

Fire Risk Assessment

Property assessed: 1-8 Barnard House Brenthouse
Road London E9 6QN

Client: Network Homes Ltd

UPRN: BARD0000-1

Property Classification: Level 2

Document Print Date: 20/11/2019



FRA Inspection Date: 25/09/2018
FRA Issued to Client: 23/10/2018
FRA valid to: 23/10/2020
FRA completed by: Savills (UK) Ltd,
33 Margaret Street, London W1G 0JD
T: 020 7409 8737
E: fireriskhousing@savills.com

savills

- 1 Executive Summary
 - 1.1 Compliance and Risk Record
 - 1.2 Recommendation Summary
 - 1.3 Evacuation Strategy
- 2 Action Plan
 - 2.1 Recommendations from this Assessment
- 3 Introduction and Scope
 - 3.1 Limitations
 - 3.2 Legislation
 - 3.3 Risk Level
 - 3.4 Recommendation Priorities
- 4 Property Details
- 5 FRA Questionnaire
- 6 BAFE Certificate

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

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 2
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Dewi Williams
Assessment Checked by	Gareth Fulton
Date of inspection	25/09/2018
Date of Assessment Issue to Client	23/10/2018

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	23/10/2020
-------------------------------	------------

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	2	2
B	0	2	2
C	0	1	1
R	0	0	0
Man1	0	2	1
Man2	0	6	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	Stay Put
Notes	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	G.2	Comment: Combustible items were noted close to an ignition source. Ground floor electrical cupboard was full of combustible waste.	
Section	House-Keeping		
Action ID	86870		
Quantity		Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 23/11/2018	Client Status: Approved
Question	V.5	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	No image available
Section	Testing and Maintenance		
Action ID	86935		
Quantity		Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 23/01/2019	Client Status: Approved
Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	No image available
Section	Testing and Maintenance		
Action ID	86936		
Quantity		Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 23/01/2019	Client Status: Approved
Question	W.7	Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.	No image available
Section	Records		
Action ID	86939		
Quantity		Recommendation: Recommend that records are kept on the database	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 23/01/2019	Client Status: Approved
Question	Q.6	Comment: No safe access was possible to the roof space from the common area as the hatch location was unsuitable for survey ladder use.	No image available
Section	Limiting Fire Spread		
Action ID	86923		
Quantity		Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.	
- Known	0		
- Potential	1		
Priority	Man1	Due Date: 01/12/2019	Client Status: Assigned

Question	L.6	<p>Comment: A sample inspection indicated the self-closing device fitted to sampled Flat 1 Room D had been disabled/disconnected. No access to other flats.</p> <p>Recommendation: An effective self-closing device should be fitted to the door(s) as noted.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	86885		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 01/05/2020	Client Status: Assigned
Question	O.1	<p>Comment: The Fire Action Notices displayed are contradictory indicating different evacuation strategies. A consistent format is required which supports the recommended evacuation strategy.</p> <p>Recommendation: The incorrect/conflicting Fire Action Notice(s) should be replaced with a notice of a consistent format advising of the recommended 'Stay Put' evacuation policy.</p>	
Section	Fire Safety Signs and Notices		
Action ID	91795		
Quantity			
- Known	3		
- Potential	N/A		
Priority	A	Due Date: 01/05/2020	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate. Fire door keep closed on electrical cupboard door ground floor should be replaced with fire door keep locked. Fire door keep shut sign missing on inside lobby doors ground floor and second floors.</p> <p>Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.</p>	
Section	Fire Safety Signs and Notices		
Action ID	86913		
Quantity			
- Known	3		
- Potential	N/A		
Priority	C	Due Date: 23/10/2020	Client Status: Assigned
Question	Q.11	<p>Comment: From a sample inspection within Flat 1 it was noted there were no labels seen on the soft furnishings in the common areas.</p> <p>Recommendation: Management should confirm that the unlabeled soft furnishings in the common areas conform to BS 7176 for medium hazard premises, and if not these should be replaced. Inspection should include Flat 1-8 common areas.</p>	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	86928		
Quantity			
- Known	0		
- Potential	8		
Priority	Man2	Due Date: 01/11/2020	Client Status: Assigned
Question	V.1	<p>Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.</p> <p>Recommendation: Management should confirm/ensure that the Grade D common area fire detection and alarm system is tested weekly and serviced at intervals recommended by the manufacturer and records kept on-site or in a central database.</p>	<p>No image available</p>
Section	Testing and Maintenance		
Action ID	86931		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 01/11/2020	Client Status: Assigned

