Fire Risk Assessment

Property assessed:	1-20 74 Cambridge Road London NW6 5FL
Client:	Network Homes Ltd
UPRN:	CAMD0074
Property Classification:	Level 1
Document Print Date:	24/08/2018

FRA Inspection Date:	08/08/2018
FRA Issued to Client:	24/08/2018
FRA valid to:	24/08/2019
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 Ltd
Assessment Completed by	Timothy J Crow
Assessment Checked by	Gareth Fulton
Date of inspection	08/08/2018
Date of Assessment Issue to Client	24/08/2018

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	24/08/2019

1.2 Recommendation Summary

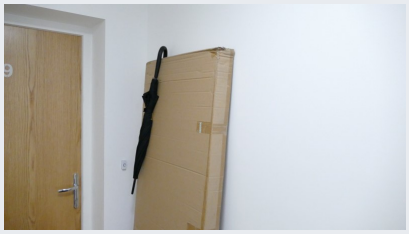
Priority	Number of recommendations not complete	
	At time of assessment	At report print date
U	0	0
A	0	0
B	0	0
C	1	1
R	0	0
Man1	2	2
Man2	15	15

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 propeerty	Stay Put

2 Action Plan

Details		Comments/recommendations		Photo
Question	G.2	Comment: Combustible items (cardboard and polythene packaging) were noted close to an ignition source within the electrical service riser cupboard located on the first floor.		
Section	House-Keeping			
Action ID	62611			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.		
Priority	Man1	Due Date: 24/09/2018	Status: Not Complete	
Question	G.4	Comment: There were trip hazards noted within the common escape routes at the time of inspection. THere are various stored items within the various flat entrance lobbies on the upper floors of the property.		
Section	House-Keeping			
Action ID	62612			
Quantity - Known - Potential	 N/A N/A	Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.		
Priority	Man1	Due Date: 24/09/2018	Status: Not Complete	
Question	A.2	Comment: There was no evidence on site to confirm the last inspection and testing date of the common area fixed electrical installation.		No image available
Section	Electrical Ignition Sources			
Action ID	62608			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	F.2	Comment: The height and design of the building would warrant an assessment of the need for lightning protection to be carried out by a specialist contractor.		No image available
Section	Lightning			
Action ID	62610			
Quantity - Known - Potential	 N/A N/A	Recommendation: A lightning protection assessment should be carried out by a specialist contractor.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	L.6	Comment: Sampled flat 7 entrance door was fitted with an adequate self-closing device. No access to other flats.		No image available
Section	Flat Entrance Doors			
Action ID	62693			
Quantity - Known - Potential	 N/A 19	Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	

Question	L.7	Comment: Sampled flat 7 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.		No image available
Section	Flat Entrance Doors			
Action ID	62694			
Quantity - Known - Potential	 N/A 19	Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 7.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	62735			
Quantity - Known - Potential	 N/A 19	Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was seen during the inspection. (Refer to Question O1)		No image available
Section	Procedures and Arrangements			
Action ID	62738			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should ensure that a suitable record of the fire safety arrangements for the building is displayed within the building in a location visible to all occupants.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	T.4	Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site.		No image available
Section	Procedures and Arrangements			
Action ID	62739			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire including a plan for responding in the immediate aftermath of a fire incident.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		No image available
Section	Procedures and Arrangements			
Action ID	62740			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	

Question	T.11	Comment: It is not known if routine fire safety checks are being carried out		No image available
Section	Procedures and Arrangements			
Action ID	62741			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	V.2	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	62742			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	V.4	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	62743			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the fire mains are inspected six monthly and tested/ serviced annually in accordance with BS 9990 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	V.7	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	62744			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	V.8	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	62745			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	

Question	W.1	Comment: No log book was available on site during the inspection		No image available
Section	Records			
Action ID	62746			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as routine checks, Fire and Rescue Service visits, fire safety systems testing, etc. as appropriate.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.		No image available
Section	Records			
Action ID	62747			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.		
Priority	Man2	Due Date: 24/11/2018	Status: Not Complete	
Question	O.4	Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level.		
Section	Fire Safety Signs and Notices			
Action ID	62732			
Quantity - Known - Potential	 6 N/A	Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.		
Priority	C	Due Date: 24/08/2019	Status: Not Complete	

