Fire Risk Assessment

Property assessed:	1-28 Blanche Court Rectory Park Avenue Southall UB5 6HG
Client:	Network Homes Group
UPRN:	BLAN0000-1
Property Classification:	Level 1
Document Print Date:	01/08/2022

FRA Inspection Date:	14/07/2022
FRA Issued to Client:	31/07/2022
FRA valid to:	31/07/2023
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Group
Assessment Completed by	Andrew Moore
Assessment Checked by	John Herbison
Date of inspection	14/07/2022
Date of Assessment Issue to Client	31/07/2022

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	31/07/2023

1.2 Recommendation Summary

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

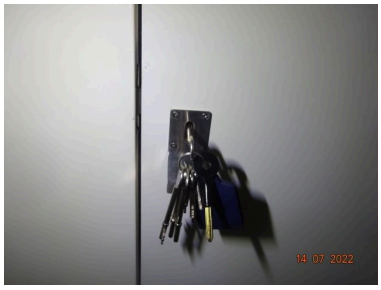
Note: See section 3.4 for the timescales associated with each priority in the table above.

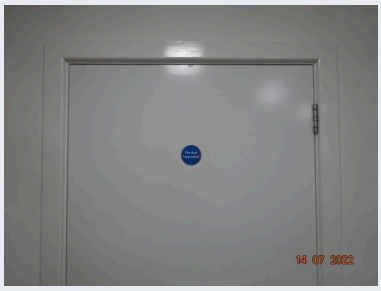
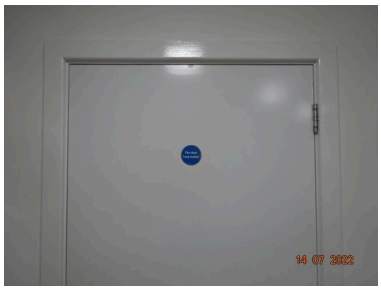
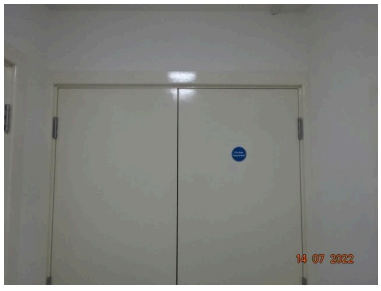
1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	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. No information was provided to suggest that identified defects have been resolved.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	M.7	Comment: No suitable locking device was provided to the fifth floor electrical services riser cupboard. The door was found to be open at the time of the assessment. The assessor attempted to lock shut the door but the lock appeared to be misaligned.		
Section	Common Area Fire Doors			
Action ID	869828			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should ensure that all common area cupboard/riser doors are kept locked when not in use. The locking mechanism to the fifth floor electrical services cupboard should be re-installed/ adjusted to ensure the deadbolt fully engages.		
Priority	Man1	Due Date: 31/08/2022	Client Status: Unassigned	
Question	P.9	Comment: Other detection and alarm system issues noted at the time of inspection include use of 'Delayed Active'. It would appear that the common alarm system is set to a delayed response. This would generally be set if an evacuation manager/waking watch is present to investigate a fire prior to full actuation/evacuation.		
Section	Means of Giving Warning in Case of Fire			
Action ID	869835			
Quantity - Known - Potential	 1 1	Recommendation: Management should confirm/ensure that the fire alarm and detection system is set for instant evacuation from all areas/zones of the premises.		
Priority	Man1	Due Date: 31/08/2022	Client Status: Unassigned	
Question	Q.13	Comment: The height of the building is estimated to be approximately 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. The building has a brick face external wall construction. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance. It is understood, a temporary simultaneous evacuation strategy was put in place to mitigate for identified issues to do with cavity barriers. No further information was available. Unknown if brick slip or full brick construction.		
Section	Limiting Fire Spread			
Action ID	869836			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm that the external wall cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.		
Priority	Man1	Due Date: 31/08/2022	Client Status: Unassigned	

Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for the ground floor lift lobby fire door which has a missing intumescent strip and smoke seal at the upper opening side of the door frame. Previous recommendation no longer considered appropriate. Marked as superseded with additional recommendation. No access to the cleaners cupboard located in the ground floor central lobby due to a non-standard key lock fitted and no key made available at the time of the assessment.	
Section	Common Area Fire Doors		
Action ID	869833		
Quantity - Known - Potential	 0 1	Recommendation: The locked cleaners cupboard door as noted should be checked to confirm that adequate intumescent strips and smoke seals are fitted.	
Priority	Man2	Due Date: 31/10/2022	Client Status: Unassigned
Question	Q.3	Comment: From sample inspection, services risers/ cupboards appear to be adequately fire-resisting and firestopped. No access to the cleaners cupboard located in the ground floor central lobby due to a non-standard key lock fitted and no key was made available at the time of the assessment.	
Section	Limiting Fire Spread		
Action ID	869832		
Quantity - Known - Potential	 0 1	Recommendation: Management should check within the cleaners cupboard as noted to confirm that it is appropriately enclosed with fire resisting construction and adequately fire-stopped.	
Priority	Man2	Due Date: 31/10/2022	Client Status: Unassigned
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for the ground floor lift lobby fire door which has a missing intumescent strip and smoke seal at the upper opening side of the door frame. Previous recommendation no longer considered appropriate. Marked as superseded with additional recommendation. No access to the cleaners cupboard located in the ground floor central lobby due to a non-standard key lock fitted and no key made available at the time of the assessment.	
Section	Common Area Fire Doors		
Action ID	869827		
Quantity - Known - Potential	 1 1	Recommendation: The missing intumescent strip and cold smoke seal should be replaced on the ground floor lift lobby partition door frame. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.	
Priority	C	Due Date: 31/01/2024	Client Status: Unassigned
Question	O.2	Comment: Fire door signage is not considered adequate. 'Fire Door Keep Shut' notices are missing from the ground floor partition door to the central lobby, signage required on both sides of the door leaf. 'Fire Door Keep Locked' is missing from the bolted side of the doors to double door service cupboards. Signage required on both door leaves.	
Section	Fire Safety Signs and Notices		
Action ID	869829		
Quantity - Known - Potential	 8 8	Recommendation: Provide 'Fire Door Keep Locked' and/ or 'Fire Door Keep Shut' notices to common area fire doors as required.	
Priority	C	Due Date: 31/01/2024	Client Status: Unassigned

Question	O.5	Comment: Other fire safety signs issues noted include the location of Solar Photovoltaic systems. The location of solar photovoltaic systems, including AC/DC isolation switches should be provided on entry to the building and to the door leaf where equipment is located.	
Section	Fire Safety Signs and Notices		
Action ID	869831		
Quantity - Known - Potential	 1 1	Recommendation: Identification signage should be provided to the solar photovoltaic system as noted.	
Priority	C	Due Date: 31/01/2024	Client Status: Unassigned
Question	O.4	Comment: Building Regulations Approved Document B1 2019 now requires the provision of wayfinding and flat indicator signage for the fire service in blocks of flats with a top storey over 11m from ground level. This is not a retrospective requirement but consideration should be given to providing compliant signage/confirming the suitability of existing signage when refurbishment is next planned.	
Section	Fire Safety Signs and Notices		
Action ID	869830		
Quantity - Known - Potential	 1 1	Recommendation: Management should provide wayfinding and flat indicator signage for the fire service in accordance with paragraphs 15.13 to 15.16 of ADB1 2019 (or confirm that the existing signage is adequate) when refurbishment is next planned.	
Priority	R	Due Date: N/A	Client Status: Unassigned
Question	X.1	Comment: Surface mounted wiring systems contained within plastic trunking were present within the entrance foyer and central lobby area but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse.	
Section	Electrical Services		
Action ID	869834		
Quantity - Known - Potential	 1 1	Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate).	
Priority	R	Due Date: N/A	Client Status: Unassigned