Question	Z.1	Comment: This report has only taken into account the common stairway and lobbies of the property. No access was gained to individual FMOs (Flats of Multiple Occupancy)		No image available
Section	Other Issues			
Action ID	91884			
Quantity		Recommendation: It is recommended that an individual Fire Risk Assessment is carried out for each FMO.		
- Known	8			
- Potential	N/A			
Priority	Man2	Due Date: 01/11/2020	Client Status: Assigned	
Question	P.3	Comment: The common fire alarm system installed in this general needs purpose built block is incompatible with the recommended Stay Put strategy. There is a single Grade D smoke alarm present on the top floor landing.		
Section	Means of Giving Warning in Case of Fire			
Action ID	86916			
Quantity		Recommendation: The common area fire alarm system should be removed as it is inappropriate in this Purpose Built block which is designed for a Stay Put evacuation strategy.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 01/05/2021	Client Status: Assigned	
Question	P.9	Comment: Other issues relating to detection and alarm systems. include. There is a panic alarm in the common area which has been disconnected.		
Section	Means of Giving Warning in Case of Fire			
Action ID	86921			
Quantity		Recommendation: It is recommended that the disconnected panic alarm in the common area is removed from the building.		
- Known	1			
- Potential	1			
Priority	B	Due Date: 01/05/2021	Client Status: Assigned	

3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in 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 if there is reason to suspect that it is no longer valid there has been a significant change.
Article 11	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, 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 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	24 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	BARD0000-1
Number Range	1-8
Building Name	Barnard House
Street Number	
Street	Brenthouse Road
City/Town	London
Postcode	E9 6QN
Property Designation	General Needs (5 Storeys and under)

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	This building is a four storey purpose built block which contains eight FMOs (flats in multiple occupation) which are accessed two per floor via lobby doors from the single stair. Each FMO contains four bedrooms and a shared communal kitchen/common dining room. The building has a single staircase and a single lift, with a single exit on the ground floor. There are secured doors on the stair landing on each floor which connect to and appear to be used as secondary means of escape for the adjoining block.
Extent of Common Areas (area assessed)	All floors and stairs common area, ground floor electrical cupboard, store rooms, Flats 1 and 4
Areas of the building to which access was not available.	All flats and rooms except Flat 1 (Room D accessed) and Flat 4. (Room A accessed)
Total number of Flats/Bedsits/Bedrooms (as applicable)	32
Number accessed off the Common Area	32
Flats/Bedsits/Bedrooms sample inspected	Room D Flat 1 and Room A Flat 4
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1990
Floor Construction Type	Concrete

Construction Information	
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Traditional built building containing two FMOs (Flats of Multiple Occupation) on each floor.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Maintenance staff on site Monday to Friday located in flat D room 1
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Dave Marshall site manager and resident Room A - Flat 1
Number of Residents	Assumed to be one resident per bedsit
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Site manager and maintenance staff when required.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported and no evidence of any previous fires.
Any other relevant information	No evidence of any acts of arson or anti social behaviour. This Fire Risk Assessment is restricted to the common area staircase and entrance lobbies of the block. A separate Fire Risk Assessment should be carried out for each individual FMO.

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
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	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises'

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
---	-----

Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
--	-----

Comment: The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test 16/01/2014

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?	Yes
--	-----

Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
---	-----

Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Not Applicable
---	----------------

Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
--	-----

Comment: Residents who wish to smoke can do so within their private accommodation only.

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
--	-----

Comment: Smoking is not permitted in the communal area(s) 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 block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin/Wheelie bins were stored in a fenced external bin storage area at the time of inspection.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: There was no way of securing bins within the designated bin storage area but this is sufficiently remote from the building to be considered acceptable.	

