

Fire Risk Assessment

Property assessed: 1-140 Avery Court 40, 41 & 45
Capitol Way London NW9 0AU

Client: Network Homes Group

UPRN: AVER0001

Property Classification: Level 1

Document Print Date: 29/06/2022



FRA Inspection Date: 20/06/2022
FRA Issued to Client: 28/06/2022
FRA valid to: 28/06/2023
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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	Matt Cartwright
Assessment Checked by	John Herbison
Date of inspection	20/06/2022
Date of Assessment Issue to Client	28/06/2022

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	28/06/2023
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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	2	8	8
B	2	5	5
C	6	8	8
R	2	1	1
Man1	0	3	3
Man2	4	3	3

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	Temporary Simultaneous Evacuation
Notes	The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with NFCC guidance) to implement it. Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved, however it is apparent from this Assessment this is not the case.
Recommended evacuation strategy for this property	Stay Put

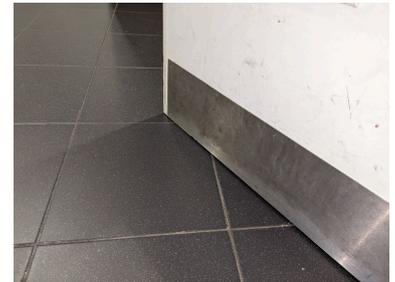
2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	C.2	<p>Comment: Integral bin storage rooms are provided within each block (accessed off of the ground floor lobbies), however, bins were being stored outside of these rooms at the time of inspection (located against the front of the building). The location of the bins was also blocking access to the dry riser inlet.</p>	
Section	Arson		
Action ID	844106		
Quantity		<p>Recommendation: The Paladin/wheelie bins currently outside the designated bin storage area/room should be relocated inside.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 28/07/2022	Client Status: Assigned
Question	G.2	<p>Comment: A sample of electrical intake/meter cupboards were inspected and combustibile items were noted close to an ignition source/electrical equipment. A large quantity of passenger lift protection sheets were being stored within the 2nd floor electrical meter cupboard (lift lobby of Avery Court 1 - 62); contractor equipment/refuse was being stored within the 1st floor electrical intake/ meter cupboard (opposite Flat 9). This issue should be dealt with as soon as possible.</p>	
Section	House-Keeping		
Action ID	844107		
Quantity		<p>Recommendation: All combustibile items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 28/07/2022	Client Status: Assigned
Question	P.5	<p>Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme: No suitable Grade D smoke alarm was noted in the entrance hallway of Flat 83. The wiring appears to be present, however, the Grade D alarm has been removed (N.B. - The flat is currently vacant whilst maintenance work is carried out within the flat to resolve a water ingress/damp issue); The Grade D smoke alarm fitted in the entrance hallway of Flat 7 is not securely fixed to the ceiling and some cables/wiring appear to be disconnected; Grade D smoke alarms were noted within the entrance hallways of sampled Flats 5, 67, 84, 87, 110, 111, 115, 1221 & 130); No access to other flats.</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	844123		
Quantity		<p>Recommendation: The Grade D smoke alarm fitted within the entrance hallway of Flat 7 should be secured to the ceiling and checked to ensure that it is operable by a suitably qualified alarm engineer.</p>	
- Known	1		
- Potential	1		
Priority	Man1	Due Date: 28/07/2022	Client Status: Assigned

Question	K.5	<p>Comment: Some doors along the escape routes are fitted with locks which require the use of a key to open them and may not be suitable for means of escape - the door along the link balcony leading into the 3rd floor lift lobby of 1 - 62 Avery Court; the 2 doors on the 5th floor (106 - 140 Avery Court) which lead from the external balcony approach of Flats 138 & 139 into the main building.</p>	
Section	Means of Escape		
Action ID	844109		
Quantity		<p>Recommendation: The locking devices fitted to the doors along escape routes (as noted) should be removed or replaced with locks which can be easily opened without the use of a key.</p>	
- Known	3		
- Potential	3		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned
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. The self closing mechanism fitted to the flat entrance door to Flat 5 (sampled flat) was damaged/disconnected from the door. The self closing mechanism fitted to the flat entrance door to Flat 87 requires adjustment as the door slams shut (which may lead to damaged to the door/frame). All other flat entrance doors sampled at the time of my inspection were fitted with adequate self closing mechanisms (Flats 7, 67, 83, 84, 110, 111, 115, 121 & 130). No access to other flats.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	844111		
Quantity		<p>Recommendation: An effective self-closing device should be fitted to the flat entrance door to Flat 5 as noted.</p>	
- Known	1		
- Potential	1		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned
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. The self closing mechanism fitted to the flat entrance door to Flat 5 (sampled flat) was damaged/disconnected from the door. The self closing mechanism fitted to the flat entrance door to Flat 87 requires adjustment as the door slams shut (which may lead to damaged to the door/frame). All other flat entrance doors sampled at the time of my inspection were fitted with adequate self closing mechanisms (Flats 7, 67, 83, 84, 110, 111, 115, 121 & 130). No access to other flats.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	844112		
Quantity		<p>Recommendation: The self-closing device fitted to the flat entrance door to Flat 87 as noted should be repaired or adjusted to ensure the door closes fully from all angles and does not slam shut.</p>	
- Known	1		
- Potential	1		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned

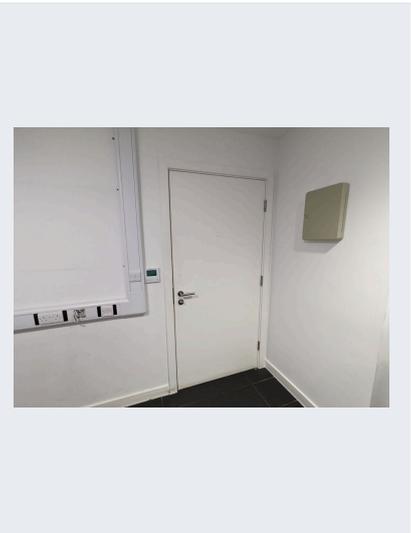
Question	M.2	<p>Comment: The following issues were noted to common area fire doors: - Excessive perimeter and/or threshold gaps were noted to a large number of common area fire doors throughout the building including stairwell doors, electrical riser cupboard doors, cross corridor doors, etc. It was evident at the time of my inspection that the issues identified within the previous report had not been rectified and additional issues were also noted. Management confirmed that they were aware the issues noted and that a full fire door survey is being carried out to identify/rectify all defects to common area fire doors.</p> <p>- The management office door (mezzanine level within 1-62 Avery Court) did not fully self close into the frame as the base of the door become wedged open on the tiled floor. - The 3rd floor stairwell door (106 - 140 Avery Court) was misaligned with the frame and could not close flush into the frame.</p>	
Section	Common Area Fire Doors		
Action ID	844125		
Quantity		<p>Recommendation: Minor joinery repairs are required to the door/frame as noted - The management office door (mezzanine level within 1-62 Avery Court) should be trimmed/adjusted so that the base of the door does not become wedged on the flooring and the door is able to fully self close into the frame.</p>	
- Known	1		
- Potential	1		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned



Question	M.2	<p>Comment: The following issues were noted to common area fire doors: - Excessive perimeter and/or threshold gaps were noted to a large number of common area fire doors throughout the building including stairwell doors, electrical riser cupboard doors, cross corridor doors, etc. It was evident at the time of my inspection that the issues identified within the previous report had not been rectified and additional issues were also noted. Management confirmed that they were aware the issues noted and that a full fire door survey is being carried out to identify/rectify all defects to common area fire doors.</p> <p>- The management office door (mezzanine level within 1-62 Avery Court) did not fully self close into the frame as the base of the door become wedged open on the tiled floor. - The 3rd floor stairwell door (106 - 140 Avery Court) was misaligned with the frame and could not close flush into the frame.</p>	
Section	Common Area Fire Doors		
Action ID	844126		
Quantity		<p>Recommendation: Minor joinery repairs are required to the doors/frames as noted - The 3rd floor stairwell door (106 - 140 Avery Court) requires repair/adjustment so that the door can be closed flush into the frame.</p>	
- Known	1		
- Potential	1		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned

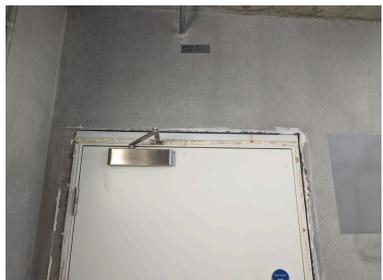


Question	M.5	<p>Comment: Not all common area fire doors are fitted with adequate self-closing devices where required - The self closing mechanisms fitted to the cross corridor doors adjacent to Flats 13, 66, 72, 91 and 113 as well as the stairwell doors adjacent to Flats 68, 92, 101 and 137 do not fully self close the doors into the frames. - There were no self closing mechanisms fitted to the 2 x common area fire doors within the management office. Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.</p>	
Section	Common Area Fire Doors		
Action ID	844114		
Quantity		<p>Recommendation: The self-closing devices should be repaired or effective self-closing devices should be fitted to the doors as noted (cross corridor doors adjacent to Flats 72, 91 and 113 as well as the stairwell doors adjacent to Flats 68, 92, 101 and 137) N.B. - The action from the previous report covered the cross corridor doors adjacent to Flats 13 and 66 and this has been marked as 'unresolved'.</p>	
- Known	7		
- Potential	7		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned
Question	M.5	<p>Comment: Not all common area fire doors are fitted with adequate self-closing devices where required - The self closing mechanisms fitted to the cross corridor doors adjacent to Flats 13, 66, 72, 91 and 113 as well as the stairwell doors adjacent to Flats 68, 92, 101 and 137 do not fully self close the doors into the frames. - There were no self closing mechanisms fitted to the 2 x common area fire doors within the management office. Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.</p>	
Section	Common Area Fire Doors		
Action ID	844129		
Quantity		<p>Recommendation: An effective self-closing device should be fitted to the 2 x common area doors within the management office as noted. 'Fire door keep shut' signage should also be fitted.</p>	
- Known	2		
- Potential	2		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned



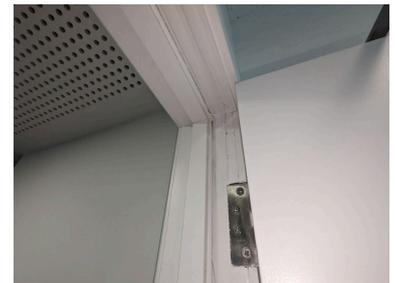
Question	M.7	<p>Comment: Other common area fire door issues noted at the time of inspection include - - The stairwell door on the 5th floor (63-105 Avery Court) was noted being wedged open or otherwise obstructed at the time of inspection. There were contractors on carrying out work on the 5th floor, however, doors must not be wedged open. The wedges/obstructions were removed by or for the assessor at the time of inspection. - There were screws missing from the door hinges to some common area fire doors (3rd floor stairwell door (1-62 Avery Court) and the cross corridor door adjacent to Flat 13). - The door handle was missing from the 1st floor stairwell door (63 - 105 Avery Court - adjacent to the lift). As a result residents would not be able to access the protected stairwell (leading to the final exit) from the 1st floor landing.</p>	
Section	Common Area Fire Doors		
Action ID	844131		
Quantity		<p>Recommendation: The missing door handle from the 1st floor stairwell door (63 - 105 Avery Court - adjacent to the lift) should be replaced.</p>	
- Known	1		
- Potential	1		
Priority	A	Due Date: 28/09/2022	Client Status: Assigned
Question	A.5	<p>Comment: Network Homes advises that a policy is in place prohibiting the use of common electrical power points for personal use but this policy was not being adhered to. On site cleaning staff were using a multi-way plug adaptor and a portable fan heater within the electrical riser cupboard on the 2nd floor (Avery Court 1 - 62). The use of the multi-way plug adaptor was also obstructing the lobby door leading to Flats 19 & 20 and would not allow the door to close upon activation of the fire detection system (magnetic hold open device fitted to door) - See also A6.</p>	
Section	Electrical Ignition Sources		
Action ID	844104		
Quantity		<p>Recommendation: Management should confirm/ensure that the policy regarding use of personal portable electrical appliances within the common areas is enforced.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 28/09/2022	Client Status: Assigned
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes: A refuse bin was located within the ground floor entrance of Avery Court 1 - 62; bunting/decorations were hung outside the entrance door to the Fountain Montessori Creche (1st floor - Avery Court 1 - 62). The previous recommendation has been approved however; combustibles are still being stored in escape routes. Management should reinforce the policy</p>	
Section	House-Keeping		
Action ID	844108		
Quantity		<p>Recommendation: Management should inform the Fountain Montessori Creche that combustible materials must not be stored within the common areas (including bunting/decorations) and these items should be removed. A programme of regular checks should be put in place to ensure that the common area is kept clear.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 28/09/2022	Client Status: Assigned



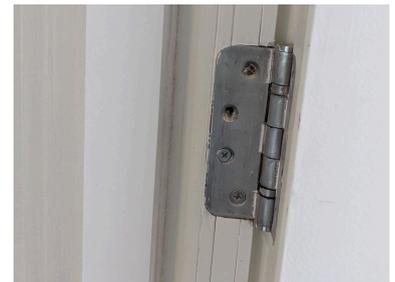
Question	M.2	<p>Comment: The following issues were noted to common area fire doors: - Excessive perimeter and/or threshold gaps were noted to a large number of common area fire doors throughout the building including stairwell doors, electrical riser cupboard doors, cross corridor doors, etc. It was evident at the time of my inspection that the issues identified within the previous report had not been rectified and additional issues were also noted. Management confirmed that they were aware the issues noted and that a full fire door survey is being carried out to identify/rectify all defects to common area fire doors.</p> <p>- The management office door (mezzanine level within 1-62 Avery Court) did not fully self close into the frame as the base of the door become wedged open on the tiled floor. - The 3rd floor stairwell door (106 - 140 Avery Court) was misaligned with the frame and could not close flush into the frame.</p>	
Section	Common Area Fire Doors		
Action ID	844113		
Quantity		<p>Recommendation: Management to ensure that a full fire door survey is carried out by an FDIS consultant on the common area fire doors throughout the building in order to identify/rectify all defects.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 28/09/2022	Client Status: Assigned
Question	A.6	<p>Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Multi-way plug adaptors were seen in regular use within the management office.</p>	
Section	Electrical Ignition Sources		
Action ID	844105		
Quantity		<p>Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.</p>	
- Known	2		
- Potential	2		
Priority	B	Due Date: 28/06/2023	Client Status: Assigned
Question	L.9	<p>Comment: Firestopping was missing or inadequate around the door frame of Flat 34.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	844128		
Quantity		<p>Recommendation: Adequate firestopping should be provided/replaced around the door frame of Flat 34 as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 28/06/2023	Client Status: Assigned
Question	M.8	<p>Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- 5th floor stairwell door (adjacent to Flat 140). Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved</p>	
Section	Common Area Fire Doors		
Action ID	844127		
Quantity		<p>Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 28/06/2023	Client Status: Assigned

Question	N.2	<p>Comment: Some of the emergency lighting units did not appear to have a visible charging indicator. A number of defects have also been noted within the monthly testing records of the emergency lighting system.</p> <p>Recommendation: The defects noted to the emergency lighting system should be repaired.</p>	No image available
Section	Emergency Lighting		
Action ID	844118		
Quantity			
- Known	1		
- Potential	1		
Priority	B	Due Date: 28/06/2023	Client Status: Assigned
Question	O.3	<p>Comment: Directional and exit signage is not considered adequate: - There is no directional/exit signage located within the enclosed central courtyard. This forms part of the means of escape from the property and a number of doors from each block discharge into this central courtyard with no clear exit route signed for residents. Directional/exit signage is required to direct residents to the doorway of 1-62 Avery Court where the means of escape continues onwards to the ground floor final exit of this block. - The directional signage located on the 1st, 2nd, 3rd and 4th floors within 1-62 Avery Court is unclear. There are illuminated fire exit signs fitted to the ceilings within the flat lobbies, however, due to the fact that the signs are 2 sided and visible from within the lift lobbies they could cause confusion and lead residents in the wrong direction (into the flat lobby where there is no exit route rather than down the stairwell accessed off of the lift lobby). - There is no final exit signage located above the stairwell door on the 1st floor (within 1-62 Avery Court) this is required to direct residents down the stairwell to the ground floor and final exit.</p> <p>Recommendation: Provide adequate exit and/or directional signage as noted.</p>	
Section	Fire Safety Signs and Notices		
Action ID	844121		
Quantity			
- Known	3		
- Potential	3		
Priority	B	Due Date: 28/06/2023	Client Status: Assigned
Question	L.2	<p>Comment: Fire rated flat entrance doors and frames appear to be in good condition except for: - The flat entrance door to Flat 66 has an excessive threshold gap (12mm) noted under the door which will not resist the passage of cold smoke.</p> <p>Recommendation: The flat entrance door noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 3mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	844110		
Quantity			
- Known	1		
- Potential	1		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned

Question	M.6	<p>Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for: - Some common area fire doors are fitted with intumescent strips only (no cold smoke seals) - Stairwell doors on the 1st, 2nd, 3rd, 4th and 6th floors (1-62 Avery Court), doors to flat lobbies on the 1st, 2nd, 3rd and 4th floors (1 - 62 Avery Court), electrical intake/meter cupboard doors on the 2nd and 3rd floors (1-62 Avery Court), stairwell door on the 4th floor (adjacent to Flat 133), leading edges of the double doorsets to the balcony/atrium on the 2nd, 3rd and 4th floors (63 - 105 Avery Court). - There was a small section of intumescent strip/cold smoke seal missing from the cross corridor door adjacent to Flat 13. - The cold smoke seal was missing/damaged to the top of the door frame to the 2nd floor double doorset to the balcony/atrium (63 - 105 Avery Court) and the cross corridor door adjacent to Flat 135. Management confirms via the Riskhub Client Portal that the previous recommendations are Assigned so these have been marked as Unresolved</p>	
Section	Common Area Fire Doors		
Action ID	844115		
Quantity		<p>Recommendation: The common area fire doors as noted (1st floor stairwell door (1-62 Avery Court), leading edge of the 2nd floor double doors to the balcony/atrium (63 - 105 Avery Court), 2nd and 3rd floor electrical intake/ meter cupboards (1-62 Avery Court), 4th floor stairwell door adjacent to Flat 133) , which have intumescent strips but no cold smoke seals should have replacement combined intumescent strips and smoke seals fitted. (N.B. - An action was raised within the previous report to cover the majority of issues noted at the time of my inspection, however, an additional action has been raised here which covers issues that had not been previously raised).</p>	
- Known	5		
- Potential	5		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned



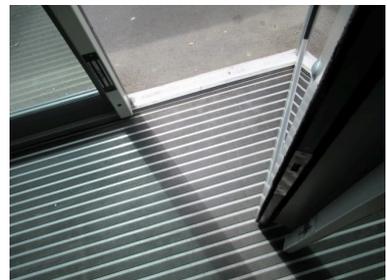
Question	M.6	<p>Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for: - Some common area fire doors are fitted with intumescent strips only (no cold smoke seals) - Stairwell doors on the 1st, 2nd, 3rd, 4th and 6th floors (1-62 Avery Court), doors to flat lobbies on the 1st, 2nd, 3rd and 4th floors (1 - 62 Avery Court), electrical intake/meter cupboard doors on the 2nd and 3rd floors (1-62 Avery Court), stairwell door on the 4th floor (adjacent to Flat 133), leading edges of the double doorsets to the balcony/atrium on the 2nd, 3rd and 4th floors (63 - 105 Avery Court). - There was a small section of intumescent strip/cold smoke seal missing from the cross corridor door adjacent to Flat 13. - The cold smoke seal was missing/damaged to the top of the door frame to the 2nd floor double doorset to the balcony/atrium (63 - 105 Avery Court) and the cross corridor door adjacent to Flat 135. Management confirms via the Riskhub Client Portal that the previous recommendations are Assigned so these have been marked as Unresolved</p>	
Section	Common Area Fire Doors		
Action ID	844116		
Quantity		<p>Recommendation: The damaged/missing cold smoke seals should be replaced on the doors or frames as noted (top of the door frame to the 2nd floor double doorset to the balcony/atrium (63 - 105 Avery Court) and the cross corridor door adjacent to Flat 135). The strips and seals to all edges should be replaced to ensure that compatibility is maintained.</p>	
- Known	2		
- Potential	2		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned
Question	M.7	<p>Comment: Other common area fire door issues noted at the time of inspection include - - The stairwell door on the 5th floor (63-105 Avery Court) was noted being wedged open or otherwise obstructed at the time of inspection. There were contractors on carrying out work on the 5th floor, however, doors must not be wedged open. The wedges/obstructions were removed by or for the assessor at the time of inspection. - There were screws missing from the door hinges to some common area fire doors (3rd floor stairwell door (1-62 Avery Court) and the cross corridor door adjacent to Flat 13). - The door handle was missing from the 1st floor stairwell door (63 - 105 Avery Court - adjacent to the lift). As a result residents would not be able to access the protected stairwell (leading to the final exit) from the 1st floor landing.</p>	
Section	Common Area Fire Doors		
Action ID	844117		
Quantity		<p>Recommendation: The missing screws should be replaced to the 3rd floor stairwell door (1-62 Avery Court).</p>	
- Known	1		
- Potential	1		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned



Question	O.2	<p>Comment: Fire door signage is not considered adequate:</p> <ul style="list-style-type: none"> - Some common area fire doors which are fitted with magnetic hold open devices are also fitted with inappropriate 'fire door keep shut' signage. These signs should be replaced with the appropriate 'Automatic fire door keep clear' signage: lobby door leading to Flats 16-18, lobby door leading to Flats 19-20, lobby door leading to Flats 21-23, lobby door leading to Flats 24-25, lobby door leading to Flats 39-41, lobby door leading to Flats 42-43, cross corridor door adjacent to Flat 57, cross corridor door adjacent to Flat 104 and the 2nd floor double doors leading to the balcony/atrium (63 - 105 Avery Court). - All electrical intake/meter cupboards throughout the building were fitted with 'fire door keep shut' signage, however, these should be replaced with 'fire door keep locked shut' signage. - An 'automatic fire door keep clear' sign was fitted to the management office door, however, there is no hold open device fitted to the door and this should be replaced with a 'fire door keep shut' sign. Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved. 	
Section	Fire Safety Signs and Notices		
Action ID	844119		
Quantity		<p>Recommendation: Replace the incorrect 'fire door keep shut' signage with 'Fire door keep locked' signage to all electrical intake/meter cupboards as noted.</p>	
- Known	16		
- Potential	16		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate:</p> <ul style="list-style-type: none"> - Some common area fire doors which are fitted with magnetic hold open devices are also fitted with inappropriate 'fire door keep shut' signage. These signs should be replaced with the appropriate 'Automatic fire door keep clear' signage: lobby door leading to Flats 16-18, lobby door leading to Flats 19-20, lobby door leading to Flats 21-23, lobby door leading to Flats 24-25, lobby door leading to Flats 39-41, lobby door leading to Flats 42-43, cross corridor door adjacent to Flat 57, cross corridor door adjacent to Flat 104 and the 2nd floor double doors leading to the balcony/atrium (63 - 105 Avery Court). - All electrical intake/meter cupboards throughout the building were fitted with 'fire door keep shut' signage, however, these should be replaced with 'fire door keep locked shut' signage. - An 'automatic fire door keep clear' sign was fitted to the management office door, however, there is no hold open device fitted to the door and this should be replaced with a 'fire door keep shut' sign. Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved. 	
Section	Fire Safety Signs and Notices		
Action ID	844120		
Quantity		<p>Recommendation: 'Automatic fire door keep clear' signs should be provided to the 2nd floor double doors leading to the balcony/atrium (63-105 Avery Court) as noted.</p>	
- Known	2		
- Potential	2		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned

Question	O.4	<p>Comment: Other fire safety signs issues noted include: - The 'push to open' signage is faded/missing from the push pads fitted to stairwell doors throughout the building. This signage is required to illustrate how to open these doors fitted along the means of escape.</p>	
Section	Fire Safety Signs and Notices		
Action ID	844124		
Quantity		<p>Recommendation: Provide 'Push to open' signage to the push pads fitted to the stairwell doors in all blocks.</p>	
- Known	24		
- Potential	24		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned
Question	R.2	<p>Comment: The provision of portable fire extinguishers is not considered appropriate in these premises. Management confirmed that there is no policy in place to provide fire extinguishers within staff/plant rooms within the building and that these extinguishers are believed to have been left here by contractors carrying out remedial works within the building. These extinguishers are not appropriate for the risks associated in these rooms and they have not been regularly serviced/maintained.</p>	
Section	Fire Extinguishing Appliances		
Action ID	844130		
Quantity		<p>Recommendation: The fire extinguishers and associated signage should be removed from the electrical intake/ meter cupboards as noted (Extinguishers located within the electrical intake/meter cupboard opposite Flat 9 and the electrical intake/meter cupboard opposite Flat 136) as management confirmed that there is no policy in place to provide fire extinguishers within staff/plant rooms within the building and that these extinguishers are believed to have been left here by contractors carrying out remedial works within the building (extinguishers are not appropriate for the risks associated in these rooms and they have not been regularly serviced/maintained) - Estimated number of extinguishers to remove is 5</p>	
- Known	5		
- Potential	5		
Priority	C	Due Date: 28/12/2023	Client Status: Assigned
Question	P.5	<p>Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme: No suitable Grade D smoke alarm was noted in the entrance hallway of Flat 83. The wiring appears to be present, however, the Grade D alarm has been removed (N.B. - The flat is currently vacant whilst maintenance work is carried out within the flat to resolve a water ingress/damp issue); The Grade D smoke alarm fitted in the entrance hallway of Flat 7 is not securely fixed to the ceiling and some cables/wiring appear to be disconnected; Grade D smoke alarms were noted within the entrance hallways of sampled Flats 5, 67, 84, 87, 110, 111, 115, 1221 & 130); No access to other flats.</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	844122		
Quantity		<p>Recommendation: A Grade D1 LD2 smoke alarm system to BS 5839-6:2019 should be installed in Flat 83 as noted.</p>	
- Known	1		
- Potential	1		
Priority	R	Due Date: N/A	Client Status: Assigned

2.2 Recommendations from Previous Assessments

Details		Comments/recommendations	Photo
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. Bins located on the ground floor of all 3 staircases, and an items outside of flat 44. As the quantity involved is relatively minor this can be dealt with via written contact with the residents.</p>	
Section	House-Keeping		
Action ID	669537		
Quantity		<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>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/09/2021	Client Status: Approved
Question	G.6	<p>Comment: It was noted that private balconies are provided. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.</p>	
Section	House-Keeping		
Action ID	488829		
Quantity		<p>Recommendation: Management should confirm/ensure that a policy is in place and 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.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 17/09/2020	Client Status: Approved
Question	K.8	<p>Comment: The final exit door opens inwards. This is not considered satisfactory as it will potentially be used by more than 60 people.</p>	
Section	Means of Escape		
Action ID	488830		
Quantity		<p>Recommendation: The door swing of the noted doors should be reversed to open in the direction of escape as it is expected that more than 60 people will potentially use it in an evacuation.</p>	
- Known	3		
- Potential	3		
Priority	A	Due Date: 30/12/2020	Client Status: Approved
Question	K.17	<p>Comment: The head of the stairs by flat 101 is not provided with an adequate automatic or remotely operated smoke ventilation system. Premises information box present and accessed.</p>	<p>No image available</p>
Section	Means of Escape		
Action ID	488842		
Quantity		<p>Recommendation: Provide a 1.0m2 AOV to the head of the stairs by flat 101.</p>	
- Known	1		
- Potential	1		
Priority	R	Due Date: N/A	Client Status: Assigned

Question	K.20	<p>Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/ Evacuation Management service (as may be required in accordance with NFCC guidance) to implement it.</p>
Section	Means of Escape	
Action ID	669518	

Quantity		<p>Recommendation: When identified defects have been resolved management should revert to a Stay Put strategy for the property, following a satisfactory review of this fire risk assessment. The change in evacuation strategy should only be completed after all other relevant actions related to compartmentation and means of escape within this FRA have been completed and confirmed. Management should ensure all residents are informed of the change in evacuation strategy when it occurs. See O.1.</p>
- Known	N/A	
- Potential	N/A	