2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo

Question	K.20	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.		
Section	Means of Escape			
Action ID	684185			
Quantity - Known - Potential	 N/A N/A	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.		No image available
Priority	Man2	Due Date: 28/10/2021	Client Status: Approved	
Question	V.9	Comment: The fire service drop key override facility fitted to the internal security door was found to be inoperative. The main entrance door drop key facility operated satisfactorily at time of inspection.		
Section	Testing and Maintenance			
Action ID	394741			
Quantity - Known - Potential	 1 1	Recommendation: The defective Fire Service drop key override switch should be repaired.		
Priority	B	Due Date: 24/02/2021	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	BLAN0000-1
Number Range	1-28
Building Name	Blanche Court
Street Number	
Street	Rectory Park Avenue
City/Town	Southall
Postcode	UB5 6HG
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	6
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	6
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached, purpose-built premises providing twenty eight self-contained dwellings for general needs over six storeys. The main front entrance opens into a small foyer providing access to central lobby. The central lobby area provides access to an accommodation corridor to three flats, a cleaners cupboard and a rear lift carriage lobby with access to a single protected stairway, a single lift & an exit door to the rear of the premises. Within the accommodation corridor there is access to a lobby with four services riser/ cupboards and flats 1-3. On the first floor level, accessed from the rear stairway, there is a central lift carriage lobby providing access to an accommodation lobby to flats 4 & 5 and an accommodation corridor to flats 6-8 with a lobby to gas, water and electrical riser cupboards. The second, third, fourth and fifth floors are similar in design and layout with flats 9/10 & 11-13 on the second floor, flats 14/15 & 16-18 on the third floor, flats 19/20 & 21-23 on the fourth floor and flats 24/25 & 26-28 on the fifth floor. External to the premises is an integral bin store, an integral gas meter/ supply compartment, public pathways and on street parking to the front. At the side of the development there is a secure vehicular/pedestrian gated entrance which provides access to an integral bicycle store and a rear entrance door.
Extent of Common Areas (area assessed)	Entrance hall, lift lobbies, residential lobbies, staircase, service riser cupboards, escape routes internal and external.
Areas of the building to which access was not available.	Not all flats were sampled. Cleaners cupboard.
Total number of Flats/Bedsits/Bedrooms (as applicable)	28
Number accessed off the Common Area	28
Flats/Bedsits/Bedrooms sample inspected	Flats 10,16,19, & 28.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2

Building Layout Information	
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2018
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Unknown if full brick or brick effect slip with cavity
External Wall Finish Type	Brick
Other Construction Information	From information provided there is a shared plant room which is attached to another part of the development.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Staff/contractors only visit occasionally.
Person managing fire safety in the premises	Laura Jones - Fire & Asbestos Contracts Manager.
Person consulted during the FRA	Resident of flats 10,16,19 & 28.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	No staff on site
-Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	No incidents have been informed to or are known by the assessor.
Any other relevant information	The building has a temporary Simultaneous Evacuation strategy due to identified building deficiencies. The extent of remedial actions required is not known by the assessor however is believed to be due to cavity barrier issues. A waking watch service has been stood down following the installation of an automatic fire alarm system which is linked

Other information	
	to an ARC. No other relevant information is known or has been informed to the assessor.

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

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

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

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: Network Homes advises that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). The date recorded on the label for the last inspection is August 2019 and a 5 yearly re-inspection regime was noted.	

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

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

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

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

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
Comment: It is assumed 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 advises that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	

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

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

C. Arson

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

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin/Wheelie bins were stored in an integral bin storage room located at the front of the premises.	

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

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

D. Space Heating

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

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

E. Cooking

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

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	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: A lightning protection system was not seen but is presumed to be provided due to the height of the building.	

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?	Yes
Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.	

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

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

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

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that a policy is in place and has been communicated to residents which covers what can and cannot be stored and used on balconies. This includes policy/ advice on combustible storage, smoking materials and barbecue use.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Network Homes advises 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 advises 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 advises that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.	