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

D. Space Heating

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

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
Comment: Network Homes advise that all common gas heating systems are serviced annually by a competent person.	

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 block. (microwave, kettle and toaster only)

F. Lightning

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

Comment: A lightning protection system is provided

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

Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection

G. House-Keeping

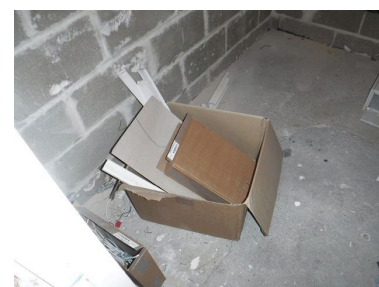
Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
--	-----

Comment: No cleaning rota is displayed but the common area is clean and tidy

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	No
---	----

Comment: Combustible items were noted close to an ignition source. Ground floor electrical cupboard was full of combustible waste.

Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 86870

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 kept 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: All other house-keeping issues relevant to fire safety would appear to be satisfactory	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Information received confirming 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: Information received confirming 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: Information received confirming 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: No other Fire Hazard issues noted at 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)?	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)	No
Comment: Doors or gates on escape routes are not provided with electrically operated access control systems	
Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: The final exit door opens inwards however this is considered satisfactory as it will be used by less than 60 people	
Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: Corridors are provided with smoke control 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 stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke	
Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building	
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises.	
Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: All other 'means of escape' issues are satisfactory	
Question - K.19: What is the current evacuation strategy for the property?	Stay Put
Comment: The current evacuation strategy is "Stay Put" as denoted by the fire action notices(s) displayed in the common area.	
Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	

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

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
--	-----

Comment: Flat entrance doors/frames are original 'notional' 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 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: A sample inspection indicated the self-closing device fitted to sampled Flat 1 Room D had been disabled/disconnected. No access to other flats.

Recommendation: An effective self-closing device should be fitted to the door(s) as noted.



Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 86885
-------------	-------------------	-------------------------	------------------

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?	Not Known
--	-----------

Comment: Sampled Bedroom A Flat 4 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats/bedrooms.

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
--	-----

Comment: Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.

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. all fire doors FD30S (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 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 where required.

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	Yes
--	-----

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
--	-----

Comment: Common area fire doors are considered adequate. (Subject to any issues noted elsewhere in this report)

Question - M.8: Are all other common area fire door issues satisfactory?	Yes
--	-----

Comment: No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

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

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
--	-----

Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).

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

Comment: The coverage of the emergency lighting provided is adequate

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy and unsuitability of generic notices)	No
---	----

Comment: The Fire Action Notices displayed are contradictory indicating different evacuation strategies. A consistent format is required which supports the recommended evacuation strategy.

Recommendation: The incorrect/conflicting Fire Action Notice(s) should be replaced with a notice of a consistent format advising of the recommended 'Stay Put' evacuation policy.



Priority: A	Known Quantity: 3	Potential Quantity: N/A	Action ID: 91795
-------------	-------------------	-------------------------	------------------

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 closed on electrical cupboard door ground floor should be replaced with fire door keep locked. Fire door keep shut sign missing on inside lobby doors ground floor and second floors.				
Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.				
Priority: C	Known Quantity: 3	Potential Quantity: N/A	Action ID: 86913	



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.)				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 an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)				Yes
Comment: There is a Grade D automatic fire alarm system within the common areas of the building				

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)				

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?	No
--	----

Comment: The common fire alarm system installed in this general needs purpose built block is incompatible with the recommended Stay Put strategy. There is a single Grade D smoke alarm present on the top floor landing.

Recommendation: The common area fire alarm system should be removed as it is inappropriate in this Purpose Built block which is designed for a Stay Put evacuation strategy.				
<table border="1"> <tr> <td>Priority: B</td> <td>Known Quantity: 1</td> <td>Potential Quantity: N/A</td> <td>Action ID: 86916</td> </tr> </table>		Priority: B	Known Quantity: 1	Potential Quantity: N/A
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 86916	

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: From a limited sample section, a Grade D smoke alarm was noted within the entrance hallway of sample Bedroom A Flat 4. No access to other flats. Recommendations for FMOs should be made within their individual Fire Risk Assessment.