No image available

Priority	Man2	Due Date: 15/09/2021	Client Status: Approved
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Question	M.2	<p>Comment: All common area fire rated fire doors appear to be in good condition except for the following which have an excessive perimeter gap between the fire door and frame:: Fire door to staircase 1-62 6th floor, door to staircase 1-62 4th floor, door to lobby to 44-46, door to lobby to 42 & 43, door to staircase 1-62 3rd floor, door to lobby to 39-41, cross corridor fire door adjacent to 28, door to the lobby to flats 24 & 25, door to lobby to flats 21-23, door to lobby to 19 & 20, cross corridor door adjacent to flat 13, door to the bin store within staircase 1-62, door to bin store within staircase 63-105, door to service cupboard opposite flat 136, double doorset to balcony atrium 4th floor, cross corridor door adjacent to flat 88, door to the central staircase 3rd floor, door to atrium balcony 3rd floor, cross corridor door adjacent to flat 78, door to services cupboard opposite flat 120, door to atrium balcony 2nd floor, cross corridor door adjacent to flat 76, & door to staircase 62-105 1st floor, Furthermore, the following fire doors were found to have an excessive threshold gap:- door to staircase 1-62 3rd floor, door to the central staircase 2nd floor, door to staircase adjacent to flat 92, and door to the main staircase ground floor.</p>
Section	Common Area Fire Doors	
Action ID	669522	



Quantity		<p>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.</p>
- Known	23	
- Potential	23	

Priority	C	Due Date: 15/12/2022	Client Status: Assigned
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Question	M.2	<p>Comment: All common area fire rated fire doors appear to be in good condition except for the following which have an excessive perimeter gap between the fire door and frame:: Fire door to staircase 1-62 6th floor, door to staircase 1-62 4th floor, door to lobby to 44-46, door to lobby to 42 & 43, door to staircase 1-62 3rd floor, door to lobby to 39-41, cross corridor fire door adjacent to 28, door to the lobby to flats 24 & 25, door to lobby to flats 21-23, door to lobby to 19 & 20, cross corridor door adjacent to flat 13, door to the bin store within staircase 1-62, door to bin store within staircase 63-105, door to service cupboard opposite flat 136, double doorset to balcony atrium 4th floor, cross corridor door adjacent to flat 88, door to the central staircase 3rd floor, door to atrium balcony 3rd floor, cross corridor door adjacent to flat 78, door to services cupboard opposite flat 120, door to atrium balcony 2nd floor, cross corridor door adjacent to flat 76, & door to staircase 62-105 1st floor, Furthermore, the following fire doors were found to have an excessive threshold gap:- door to staircase 1-62 3rd floor, door to the central staircase 2nd floor, door to staircase adjacent to flat 92, and door to the main staircase ground floor.</p>	
Section	Common Area Fire Doors		
Action ID	669536		
Quantity		<p>Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>	
- Known	4		
- Potential	4		
Priority	C	Due Date: 15/12/2022	Client Status: Assigned
Question	M.5	<p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The door to the cleaners cupboard 1st floor accessed from staircase 1-62, cross corridor door adjacent to flat 13, cross corridor door adjacent to flat 86, cross corridor door adjacent to flat 66, door to the bin store ground floor off the staircase to flats 106-140.</p>	
Section	Common Area Fire Doors		
Action ID	669519		
Quantity		<p>Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.</p>	
- Known	5		
- Potential	5		
Priority	A	Due Date: 15/09/2021	Client Status: Assigned
Question	M.6	<p>Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for:- the stair door in block A1 on the 2nd & 3rd floor have no smoke seals.</p>	
Section	Common Area Fire Doors		
Action ID	488833		
Quantity		<p>Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p>	
- Known	2		
- Potential	2		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned

Question	M.6	<p>Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for the following which are provided with intumescent strips only (ie no cold smoke seals): Staircase 1-62 door to staircase 6th floor, staircase 1-62 door to staircase 4th floor, staircase 1-62 door to staircase 3rd floor, door to lobby to flats 44-46, door to lobby to flats 42 & 43, door to lobby to flats 24 & 25, door to lobby to flats 21-23, door to lobby to flats 19 & 20, door to the lobby to flats 16-18, opening edge double doorset to balcony atrium 4th floor, opening edge of double doorset to balcony atrium 3rd floor, and door to staircase 1-62 2nd floor. Furthermore, part of the combined intumescent strip and cold smoke seal was missing from the cross corridor door adjacent to flat 13.</p>	
Section	Common Area Fire Doors		
Action ID	669520		
Quantity		<p>Recommendation: The common area fire doors as noted, which have intumescent strips but no cold smoke seals should have replacement combined intumescent strips and smoke seals fitted.</p>	
- Known	8		
- Potential	8		
Priority	C	Due Date: 15/12/2022	Client Status: Assigned
Question	M.6	<p>Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for the following which are provided with intumescent strips only (ie no cold smoke seals): Staircase 1-62 door to staircase 6th floor, staircase 1-62 door to staircase 4th floor, staircase 1-62 door to staircase 3rd floor, door to lobby to flats 44-46, door to lobby to flats 42 & 43, door to lobby to flats 24 & 25, door to lobby to flats 21-23, door to lobby to flats 19 & 20, door to the lobby to flats 16-18, opening edge double doorset to balcony atrium 4th floor, opening edge of double doorset to balcony atrium 3rd floor, and door to staircase 1-62 2nd floor. Furthermore, part of the combined intumescent strip and cold smoke seal was missing from the cross corridor door adjacent to flat 13.</p>	
Section	Common Area Fire Doors		
Action ID	669521		
Quantity		<p>Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p>	
- Known	1		
- Potential	1		
Priority	C	Due Date: 15/12/2022	Client Status: Assigned
Question	M.8	<p>Comment: The fire door to the basement car park at the base of the staircase to flats 1-62 was found being held open on the latch at the time of the fire risk assessment. Furthermore, there was a screw found to be missing from one of the hinges used to hang the cross corridor door adjacent to flat 13</p>	
Section	Common Area Fire Doors		
Action ID	669539		
Quantity		<p>Recommendation: The screw missing from the door hinge as noted should be replaced.</p>	
- Known	1		
- Potential	1		
Priority	B	Due Date: 15/06/2022	Client Status: Assigned

Question	O.2	<p>Comment: Fire door signage is not considered adequate. The following fire doors are not provided with automatic fire door keep clear signs as required:- Cross corridor fire door between flats 57 & 58, door to lobby to flats 44-46, fire door to lobby to flats 42 & 43, door to lobby to flats 39-41, door to lobby to flats 24 & 25, door to lobby to 19 & 20, door to lobby to flats 16 - 18, & cross corridor fire door adjacent to flat 104. These doors are current provided with incorrect fire door signage.</p> <p>Recommendation: An 'Automatic fire door keep clear' sign should be provided to the doors as noted.</p>	
Section	Fire Safety Signs and Notices		
Action ID	669523		
Quantity			
- Known	8		
- Potential	8		
Priority	C	Due Date: 15/12/2022	Client Status: Assigned
Question	P.9	<p>Comment: Other detection and alarm system issues noted at the time of inspection include - Smoke heads in the areas where fire-stopping and building works were being undertaken have been covered.</p> <p>Recommendation: Dust covers should be removed from all smoke heads immediately when works are ceased at the end of each day.</p>	<p>No image available</p>
Section	Means of Giving Warning in Case of Fire		
Action ID	669538		
Quantity			
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 15/09/2021	Client Status: Approved
Question	Q.11	<p>Comment: There were no labels seen on the soft furnishings in the management area.</p> <p>Recommendation: When it is time for replacement, the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises</p>	
Section	Limiting Fire Spread		
Action ID	488836		
Quantity			
- Known	1		
- Potential	1		
Priority	R	Due Date: N/A	Client Status: Approved
Question	Q.15	<p>Comment: Common area service riser access panels are provided with a proprietary steel door/frameset. The panels are labelled as one-hour fire rated, and the Palco website has a fire assessment which indicates 2 hours integrity only. The panels are not tested, and in any case, require insulation as well as integrity (90 minutes for protected shafts).</p> <p>Recommendation: Access panels with the appropriate fire resistance should be provided to the services risers throughout - estimated number 100</p>	
Section	Limiting Fire Spread		
Action ID	283247		
Quantity			
- Known	100		
- Potential	100		
Priority	B	Due Date: 30/09/2021	Client Status: Approved

3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

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

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

4 Property Details

UPRN	AVER0001
Number Range	1-140
Building Name	Avery Court
Street Number	40, 41 & 45
Street	Capitol Way
City/Town	London
Postcode	NW9 0AU
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	9
Total No. of Floors (common area only)	9
Total No. of Storeys (ground and above)	8
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>A detached, purpose-built, residential/commercial building of eight/nine floors consisting of the basement, ground floor, mezzanine floor and 5/6 upper floors. The development comprising of 40, 41 and 45 Capitol Way is built around a central courtyard area located at first floor/podium level, which is shared with the adjacent block (Bree Court). The property contains a total of 140 self contained single level and duplex flats split over 3 interconnecting blocks (1-62 Avery Court / 63 -105 Avery Court / 106 - 140 Avery Court). There are 3 separate entrances located on the ground floor providing access to each block. The basement level is accessible via the protected stairwells within each block and provides access to the underground car park shared with the adjoining block/commercial units. The ground floor lobbies provide access to the stairwells/lifts, bin storage rooms, and a large bicycle store (106 - 140 Avery Court). The mezzanine levels provide access to the upper level of the shared car park with the addition of a management office located within 1 - 62 Avery Court. The 1st floor/podium level is the first level of residential flats, which also contains access to the creche (accessed via the flat lobby within 1-62 Avery Court) and the central courtyard. The upper floors contain a mixture of single level and duplex self contained flats. There blocks share inter-linked communal corridors on the 1st, 3rd and 5th floors. There are 2 flats (Flat 138 & 139) which are accessed externally via an open deck on the 5th floor. Electrical intake/meter cupboards are located on all floors throughout the building. There are a total of five separate stairwells with 1 stairwell terminating at 1st floor/podium level. There are a number of commercial retail units/offices located on the ground floor (separate external access). N.B. - The children's creche, various commercial units/offices on the ground floor and the shared car park do not form part of this report and should be subject to separate fire risk assessment.</p>