I. Dangerous Substances

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

J. Other Significant Hazards

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

General Fire Protection Measures

K. Means of Escape

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

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

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

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

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.	

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems. Secure access systems are fitted to the ground floor main entrance, central lobby and rear entrance doors.	

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: The entrance doors to the premises and central lobby door have a green break-glass point fitted which overrides the access control system.	

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

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in LGA - 'Fire safety in purpose-built blocks of flats' - 2012. There are two/three flats per accommodation lobby/corridor. Flats entrance doors open into unventilated lobbies/corridors and have a shared ventilated lobby to the protected stairway enclosure. Travel distances from a flat entrance door to the ventilated lobby adjacent to the stairway enclosure are within the recommended 7.5 meters.	

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

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

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

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

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The ground floor lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Exit door ventilation and a manually openable window in the rear lift carriage lobby.	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
Comment: The premises is provided with an automatic smoke ventilation system comprising of external window AOVs within the upper storeys lift lobbies and an AOV at the head of the stairs controlled by smoke detection within the lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.	

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

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

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. No information was provided to suggest that identified defects have been resolved.	

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.	

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

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

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
Comment: The fire rated flat entrance doors appear to be in good condition.	

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

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

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

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate self-closer noted to sampled flats 10,16,19 & 28. No access to other flats.	

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and smoke seals) as part of a rolling programme. Adequate strips and seals noted to sample flat 10,16,19 & 28. No access to other flats.	

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

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Common area doors appear to be FD30/60 fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
Comment: All common area fire rated fire doors and frames appear to be in good condition.	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
Comment: All glazing to common area fire doors, where fitted, appears to be appropriately fire rated.	

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

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

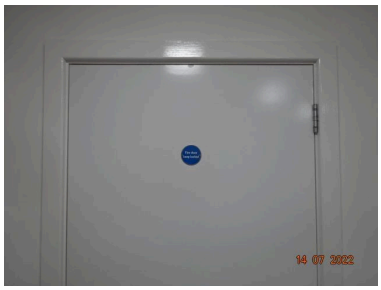
Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	No

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals except for the ground floor lift lobby fire door which has a missing intumescent strip and smoke seal at the upper opening side of the door frame. Previous recommendation no longer considered appropriate. Marked as superseded with additional recommendation. No access to the cleaners cupboard located in the ground floor central lobby due to a non-standard key lock fitted and no key made available at the time of the assessment.

Recommendation: The missing intumescent strip and cold smoke seal should be replaced on the ground floor lift lobby partition door frame. The strips and seals to all edges should be replaced to ensure that compatibility is maintained.

Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 869827

Recommendation: The locked cleaners cupboard door as noted should be checked to confirm that adequate intumescent strips and smoke seals are fitted.

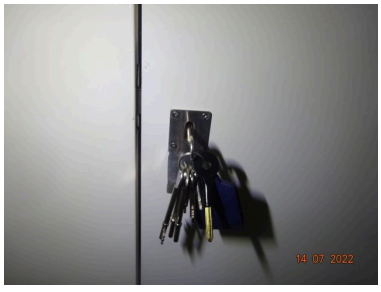


Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 869833

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

Comment: No suitable locking device was provided to the fifth floor electrical services riser cupboard. The door was found to be open at the time of the assessment. The assessor attempted to lock shut the door but the lock appeared to be misaligned.

Recommendation: Management should ensure that all common area cupboard/riser doors are kept locked when not in use. The locking mechanism to the fifth floor electrical services cupboard should be re-installed/adjusted to ensure the deadbolt fully engages.



Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 869828

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

N. Emergency Lighting

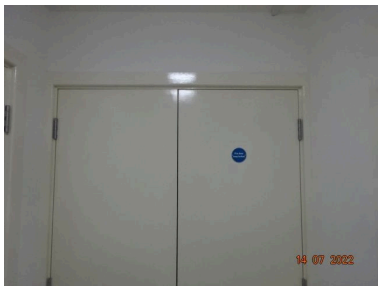
Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	Yes
Comment: Emergency lighting is provided to the common areas of the premises.	