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	12 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	CAMD0074
Number Range	1-20
Building Name	
Street Number	74
Street	Cambridge Road
City/Town	London
Postcode	NW6 5FL
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	7
Total No. of Floors (common area only)	7
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, residential building of seven floors comprising of twenty individual, self-contained flats. Flats 1-2 are located on the ground floor, flats 3-6 are located on the first floor and flats 7-10 are located on the second floor. Flats 11-14 are located on the third floor, flats 15-17 are located on the fourth floor and flats 18-20 are located on the fifth floor. All flats are accessed via a secure block entrance at ground floor level. There is an integral garage/car parking area that is shared with the adjoining building(s) located within the lower ground floor area of the building. Resident access is via the protected stairway within the ground floor communal entrance hallway leading down into the undercover car parking area. Vehicular access/egress is via a secure gated ramp from street level. There is a resident's communal cycle store room located within the ground floor communal hallway. There is an integral communal bin store room located externally adjacent to the communal block entrance at ground floor level. Electrical intake and service riser access cupboards are provided within the communal hallway / lobby areas located on each floor level. A fire-fighting dry rising main and a passenger lift are provided within the building.
Extent of Common Areas (area assessed)	The common areas comprise of a secure block entrance to the property. The single block entrance leads into a communal entrance hallway/stairway. There is a single, protected stair, leading to the upper floors and basement car parking area. Entrance doors to the flats are accessed from within protected flat entrance lobbies on each of the upper floors. A single passenger lift, serving each floor within the building is sited within the ground floor communal entrance lobby. There are various service riser access cupboards and shafts within the protected lobbies on each of the upper floor levels of the building.
Areas of the building to which access was not available.	No available access into any of the individual flats apart from flat 7. No access into basement plant room.

Building Layout Information	
Total number of Flats/Bedsits/Bedrooms (as applicable)	20
Number accessed off the Common Area	20
Flats/Bedsits/Bedrooms sample inspected	Flat 7.
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	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2010
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Traditional brick/block concrete construction with traditional face brickwork to all external elevations of the building. There are residents open balconies provided to the rear elevation.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Occasional staff attendance assumed - low numbers expected.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	The resident of flat 7.
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 assumed - low numbers expected
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

Occupant Information	
-Comments	No information, however, General Needs premises so occupants are assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	None known or reported.
Any other relevant information	None available.

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	

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	PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012 BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2013 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9990 2015 Non automatic fire fighting systems BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'

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)				Not Known
Comment: There was no evidence on site to confirm the last inspection and testing date of the common area fixed electrical installation.				
Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62608	

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: 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: The policy prohibits smoking in the common areas and residents are permitted to smoke within their private accommodation only.	

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 'No Smoking' signage within 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 an attached/integral/detached bin storage room at the time of inspection.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: Paladin/Wheelie bins were stored in an attached/integral/detached bin storage room at the time of inspection.	

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

D. Space Heating

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

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

E. Cooking

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

F. Lightning

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

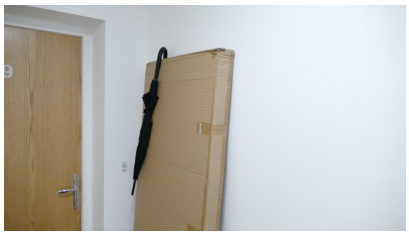
Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?				No
Comment: The height and design of the building would warrant an assessment of the need for lightning protection to be carried out by a specialist contractor.				
Recommendation: A lightning protection assessment should be carried out by a specialist contractor.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62610	

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: The common areas are clean and a cleaning rota is displayed	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?				No
Comment: Combustible items (cardboard and polythene packaging) were noted close to an ignition source within the electrical service riser cupboard located on the first floor.				
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: 62611	

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?				No
Comment: There were trip hazards noted within the common escape routes at the time of inspection. THere are various stored items within the various flat entrance lobbies on the upper floors of the property.				
Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62612	

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: The final exit door on the escape route is fitted with electrically operated access control systems and sliding or revolving doors are avoided.	