Building Layout Information	
Extent of Common Areas (area assessed)	Ground floor entrance lobbies - Mezzanine level/Upper floors - Stairwells/landings - Flat lobbies/corridors - Open deck balcony - Integral bin stores - Cycle store - Sample of electrical intake/meter cupboards - Central courtyard
Areas of the building to which access was not available.	None
Total number of Flats/Bedsits/Bedrooms (as applicable)	140
Number accessed off the Common Area	140
Flats/Bedsits/Bedrooms sample inspected	Flats 5, 7, 67, 83, 84, 87, 110, 111, 115, 121 & 130.
Building Use	Mixed Use
Details of ancillary use (if applicable)	Commercial/Retail units and offices located on the ground floor (separate external access). Nursery/creche located on the 1st floor/podium level accessed internally (1-62 Avery Court).
Total No. of Common Entrances/Exits	3
Block Accessibility	Level
Total No. of Common Staircases	5

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2015
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	External Wall Insulation
External Wall Finish Type	Render
Other Construction Information	Information from previous report - Circa 2015. Concrete framed construction with reinforced concrete columns and concrete floor slabs and stairs. The external elevations of the building are predominantly formed of an insulated rendered system. The eighth/ninth floor(s) of the building are formed of close boarded timber cladding and has a flat composite roof.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	24/7 cover - 1 x security/concierge staff (Management Office - 1-62 Avery Court) and 3/4 waking watch staff patrolling the building.
Person managing fire safety in the premises	Laura Jones:- Fire & Asbestos Contracts Manager
Person consulted during the FRA	Graeme Manley - Head of Building Safety
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site at all times - see comment

Occupant Information	
-Comments	Number of staff is:- Approx. 5 members of staff (including waking watch staff)
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	STAGE 1 VALIDATOR PLEASE DELETE - This is a purpose built block of flats where management have identified a number of issues with compartmentation and inappropriate cladding fitted to the building. There is ongoing remedial work to install firestopping/replace the cladding system installed to the building. There is a temporary simultaneous evacuation strategy in place within the building within a communal alarm system installed and a waking watch service 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 04) The Fire Safety Act (2021)

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
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Comment: Electrical intake/meter cupboards were located throughout the property and a sample of these were accessed at the time of inspection. It was assumed that the mains electrical intake cupboard was located within the car park area (basement level) which does not form part of this report - See Z2.

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
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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 labels seen within sampled electrical intake/meter cupboards stated date of last test: 15/07/2019. N.B. - It was assumed that the mains electrical intake cupboard was located within the car park area (basement level) which does not form part of this report - See Z2.

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
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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?	Yes
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Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas (management office) 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?	No
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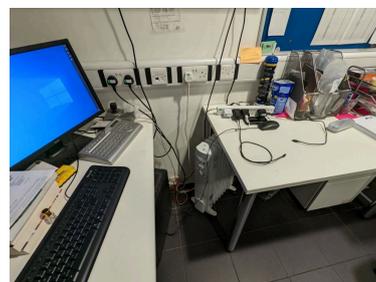
Comment: Network Homes advises that a policy is in place prohibiting the use of common electrical power points for personal use but this policy was not being adhered to. On site cleaning staff were using a multi-way plug adaptor and a portable fan heater within the electrical riser cupboard on the 2nd floor (Avery Court 1 - 62). The use of the multi-way plug adaptor was also obstructing the lobby door leading to Flats 19 & 20 and would not allow the door to close upon activation of the fire detection system (magnetic hold open device fitted to door) - See also A6.

Recommendation: Management should confirm/ensure that the policy regarding use of personal portable electrical appliances within the common areas is enforced.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 844104

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable? No

Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Multi-way plug adaptors were seen in regular use within the management office.

Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.



Priority: B

Known Quantity: 2

Potential Quantity: 2

Action ID: 844105

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 doors to the premises are self-closing and are fitted with intercom and door release systems and were locked at the time of inspection.

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) No

Comment: Integral bin storage rooms are provided within each block (accessed off of the ground floor lobbies), however, bins were being stored outside of these rooms at the time of inspection (located against the front of the building). The location of the bins was also blocking access to the dry riser inlet.

Recommendation: The Paladin/wheelie bins currently outside the designated bin storage area/ room should be relocated inside.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 844106

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 apart from inappropriately stored bins - see C.2.

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: There appears to be an HVAC system in the Management office otherwise the common area has no form of fixed heating and individual residential units have their own heating systems.

Question - D.2: Is the fixed heating system within the common areas maintained annually? Yes

Comment: Management confirms via the Riskhub Client Portal that the HVAC system in the management area is serviced with records kept on-site or in a central database, previous recommendation has been approved.

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided) Yes

Comment: There are portable electric heaters in use within the common areas. An oil filled radiator was located within the management office and an electric fan heater was being used by cleaning staff within the 2nd floor electrical riser cupboard (Avery Court 1 - 62).

Question - D.4: Is the portable space heating provided within the common areas regarded as adequate and safe? No

Comment: The portable space heating provided within the common areas is not considered adequate and safe. The oil filled radiator in use with the management office did not pose a risk, however, the use of the electric fan heater by on site cleaning staff within the electrical riser cupboard was not regarded as adequate and safe - See A5.

E. Cooking

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

Comment: No common cooking facilities are provided in the premises. Some basic appliances for heating/warming food/drink were located within the management office (kettle, toaster, microwave).

F. Lightning

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

Comment: A lightning protection system was not seen but is presumed to be provided due to the height of the building.

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition? Yes

Comment: See F1.

G. House-Keeping

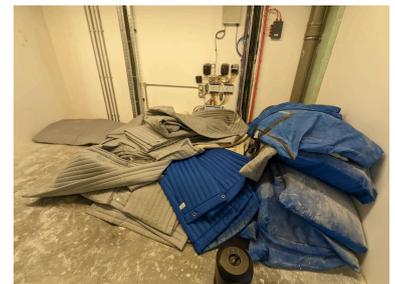
Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles? Yes

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: A sample of electrical intake/meter cupboards were inspected and combustible items were noted close to an ignition source/ electrical equipment. A large quantity of passenger lift protection sheets were being stored within the 2nd floor electrical meter cupboard (lift lobby of Avery Court 1 - 62); contractor equipment/refuse was being stored within the 1st floor electrical intake/meter cupboard (opposite Flat 9). 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: 844107

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

Comment: There were combustible items or waste materials in the escape routes: A refuse bin was located within the ground floor entrance of Avery Court 1 - 62; bunting/decorations were hung outside the entrance door to the Fountain Montessori Creche (1st floor - Avery Court 1 - 62). The previous recommendation has been approved however; combustibles are still being stored in escape routes. Management should reinforce the policy

Recommendation: Management should inform the Fountain Montessori Creche that combustible materials must not be stored within the common areas (including bunting/decorations) and these items should be removed. A programme of regular checks should be put in place to ensure that the common area is kept clear.



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 844108

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. (N.B. - At the time of my inspection contractors were on site carrying out renovations/remedial works within the property and floor protection was being used within some common areas. This was adequately secured/taped to the floor so as not to pose a trip hazard).

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 storage of combustible items. The previous recommendation has been approved however; combustibles are still being stored on the private balconies. Management should reinforce the policy

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

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?

No

Comment: No dangerous substances 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: Some doors along the escape routes are fitted with locks which require the use of a key to open them and may not be suitable for means of escape - the door along the link balcony leading into the 3rd floor lift lobby of 1 - 62 Avery Court; the 2 doors on the 5th floor (106 - 140 Avery Court) which lead from the external balcony approach of Flats 138 & 139 into the main building.	

Recommendation: The locking devices fitted to the doors along escape routes (as noted) should be removed or replaced with locks which can be easily opened without the use of a key.			
Priority: A	Known Quantity: 3	Potential Quantity: 3	Action ID: 844109



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

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: Management confirmed that the access control system fails safe (i.e. releases) if the power supply is interrupted and a number of doors have green break-glass points fitted which override the access control systems.	

Question - K.8: Do final exits open in the direction of escape where necessary?	No
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Comment: The final exit doors open inwards. This is not considered satisfactory as it will potentially be used by more than 60 people (temporary simultaneous evacuation strategy in place). Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved, however it is apparent from this Assessment this is not the case.

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
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Comment: Travel distances appears to be in line with that allowed in 'LGA Fire Safety in Purpose Built Blocks of Flats' guidance (58.24 - Flats served by a single escape stairway and 58.27 - Flats with more than one escape stairway). The travel distance between the flat entrance door and the door to a lobby or stairway is acceptable (less than 7.5m with a single direction of travel and less than 30m for flats with more than one escape route).

Question - K.10: Are the precautions for all inner rooms suitable?	Yes
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Comment: There are suitable precautions for all inner rooms within the management office (AFD located within the access room and will be heard/sound within the inner room).

