override switch facilities inspections, tests and services recorded?

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Additional Issues

X. Electrical Services

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

Not Applicable

Comment: There were no surface mounted wiring systems noted within the common escape routes.

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)

Yes

Comment: Gas installation pipework/meters were noted within the common parts.

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?

Yes

Comment: The fixed gas installations within the common areas are adequately enclosed in fire resisting construction where required

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)

Yes

Comment: The location and routing of the fixed gas installations within the common areas considered adequate

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]

Yes

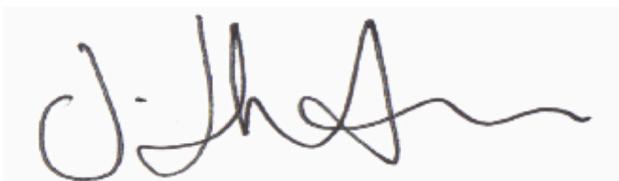
Comment: There were no other relevant issues noted at the time of inspection.

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: C-E Hodgson Court Nightingale Avenue Harrow HA1 3GX
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: 19/11/2021
Part 6	Recommended date for reassessment of the premises: 19/11/2022
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue



19/11/2021