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

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

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
Comment: A suitable Fire Action Notice indicating the temporary Simultaneous Evacuation strategy was displayed within the common area. When identified defects have been rectified and the property reverts to Stay Put the fire action notices will require to be replaced. Until then the temporary Simultaneous Evacuation fire action notice should remain in place.	

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
Comment: Fire door signage is not considered adequate. 'Fire Door Keep Shut' notices are missing from the ground floor partition door to the central lobby, signage required on both sides of the door leaf. 'Fire Door Keep Locked' is missing from the bolted side of the doors to double door service cupboards. Signage required on both door leaves.	
Recommendation: Provide 'Fire Door Keep Locked' and/or 'Fire Door Keep Shut' notices to common area fire doors as required.	

Priority: C	Known Quantity: 8	Potential Quantity: 8	Action ID: 869829

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

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	No
Comment: Building Regulations Approved Document B1 2019 now requires the provision of wayfinding and flat indicator signage for the fire service in blocks of flats with a top storey over 11m from ground level. This is not a retrospective requirement but consideration should be given to providing compliant signage/confirming the suitability of existing signage when refurbishment is next planned.	
Recommendation: Management should provide wayfinding and flat indicator signage for the fire service in accordance with paragraphs 15.13 to 15.16 of ADB1 2019 (or confirm that the existing signage is adequate) when refurbishment is next planned.	
Priority: R | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 869830	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	No
Comment: Other fire safety signs issues noted include the location of Solar Photovoltaic systems. The location of solar photovoltaic systems, including AC/DC isolation switches should be provided on entry to the building and to the door leaf where equipment is located.	
Recommendation: Identification signage should be provided to the solar photovoltaic system as noted.	
Priority: C | Known Quantity: 1 | Potential Quantity: 1 | Action ID: 869831	

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, smoke detectors and sounders. From information provided the system has been installed as part of the temporary Simultaneous Evacuation strategy whilst remedial actions to outstanding construction deficiencies are implemented. The system has been extended into individual flats with a sounder based heat detector & ancillary areas, from sample inspection and zone plan provided. The assessor was also informed the system has been interlinked to the original automatic smoke ventilation system.	

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

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: A temporary 'Simultaneous Evacuation' strategy is currently in place within the building due to identified construction deficiencies and external cladding issues. A suitable fire alarm system to BS5839-1 category L5 to support the temporary 'Simultaneous Evacuation' strategy is currently provided within the building and from sample inspection, the system has been extended into flats in accordance with the NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats', Appendix 2. This will be required to be reviewed following completion of the required construction works.	

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)	Yes
Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme. A Grade D smoke alarm was noted in the entrance hallway and kitchen area of sampled flats 10,16,19 & 28. No access to other flats.	

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	Yes
Comment: The common fire alarm system installed is required to be connected to an alarm receiving centre.	

Question - P.7: Is the property provided with the required systems for remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing/Residential Care Homes)?	Yes
Comment: The common fire alarm system installed is required to be connected to an alarm receiving centre as the Waking Watch services has been stood down following the installation of a common area automatic fire alarm and detection system. From information provided the fire alarm and detection system is monitored 24/7 by an alarm receiving centre.	

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?	Not Applicable
Comment: Independent domestic hard-wired smoke/heat alarm systems within the flats are not required to be 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 use of 'Delayed Active'. It would appear that the common alarm system is set to a delayed response. This would generally be set if an evacuation manager/waking watch is present to investigate a fire prior to full actuation/evacuation.	
Recommendation: Management should confirm/ensure that the fire alarm and detection system is set for instant evacuation from all areas/zones of the premises.	