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
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Comment: Alternative escape routes are adequately separated by fire-resisting construction and fire doors where required.

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
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Comment: Corridors are provided with smoke control doors where required.

Question - K.13: Do escape routes lead to a place of safety?	Yes
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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
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Comment: The stairs and/or lobbies are provided with permanent or manually operated ventilation openings for the control of smoke. Manually openable windows are provided within the flat lobbies located on the 1st, 2nd, 3rd and 4th floors within 1 - 62 Avery Court. Manually openable doors (leading to the central courtyard) are also provided at first-floor level of all blocks. Stairs and lobbies are also 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: There is no AOV located at the head of the stairwell (adjacent to Flat 101) which is required. The other parts of the block are provided with an adequate automatic smoke ventilation system comprising external window/roof vent AOVs within the flats lobbies and AOVs at the head of the stairs controlled by smoke detection within the flats lobbies/stairwells. The system has manual override facilities provided throughout the building. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.

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

Comment: The Network Homes fire action notice displayed in the property includes a contact reference for tenants to contact Network Homes if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was also information noted within the noticeboards stating that an 'ability to self evacuate survey' was carried out to identify any vulnerable residents who may require assistance whilst a temporary simultaneous evacuation strategy is in place and notices ask residents to notify the liaison team if they require assistance with their means of escape. An evac chair was noted at the top of the stairwell (5th floor adjacent to Flat 101) for a disabled resident who was living within Flat 102, however, management confirmed that this resident has since moved out of the property. No other 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: The head of the stairs by Flat 101 is not provided with an adequate automatic or remotely operated smoke ventilation system. Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

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? Temporary Simultaneous Evacuation

Comment: Management has put in place a temporary Simultaneous Evacuation strategy (in line with the recommendations in the NFCC "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats" Guide) whilst defects within the building are resolved. This includes a 'waking watch' service.

Question - K.20: Is the current evacuation strategy for the property considered appropriate? No

Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with NFCC guidance) to implement it. Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved, however it is apparent from this Assessment this is not the case.

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

Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with NFCC guidance) to implement it.

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: All flat entrance doors appear to be FD30(S) timber fire doors except for the flat entrance doors to Flat(s) 138 & 139 which have metal-framed, glazed entrance doors (From limited visual inspection; some certification seen; adequacy of installation not confirmed). N.B. - The entrance doors to Flats 138 and 139 are located on an external open balcony with bi-directional escape routes available. These are not located on a passing escape route for other residents & are therefore considered acceptable)

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 entrance door to Flat 66 has an excessive threshold gap (12mm) noted under the door which will not resist the passage of cold smoke.

Recommendation: The flat entrance door noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 3mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.



Priority: C Known Quantity: 1 Potential Quantity: 1 Action ID: 844110

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 except for the flat entrance doors to Flats 138 & 139 which are accessed externally via the 5th floor open balcony and are not required to be fire resisting (do not pose a passing risk to residents).

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

Comment: There are no fanlights over the flat entrance doors in this property.

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

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

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

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. The self closing mechanism fitted to the flat entrance door to Flat 5 (sampled flat) was damaged/ disconnected from the door. The self closing mechanism fitted to the flat entrance door to Flat 87 requires adjustment as the door slams shut (which may lead to damaged to the door/frame). All other flat entrance doors sampled at the time of my inspection were fitted with adequate self closing mechanisms (Flats 7, 67, 83, 84, 110, 111, 115, 121 & 130). No access to other flats.

Recommendation: An effective self-closing device should be fitted to the flat entrance door to Flat 5 as noted.



Priority: A

Known Quantity: 1

Potential Quantity: 1

Action ID: 844111

Recommendation: The self-closing device fitted to the flat entrance door to Flat 87 as noted should be repaired or adjusted to ensure the door closes fully from all angles and does not slam shut.



Priority: A

Known Quantity: 1

Potential Quantity: 1

Action ID: 844112

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 noted to sampled Flats 5, 7, 67, 83, 84, 87, 110, 111, 115, 121 & 130. 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 this property. Communal letterboxes are provided at ground floor access level.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	No
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Comment: Firestopping was missing or inadequate around the door frame of Flat 34.

Recommendation: Adequate firestopping should be provided/replaced around the door frame of Flat 34 as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.				
<table border="1"> <tr> <td>Priority: B</td> <td>Known Quantity: 1</td> <td>Potential Quantity: 1</td> <td>Action ID: 844128</td> </tr> </table>		Priority: B	Known Quantity: 1	Potential Quantity: 1
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 844128	

Question - L.10: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]	Yes
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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
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Comment: All common area fire doors and/or frames appear to be appropriately FD30/FD60 fire rated (N.B. - From limited visual inspection; some certification 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

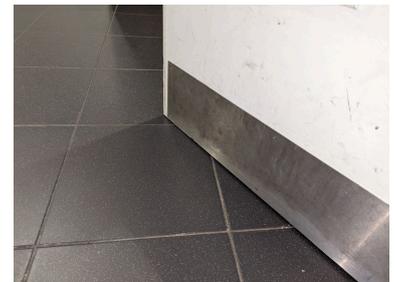
Comment: The following issues were noted to common area fire doors: - Excessive perimeter and/or threshold gaps were noted to a large number of common area fire doors throughout the building including stairwell doors, electrical riser cupboard doors, cross corridor doors, etc. It was evident at the time of my inspection that the issues identified within the previous report had not been rectified and additional issues were also noted. Management confirmed that they were aware the issues noted and that a full fire door survey is being carried out to identify/rectify all defects to common area fire doors. - The management office door (mezzanine level within 1-62 Avery Court) did not fully self close into the frame as the base of the door become wedged open on the tiled floor. - The 3rd floor stairwell door (106 - 140 Avery Court) was misaligned with the frame and could not close flush into the frame.

Recommendation: Management to ensure that a full fire door survey is carried out by an FDIS consultant on the common area fire doors throughout the building in order to identify/rectify all defects.



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 844113

Recommendation: Minor joinery repairs are required to the door/frame as noted - The management office door (mezzanine level within 1-62 Avery Court) should be trimmed/adjusted so that the base of the door does not become wedged on the flooring and the door is able to fully self close into the frame.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 844125

Recommendation: Minor joinery repairs are required to the doors/frames as noted - The 3rd floor stairwell door (106 - 140 Avery Court) requires repair/adjustment so that the door can be closed flush into the frame.



Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 844126

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

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

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? Not Applicable

Comment: There are no fanlights/side panels to common area fire doors in this property.

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	No
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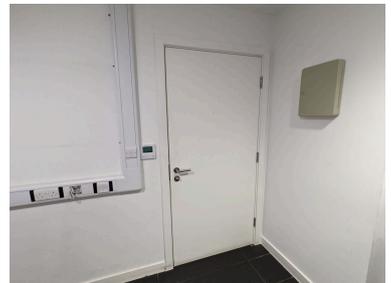
Comment: Not all common area fire doors are fitted with adequate self-closing devices where required - The self closing mechanisms fitted to the cross corridor doors adjacent to Flats 13, 66, 72, 91 and 113 as well as the stairwell doors adjacent to Flats 68, 92, 101 and 137 do not fully self close the doors into the frames. - There were no self closing mechanisms fitted to the 2 x common area fire doors within the management office. Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

Recommendation: The self-closing devices should be repaired or effective self-closing devices should be fitted to the doors as noted (cross corridor doors adjacent to Flats 72, 91 and 113 as well as the stairwell doors adjacent to Flats 68, 92, 101 and 137) N.B. - The action from the previous report covered the cross corridor doors adjacent to Flats 13 and 66 and this has been marked as 'unresolved'.



Priority: A	Known Quantity: 7	Potential Quantity: 7	Action ID: 844114
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Recommendation: An effective self-closing device should be fitted to the 2 x common area doors within the management office as noted. 'Fire door keep shut' signage should also be fitted.



Priority: A	Known Quantity: 2	Potential Quantity: 2	Action ID: 844129
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Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?

No

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for: - Some common area fire doors are fitted with intumescent strips only (no cold smoke seals) - Stairwell doors on the 1st, 2nd, 3rd, 4th and 6th floors (1-62 Avery Court), doors to flat lobbies on the 1st, 2nd, 3rd and 4th floors (1 - 62 Avery Court), electrical intake/meter cupboard doors on the 2nd and 3rd floors (1-62 Avery Court), stairwell door on the 4th floor (adjacent to Flat 133), leading edges of the double doorsets to the balcony/atrium on the 2nd, 3rd and 4th floors (63 - 105 Avery Court). - There was a small section of intumescent strip/cold smoke seal missing from the cross corridor door adjacent to Flat 13. - The cold smoke seal was missing/damaged to the top of the door frame to the 2nd floor double doorset to the balcony/atrium (63 - 105 Avery Court) and the cross corridor door adjacent to Flat 135. Management confirms via the Riskhub Client Portal that the previous recommendations are Assigned so these have been marked as Unresolved

Recommendation: The common area fire doors as noted (1st floor stairwell door (1-62 Avery Court), leading edge of the 2nd floor double doors to the balcony/atrium (63 - 105 Avery Court), 2nd and 3rd floor electrical intake/meter cupboards (1-62 Avery Court), 4th floor stairwell door adjacent to Flat 133) , which have intumescent strips but no cold smoke seals should have replacement combined intumescent strips and smoke seals fitted. (N.B. - An action was raised within the previous report to cover the majority of issues noted at the time of my inspection, however, an additional action has been raised here which covers issues that had not been previously raised).