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

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail safe' on power failure?	Yes
Comment: The block entrance door has 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: The final exit door opens inwards. This is considered satisfactory as it will potentially 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: 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 a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not 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 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)	Yes
Comment: The lobbies are provided with an adequate automatic or remotely operated smoke ventilation system.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There was no information available regarding arrangements in the building for means of escape for people with disabilities.Contact number for those requiring assistance is provided at the bottom of the Fire Action Notice	

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:	

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 Doors

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

Question - L.2: Are fire rated flat entrance doors 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 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 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 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 flat entrance doors fitted with adequate self-closing devices?				Not Known
Comment: Sampled flat 7 entrance door was fitted with an adequate self-closing device. No access to other flats.				
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62693	

Question - L.7: Are all flat entrance doors fitted with intumescent strips and cold smoke seals?				Not Known
Comment: Sampled flat 7 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.				
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62694	

Question - L.8: Are letterboxes to flat entrance doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
Comment: There are no letterboxes fitted to flat entrance doors in this property. Communal letterboxes are provided at ground floor entrance level.	

Question - L.9: Are all other flat entrance 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 FD30(S) 'fire rated'. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire doors in good condition - and not in need of repair?	Yes
Comment: All common area fire rated fire doors 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 fan lights/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 doors 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 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 doors 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)	Yes
Comment: A suitable Fire Action Notice(s) indicating the recommended Stay Put evacuation strategy was displayed within the common area.	

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	Yes
Comment: Fire door signage is considered adequate.	

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: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level.				
Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.				
Priority: C	Known Quantity: 6	Potential Quantity: N/A	Action ID: 62732	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	Yes
Comment: No other fire safety signs issues were noted at the time of inspection.	

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got an electrical fire alarm system comprising manual call points and/or automatic detection? (Provide details)	No
Comment: There is no fire alarm system provided in the common areas of the building.Common area smoke detectors are provided for the AOV system.	

Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?	Yes
Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy	

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the flats installed to a suitable standard? (Grade D LD3 minimum standard)				Yes
Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 7.				
Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62735	

Question - P.6: Is a social alarm system required to allow remote monitoring of any common fire alarm system and independent domestic hard-wired smoke/heat alarm systems within the flats? (Sheltered accommodation)	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]	Yes
Comment: There are no other issues relating to detection and alarm systems.	

Q. Limiting Fire Spread

Question - Q.1: Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

Question - Q.2: Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Yes
Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.	

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes
Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.	

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable
Comment: No waste chute is provided in the property.	

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not 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 at electrical meter cupboards in flat walls?	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 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? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	Yes
Comment: The external walls of the building are deemed to be satisfactory with regard to external fire spread.	

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? (Give details of any provision)	No
Comment: No extinguishers were provided within the common areas.	

Question - R.5: Are portable fire extinguishers required in the common areas?	No
Comment: Fire extinguishers are not required in the common areas of this property as no staff/trained users are likely to be present.	

S. Other Fire Safety Systems and Equipment

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a dry rising fire-fighting main.	

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: No other relevant fire safety system or equipment is installed within the building.	

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: 6 Storey General Needs	

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: Management advises that a dedicated Fire Safety Team is in place within the organisation to assist in undertaking preventative and protective fire safety measures as required.	

Question - T.3: Is there a suitable record of the fire safety arrangements?				No
Comment: No suitable record of the fire safety arrangements for the building was seen during the inspection. (Refer to Question O1)				
Recommendation: Management should ensure that a suitable record of the fire safety arrangements for the building is displayed within the building in a location visible to all occupants.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62738	

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?				Not Known
Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site.				
Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire including a plan for responding in the immediate aftermath of a fire incident.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62739	

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 has a Stay Put/Self-Evacuation strategy. It is assumed residents are expected to 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?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly point(s) are required.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K16)	

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?				Not Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.				
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62740	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)				Not Known
Comment: It is not known if routine fire safety checks are being carried out				
Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62741	

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: All other fire safety management issues would appear to be satisfactory.	

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, location and use of fire extinguishers?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	

V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting 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 common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 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: 62742	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?				Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.				
Recommendation: Management should confirm/ensure that the fire mains are inspected six monthly and tested/serviced annually in accordance with BS 9990 and records kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62743	

Question - V.7: Is the smoke control system 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 smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 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: 62744	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?				Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.				
Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62745	

W. Records

Question - W.1: Is there a log book on the premises?				No
Comment: No log book was available on site during the inspection				
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as routine checks, Fire and Rescue Service visits, fire safety systems testing, etc. as appropriate.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62746	

Question - W.2: Are details of fire drills recorded?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required	

Question - W.3: Are details of fire safety training recorded?	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?				Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.				
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 62747	

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]	Yes
Comment: All other issues were deemed satisfactory.	

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: 1-20 74 Cambridge Road London NW6 5FL
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: 24/08/2018
Part 6	Recommended date for reassessment of the premises: 24/08/2019
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 24/08/2018