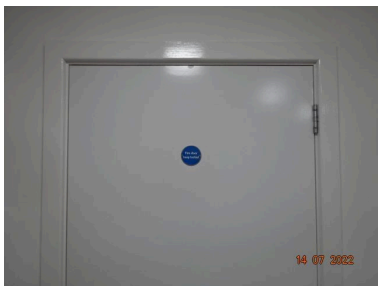
Priority: Man1	Known Quantity: 1	Potential Quantity: 1	Action ID: 869835

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 are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/ or fire-stopped? (consider above suspended ceilings and behind casings)	Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report). It should be noted only 1 sampled void per accommodation lobby/corridor above the suspended ceiling was taken during this type 1 assessment.	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Not Known
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped. No access to the cleaners cupboard located in the ground floor central lobby due to a non-standard key lock fitted and no key was made available at the time of the assessment.	
Recommendation: Management should check within the cleaners cupboard as noted to confirm that it is appropriately enclosed with fire resisting construction and adequately fire-stopped.	

Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 869832

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

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

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

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

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

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).	Not Known

Comment: The height of the building is estimated to be approximately 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. The building has a brick face external wall construction. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance. It is understood, a temporary simultaneous evacuation strategy was put in place to mitigate for identified issues to do with cavity barriers. No further information was available. Unknown if brick slip or full brick construction.

Recommendation: Management should confirm that the external wall cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.

Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 869836

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

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

R. Fire Extinguishing Appliances

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

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

S. Other Fire Safety Systems and Equipment

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

Comment: A drop key override switch facility is provided to the main entrance and central lobby door, however, the switches did not work satisfactorily when tested. See V.9 for recommendation.

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:- A dry riser inlet is located external to the front of the premises and a dry riser outlet is located within each stairway landing.

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

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

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

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

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: An attached, purpose-built, premises providing self-contained dwellings for general needs over six 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 residents are displayed in the Fire Action Notices.	

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

Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: Whilst a generic assembly point is not identified residents are informed to wait outside a safe distance away from the building. This is deemed acceptable by the assessor whilst the temporary Simultaneous Evacuation is in place.	

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: There would appear to be adequate procedures in place for the evacuation of people with disabilities. Refer to K.16.	

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

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	

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

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

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
Comment: Although the building has a temporary Simultaneous Evacuation policy in place, the premises is residential for general needs only. No evacuation drills are considered necessary.	

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

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

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
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
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

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

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance?	No
Comment: Management confirms that the drop key switch is inspected tested and maintained in accordance with relevant guidance. However, the switch did not work satisfactorily when tested.	

W. Records

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

Question - W.2: Are details of fire drills recorded in the log book or digital log book system?	Not Applicable
Comment: Although the building has a temporary Simultaneous Evacuation policy in place, the premises is residential for general needs only. No evacuation drills are considered necessary.	

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system?	Not Applicable
Comment: There are no staff present on-site so fire safety training is not required.	

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system?	Yes
Comment: An programme of Estate Inspections was listed within the entrance foyer. The assessor was informed all routine in-house fire safety checks are recorded in a central database.	

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database, if not on-site.	

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database, if not on-site.	

Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database, if not on-site.	

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

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?	Yes
Comment: Management advises that records of inspection, testing and/or servicing are held in a central database, if not on-site.	

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

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 Known

Comment: Surface mounted wiring systems contained within plastic trunking were present within the entrance foyer and central lobby area but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse.

Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate).

Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 869834

Y. Gas Services

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

Comment: Gas installation meters were provided in an integral permanently vented externally accessed meter room. Mains gas pipework is routed to individual dwellings via a service riser within a protected lobby.

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

Comment: Compartmentation in the externally accessed gas meter compartment was found to be satisfactory. Gas installations within the risers appeared adequately enclosed in fire resisting construction where required.

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

Comment: Gas supply pipework were sufficiently separated from the electrical equipment by fire-resisting construction.

Z. Other Issues

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

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

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Group
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-28 Blanche Court Rectory Park Avenue Southall UB5 6HG
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: 31/07/2022
Part 6	Recommended date for reassessment of the premises: 31/07/2023
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 31/07/2022