Priority: C

Known Quantity: 5

Potential Quantity: 5

Action ID: 844115



Recommendation: The damaged/missing cold smoke seals should be replaced on the doors or frames as noted (top of the door frame to the 2nd floor double doorset to the balcony/atrium (63 - 105 Avery Court) and the cross corridor door adjacent to Flat 135). The strips and seals to all edges should be replaced to ensure that compatibility is maintained.

Priority: C

Known Quantity: 2

Potential Quantity: 2

Action ID: 844116



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

Comment: Other common area fire door issues noted at the time of inspection include - - The stairwell door on the 5th floor (63-105 Avery Court) was noted being wedged open or otherwise obstructed at the time of inspection. There were contractors on carrying out work on the 5th floor, however, doors must not be wedged open. The wedges/obstructions were removed by or for the assessor at the time of inspection. - There were screws missing from the door hinges to some common area fire doors (3rd floor stairwell door (1-62 Avery Court) and the cross corridor door adjacent to Flat 13). - The door handle was missing from the 1st floor stairwell door (63 - 105 Avery Court - adjacent to the lift). As a result residents would not be able to access the protected stairwell (leading to the final exit) from the 1st floor landing.

Recommendation: The missing screws should be replaced to the 3rd floor stairwell door (1-62 Avery Court).



Priority: C Known Quantity: 1 Potential Quantity: 1 Action ID: 844117

Recommendation: The missing door handle from the 1st floor stairwell door (63 - 105 Avery Court - adjacent to the lift) should be replaced.

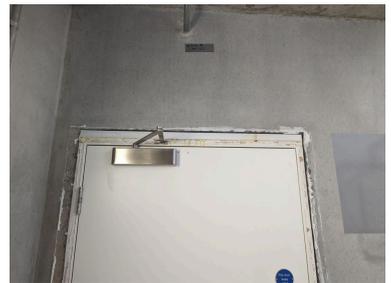


Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 844131

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

Comment: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- 5th floor stairwell door (adjacent to Flat 140). Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved

Recommendation: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 844127

N. Emergency Lighting

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

Comment: Emergency lighting is provided to the common areas of the premises.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	No
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Comment: Some of the emergency lighting units did not appear to have a visible charging indicator. A number of defects have also been noted within the monthly testing records of the emergency lighting system.

Recommendation: The defects noted to the emergency lighting system should be repaired.				No image available
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 844118	

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	Yes
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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
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Comment: There are suitable Fire Action Notice(s) indicating the recommended temporary simultaneous evacuation strategy, displayed within the common area(s) of the building.

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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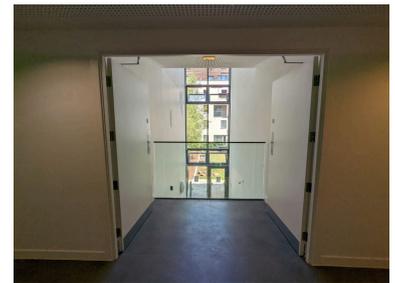
Comment: Fire door signage is not considered adequate: - Some common area fire doors which are fitted with magnetic hold open devices are also fitted with with inappropriate 'fire door keep shut' signage. These signs should be replaced with the appropriate 'Automatic fire door keep clear' signage: lobby door leading to Flats 16-18, lobby door leading to Flats 19-20, lobby door leading to Flats 21-23, lobby door leading to Flats 24-25, lobby door leading to Flats 39-41, lobby door leading to Flats 42-43, cross corridor door adjacent to Flat 57, cross corridor door adjacent to Flat 104 and the 2nd floor double doors leading to the balcony/atrium (63 - 105 Avery Court). - All electrical intake/meter cupboards throughout the building were fitted with 'fire door keep shut' signage, however, these should be replaced with 'fire door keep locked shut' signage. - An 'automatic fire door keep clear' sign was fitted to the management office door, however, there is no hold open device fitted to the door and this should be replaced with a 'fire door keep shut' sign. Management confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

Recommendation: Replace the incorrect 'fire door keep shut' signage with 'Fire door keep locked' signage to all electrical intake/meter cupboards as noted.



Priority: C	Known Quantity: 16	Potential Quantity: 16	Action ID: 844119
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Recommendation: 'Automatic fire door keep clear' signs should be provided to the 2nd floor double doors leading to the balcony/atrium (63-105 Avery Court) as noted.



Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 844120
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Question - O.3: If required, is directional/exit signage adequate?	No
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Comment: Directional and exit signage is not considered adequate: - There is no directional/exit signage located within the enclosed central courtyard. This forms part of the means of escape from the property and a number of doors from each block discharge into this central courtyard with no clear exit route signed for residents. Directional/exit signage is required to direct residents to the doorway of 1-62 Avery Court where the means of escape continues onwards to the ground floor final exit of this block. - The directional signage located on the 1st, 2nd, 3rd and 4th floors within 1-62 Avery Court is unclear. There are illuminated fire exit signs fitted to the ceilings within the flat lobbies, however, due to the fact that the signs are 2 sided and visible from within the lift lobbies they could cause confusion and lead residents in the wrong direction (into the flat lobby where there is no exit route rather than down the stairwell accessed off of the lift lobby). - There is no final exit signage located above the stairwell door on the 1st floor (within 1-62 Avery Court) this is required to direct residents down the stairwell to the ground floor and final exit.

Recommendation: Provide adequate exit and/or directional signage as noted.



Priority: B	Known Quantity: 3	Potential Quantity: 3	Action ID: 844121
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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: Other fire safety signs issues noted include: - The 'push to open' signage is faded/missing from the push pads fitted to stairwell doors throughout the building. This signage is required to illustrate how to open these doors fitted along the means of escape.

Recommendation: Provide 'Push to open' signage to the push pads fitted to the stairwell doors in all blocks.



Priority: C Known Quantity: 24 Potential Quantity: 24 Action ID: 844124

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 Grade A automatic fire detection/alarm system within the common areas of the building comprising of a fire alarm panel (located within the management office), smoke detectors and manual call points. It could not be confirmed by visual inspection whether combined detector heads/sounders were installed. Management confirmed that the common detection system would actuate AOVs/ electromagnetic hold open devices but were unsure whether an alarm would sound within the common areas, however, this was assumed due to the fact that manual call points had been fitted adjacent to final exits which were linked to the common detection system. Information from the previous report and confirmed as correct by management: As part of the original design for the building, each apartment is provided with its own hard-wired, smoke alarm system. Also, as part of the original design, the common corridors, service areas and other common areas, are provided with a landlord's fire detection system. Neither of these systems has the ability to raise a building-wide alarm to support the temporary simultaneous evacuation strategy. As such, in order to raise a building-wide alarm, a temporary wireless alarm system has been installed. Temporary manual call point stations are provided in three main locations: In the common corridors adjacent to the exits leading into the stairs, In the common corridors mid-way between the exits leading into the stairs and adjacent to the final exits leading to outside at the ground floor. The temporary manual call points are stations from which the alarm can be raised by lifting the cover and pressing a button. Alarm sounder units are provided in the entrance hall of each apartment and in the internal stair of duplex apartments. Tests have been undertaken to ensure that an alarm sounder provided in the hallway achieves a sound pressure level measured at the doorway of each bedroom, with the door open, of at least 85 dB(A), as recommended by the relevant British Standard (BS 5839-6). Upon activation of a temporary manual call point in a common corridor or at the final exit, the alarm will, therefore, be raised in all common corridors as well as inside all of the flats within the block.

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition? Yes

Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out). The temporary common alarm system installed to support the temporary simultaneous evacuation strategy is checked on a weekly basis by the on site waking watch staff and was confirmed as being in good working order (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: Information from the previous report and confirmed as correct by management: As part of the original design for the building, each apartment is provided with its own hard-wired, smoke alarm system. Also, as part of the original design, the common corridors, service areas and other common areas, are provided with a landlord's fire detection system. Neither of these systems has the ability to raise a building-wide alarm to support the temporary simultaneous evacuation strategy. As such, in order to raise a building-wide alarm, a temporary wireless alarm system has been installed. Temporary manual call point stations are provided in three main locations: In the common corridors adjacent to the exits leading into the stairs, In the common corridors mid-way between the exits leading into the stairs and adjacent to the final exits leading to outside at the ground floor. The temporary manual call points are stations from which the alarm can be raised by lifting the cover and pressing a button. Alarm sounder units are provided in the entrance hall of each apartment and in the internal stair of duplex apartments. Tests have been undertaken to ensure that an alarm sounder provided in the hallway achieves a sound pressure level measured at the doorway of each bedroom, with the door open, of at least 85 dB(A), as recommended by the relevant British Standard (BS 5839-6). Upon activation of a temporary manual call point in a common corridor or at the final exit, the alarm will, therefore, be raised in all common corridors as well as inside all of the flats within the block.

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)	No
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Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme: No suitable Grade D smoke alarm was noted in the entrance hallway of Flat 83. The wiring appears to be present, however, the Grade D alarm has been removed (N.B. - The flat is currently vacant whilst maintenance work is carried out within the flat to resolve a water ingress/damp issue); The Grade D smoke alarm fitted in the entrance hallway of Flat 7 is not securely fixed to the ceiling and some cables/wiring appear to be disconnected; Grade D smoke alarms were noted within the entrance hallways of sampled Flats 5, 67, 84, 87, 110, 111, 115, 1221 & 130); No access to other flats.

Recommendation: A Grade D1 LD2 smoke alarm system to BS 5839-6:2019 should be installed in Flat 83 as noted.



Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 844122
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Recommendation: The Grade D smoke alarm fitted within the entrance hallway of Flat 7 should be secured to the ceiling and checked to ensure that it is operable by a suitably qualified alarm engineer.