Question - P.6: Is a system for remote monitoring of fire alarm signals required, such as 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 Rece	No
---	----

Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.

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

Comment: Other issues relating to detection and alarm systems. include. There is a panic alarm in the common area which has been disconnected.

Recommendation: It is recommended that the disconnected panic alarm in the common area is removed from the building.				
<table border="1"> <tr> <td>Priority: B</td> <td>Known Quantity: 1</td> <td>Potential Quantity: 1</td> <td>Action ID: 86921</td> </tr> </table>		Priority: B	Known Quantity: 1	Potential Quantity: 1
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 86921	

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

Comment: There are no other issues relating to detection and alarm systems.

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: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)			
Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable		
Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)			
Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes		
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.			
Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes		
Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.			
Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable		
Comment: No waste chute is provided in the property.			
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Known		
Comment: No safe access was possible to the roof space from the common area as the hatch location was unsuitable for survey ladder use.			
Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.	No image available		
Priority: Man1	Known Quantity: 0	Potential Quantity: 1	Action ID: 86923
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 cupboards 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?	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 Known
---	-----------

Comment: From a sample inspection within Flat 1 it was noted there were no labels seen on the soft furnishings in the common areas.

Recommendation: Management should confirm that the unlabeled soft furnishings in the common areas conform to BS 7176 for medium hazard premises, and if not these should be replaced. Inspection should include Flat 1-8 common areas.	No image available		
Priority: Man2	Known Quantity: 0	Potential Quantity: 8	Action ID: 86928

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 and balconies if provided)	Not Applicable
---	----------------

Comment: Not applicable to this property at the time of this assessment.

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)	Yes
--	-----

Comment: Extinguishers were provided as follows 1 2kg CO2 extinguisher in plant room.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?	Yes
---	-----

Comment: The provision of portable fire extinguishers is considered appropriate for this property as staff/occupants are trained in their safe usage.

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	Yes
--	-----

Comment: The provision of portable extinguishers is considered adequate for the risks present.

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

Comment: All the fire extinguishing appliances provided are appropriately located and readily accessible.

S. Other Fire Safety Systems and Equipment

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

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	No
--	----

Comment: The building is not provided with a fire mains.

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 lift(s) but not one used for fire safety purposes.

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

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

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

Comment: No sprinkler system is provided within the building.

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

Comment: Hose reels are not provided within the building.

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)

No

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

Fire Safety Management

T. Procedures and Arrangements

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

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the Grade D common area fire detection and alarm system is tested weekly and serviced at intervals recommended by the manufacturer and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 86931

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.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	Yes
Comment: From sample inspection, it would appear that fire extinguisher servicing is carried out annually. Last service date noted was 3/18	

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 86935

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 86936

W. Records

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.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Not Known
---	-----------

Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.

Recommendation: Recommend that records are kept on the database				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 86939	

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)

Not Applicable

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

Y. Gas Services

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

No

Comment: There were no gas installations noted within the common parts of the building

Z. Other Issues

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

No

Comment: This report has only taken into account the common stairway and lobbies of the property. No access was gained to individual FMOs (Flats of Multiple Occupancy)

Recommendation: It is recommended that an individual Fire Risk Assessment is carried out for each FMO.

No image available

Priority: Man2

Known Quantity: 8

Potential Quantity: N/A

Action ID: 91884

Question - Z.2: Are all other issues deemed satisfactory? [2]

Comment:

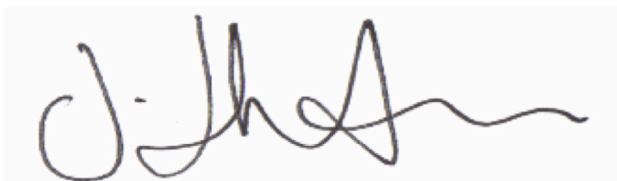
BAFE Certificate

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 Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-8 Barnard House Brenthouse Road London E9 6QN
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: 23/10/2018
Part 6	Recommended date for reassessment of the premises: 23/10/2020
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

23/10/2018