Priority: Man1	Known Quantity: 1	Potential Quantity: 1	Action ID: 844123
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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
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Comment: Remote fire alarm system monitoring is not a requirement for this property type and occupancy - building is staffed 24/7 and alarm panel monitored.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1] No

Comment: Other detection and alarm system issues noted at the time of inspection include - detector heads were covered over where within the 1st floor corridor where firestopping/remedial works were being carried out. Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved, however it is apparent from this Assessment this is not the case.

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2] Yes

Comment: There were no other fire detection/alarm system issues noted at the time of inspection.

Q. Limiting Fire Spread

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

Comment: The premises is a purpose-built block, however, issues have been noted regarding inadequate compartmentation and unsuitable cladding installed to the exterior face of the building. As a result, remediation works are ongoing and a temporary simultaneous evacuation procedure is in place.

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: From sample inspection of voids above suspended ceilings and behind casings within the communal areas, 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 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
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Comment: The electrical intake/meter cupboards sampled at the time of my inspection appear to be adequately fire-resisting and fire stopped. (N.B. - It was assumed that the mains electrical intake cupboard was located within the car park area (basement level) which does not form part of this report - See Z2).

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
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Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)	Yes
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Comment: There were ventilation grills noted underneath services hatches located within the residential corridors. Management confirmed that there was adequate firestopping within these areas and that a programme was in progress to replace these grills with intumescent grills.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification)	Yes
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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 Known
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Comment: There were no labels seen on the soft furnishings sampled in the management office. Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved, however it is apparent from this Assessment this is not the case.

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable
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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
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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
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Comment: There were no other fire spread/compartmentation issues noted at the time of inspection. The fifth/sixth floor of the building is provided with close boarded timber cladding to the external elevations. Flats 138 and 139 are located on an external balcony and the bi-directional passing escape route along the balcony is via the timber cladding vertical walls. Information from the previous report stated that management have confirmed that the surface lining is Class 0 and considered appropriate.

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) Yes

Comment: Portable extinguishers are not provided in the common areas of this building and are not required given the use and occupancy type. Extinguishers were noted within some electrical intake/meter cupboards sampled at the time of my inspection as follows: 1 x CO2 extinguisher, 1 x foam extinguisher and 1 x dry powder extinguisher located within the electrical intake/meter cupboard opposite Flat 9; 1 x water extinguisher and 1 x dry powder extinguisher located within the electrical intake/meter cupboard opposite Flat 136. No other extinguishers were noted within the sampled electrical intake/meter cupboards. Management confirmed that there is no policy in place to provide fire extinguishers within staff/plant rooms within the building and that these extinguishers are believed to have been left here by contractors carrying out remedial works within the building - See R2.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy? No

Comment: The provision of portable fire extinguishers is not considered appropriate in these premises. Management confirmed that there is no policy in place to provide fire extinguishers within staff/plant rooms within the building and that these extinguishers are believed to have been left here by contractors carrying out remedial works within the building. These extinguishers are not appropriate for the risks associated in these rooms and they have not been regularly serviced/maintained.

Recommendation: The fire extinguishers and associated signage should be removed from the electrical intake/meter cupboards as noted (Extinguishers located within the electrical intake/meter cupboard opposite Flat 9 and the electrical intake/meter cupboard opposite Flat 136) as management confirmed that there is no policy in place to provide fire extinguishers within staff/plant rooms within the building and that these extinguishers are believed to have been left here by contractors carrying out remedial works within the building (extinguishers are not appropriate for the risks associated in these rooms and they have not been regularly serviced/maintained) - Estimated number of extinguishers to remove is 5



Priority: C Known Quantity: 5 Potential Quantity: 5 Action ID: 844130

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)? No

Comment: The type, number or location of portable fire extinguishers is not considered adequate. The water, foam and dry powder extinguishers located within the sampled electrical intake/meter cupboards are not suitable for these locations and should be removed - See R2.

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible? Yes

Comment: See R2.

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-rising mains are provided. Dry riser inlets located adjacent to the main entrance doors to each block (1-62 Avery Court / 63 - 105 Avery Court / 106 - 140 Avery Court), with dry riser outlets located within the protected stairwells.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) Yes

Comment: The building is provided with a lift used for fire safety purposes:- There are two fire-fighting lifts provided (1 located within 1-62 Avery Court entrance and 1 located within 63 - 105 Avery Court entrance.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.) Yes

Comment: The building is provided with apparatus for the evacuation of people with disabilities: An evac chair is located at the top of the stairwell (5th floor) of 63 - 105 Avery Court (Adjacent to Flat 101) and was provided to assist a disabled resident with Flat 102. Management have confirmed that the resident has now move out of the property and there are no other residents identified as requiring assistance in the event of an emergency evacuation.

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) Yes

Comment: The following relevant fire safety system/equipment was installed: - There are designated disabled persons refuge area(s) with Emergency Voice Communication Systems provided within the basement level of the protected stairwells and also adjacent to the management office located on the mezzanine level (N.B. - The EVCS system was showing a fault at the control panel within the management office). - Electromagnetic hold open devices are installed throughout the building and are fitted to a number of common area fire doors (e.g. cross corridor doors).

Question - S.8: Is any other relevant fire safety system or equipment installed? [2] (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: General needs, purpose built block of flats over 5 storeys.	
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: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. The building is staffed 24/7 (1 x security/concierge staff and 3/4 waking watch staff patrolling the building) who will call the fire service in the event of a fire.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: The assembly points identified are considered suitable. The assembly point are the lawns to the front of the Asda store on Edgware Road.	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Yes
Comment: Management confirmed that Network Homes have written to all residents to identify anyone who is vulnerable and who may need assistance to evacuate in the event of fire. Notices were also present within the common areas asking that any residents who may require assistance in an emergency evacuation to notify the resident liaison team. Management confirmed that there were currently no residents who have stated that they require assistance in an emergency evacuation.	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
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Comment: Not applicable to these premises at the time of this assessment - The fire extinguishers noted within the sampled electrical intake/ meter cupboards have been recommended for removal in R2.

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Yes
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Comment: From information received on-site, it would appear that the waking watch staff have been nominated to assist with evacuation in the event of a fire.

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
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Comment: Management advises that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out.

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
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Comment: Management advises that routine in-house fire safety checks are being carried out by on site security/waking watch staff.

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

U. Training and Drills

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
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Comment: Not applicable to these premises at the time of this assessment - The fire extinguishers noted within the sampled electrical intake/ meter cupboards have been recommended for removal in R2.

Question - U.2: Are the staff nominated to assist with evacuations, in event of fire, given appropriate additional training?	Yes
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Comment: Management advises that the waking watch staff are nominated to help with fire evacuations and have receive appropriate additional training.

Question - U.4: Are fire drills carried out at appropriate intervals?	Yes
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Comment: Management advises that fire evacuation drills take place solely for the purpose of testing the actions of evacuation management and waking watch members (residents are not included as part of these drills as per the NFCC guidance).

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 the BS5839 communal fire detection/AOV system is regularly tested/serviced. Management also confirmed that the temporary communal alarm system installed to support the temporary simultaneous evacuation strategy is tested regularly by the waking watch staff and records kept.

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.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	No
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Comment: From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. Last service date noted on the CO2 extinguisher was:- 07/2020. The extinguishers have been recommended for removal - See R2.

Question - V.4: Are fire mains inspected, 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.5: Is the lightning protection system inspected and tested 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.

Question - V.7: Is the smoke control system inspected, 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.8: Are access control systems 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.

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Yes
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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.

Question - V.13: Are the disabled evacuation aids regularly inspected, tested and serviced? Yes

Comment: Management confirmed that inspection and testing of the evac chair system/equipment are in accordance with the appropriate guidance and records of checks are kept.

Question - V.14: Is the fire safety system or equipment detailed in S.7 inspected, tested and serviced in accordance with relevant guidance? [1] Yes

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

W. Records

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

Comment: 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? Yes

Comment: Management advises that fire evacuation drills take place solely for the purpose of testing the actions of evacuation management and waking watch members (residents are not included as part of these drills as per the NFCC guidance). Records of drills are kept.

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system? Yes

Comment: Management advises that records of training are held on a central database.

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system? Yes

Comment: Management confirmed that appropriate records are held.

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 and management confirmed that records of testing of the temporary communal alarm system are made.

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.8: Are fire mains inspections, tests and services recorded? Yes

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?

Yes

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

Question - W.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.

Question - W.12: Are the access control system inspections, tests and servicing recorded?

Yes

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

Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded?

Yes

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

Question - W.17: Are inspections, tests and servicing of the disabled evacuation aids recorded?

Yes

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

Question - W.18: Are records kept of the inspections, tests and servicing of other relevant system/equipment as noted in question S.7? [1]

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 significant 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: Management confirms via the Riskhub Client Portal that there is a documented protocol in place for the coordination of fire safety arrangements and management, including the sharing of relevant fire safety information such as this fire risk assessment. The previous recommendation has been Approved

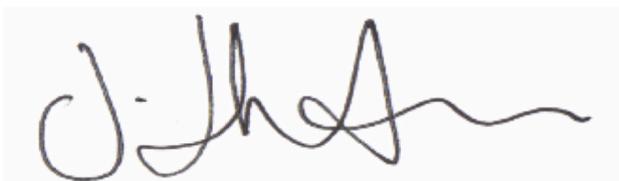
BAFE Certificate

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: 1-140 Avery Court 40, 41 & 45 Capitol Way London NW9 0AU
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: 28/06/2022
Part 6	Recommended date for reassessment of the premises: 28/06/2023
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

28/06/2022

