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REGULATORY REFORM (FIRE SAFETY) ORDER 2005

FIRE RISK ASSESSMENT

General Information	
NHG Property Risk Profile	High
Date of FRA Issue to Client	21/12/2017
UPRN	TANH0000
Address 1	1-28
Address 2	Tan House
Address 3 (street)	8 Sadlers Place
Address 4 (area)	London
Postcode	E9 5QZ
Fire Risk Assessor	Chris Curtis
Date of inspection	22/11/2017
QA carried out by:	John Herbison MIFireE FCABE (IFE Registered Fire Risk Assessor)
Suggested review date	21/12/2018

Executive Summary	
Responsible Person:	Network Homes
Property Designation	GN over 5 storeys
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	= 6
No of Flats (if applicable)	= 28
Ground floor Area (m2)	= N/A
Total Area of all Floors (m2)	= N/A
Recommendation count:	= 13
Priority counts:	
H - High	= 1
M - Medium	= 1
L - Low	= 1
R - Recommended	= 0
Man1	= 2
Man2	= 8
PrH	= 0
PrM	= 0
PrL	= 0
PrR	= 0
PrMan1	= 0
PrMan2	= 0
Recommended evacuation strategy:	Stay put.
Assessment Risk Rating:	**Moderate**
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	**Tolerable**

Property Photograph

Insert Photograph

Limitation of Report

This fire risk assessment report represents Savills' 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 buildings (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 a general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

Fire Risk Assessment	
NHG Property Risk Profile for this Premises	**High**
Responsible Person:	Network Homes
BAFE SP205-1 Certificate Number	See Master Property List
Date of FRA Issue to Client	21 December 2017

General Information	
UPRN	TANH0000
Address 1	1-28
Address 2	Tan House
Address 3 (street)	8 Sadlers Place
Address 4 (area)	London
Postcode	E9 5QZ
Fire Risk Assessor	Chris Curtis
Date of inspection	22 November 2017
Checked by:	John Herbison MIFireE FCABE (IFE Registered Fire Risk Assessor)
Suggested review date	21 December 2018

The Premises	
Property Designation	GN over 5 storeys
No of Floors	6
No of Flats (if applicable)	28
Ground floor area (m2) (if applicable)	N/A
Total area of all floors (m2) (if applicable)	N/A
Building Description i. no of staircases, storeys ii. no of entrances/exits iii. lifts iv. stepped/level access v. ancillary usage	A purpose built six storey block consisting of twenty eight flats Two on the ground floor, four on the first and fifth floors, and six on the remaining four floors. Level access to the entrance door into entrance lobby, doors to stair enclosure, lift, entrance doors to flats 1, 2. On the upper floors two flats per floor are accessed internally the remainder are accessed via the external balcony, other than the fifth floor where three of the four flats are accessed via the external balcony. There is a dry riser outlet, lift door, riser cupboards on all floors. AOV at head of staircase. Cleaners cupboard on the ground floor. Externally access bin store, pump room and cycle store.
Building Construction i. approx. age / year built	Circa 2011. Brick external cladding, solid floors and walls with some internal plasterboard walls. Flat roof.
Extent of common areas (please describe common areas assessed)	Entrance lobby, riser cupboards, cleaners cupboard, access lobbies, balconies, stair enclosure, bin store, pump room, cycle store.
Areas of the building to which access was not available	Individual flats other than flat 23.
If applicable, state which flats were sample inspected	Flats 23

The Occupants	
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
Details of any onsite management (hours onsite etc. if known)	Not known.
Person managing fire safety in premises (and position in Coy.)	Not known.
Person consulted during the fire risk assessment	Occupants flat 23
Number of occupants (maximum estimated)	Estimated at two persons per flat.
Number of employees	Occasional attendance assumed by maintenance staff, other employees and contractors.

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Number of members of the public (maximum estimated)	Assumed to be low - visitors to individual flats only
Identify any people who are especially at risk -sleeping occupants	Vulnerabilities of occupants not known. The building is designated "general needs" and therefore the occupants are assumed to be typical for the general population.

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

Fire Safety Legislation	
The following fire safety legislation applies to these premises:	Regulatory Reform (Fire Safety) Order 2005
Other key fire safety legislation (other than Building Regs 2000):	Housing Act 2004

Elimination or Reduction of Fire Hazards

Electrical Ignition Sources			Response	Quantity	Photo Ref:	
A1	**Is fixed installation periodically inspected and tested ?**	Y				
	Comment: *Date of last fixed electrical installation inspection*		From a record within electric riser cupboard the electrical fixed installation was last tested on the 30/06/2016			
	Recommendation:					N/A
A2	**Is PAT testing in common areas carried out** (annually)?	N/A				
	Comment:		No portable electrical appliances within the common area.			
	Recommendation:					N/A
A3	**Is there a policy for personal electrical appliances?**	N/A				
	Comment:		No portable appliances in use within the common area.			
	Recommendation:					N/A
A4	**Is the use of adapters and leads limited?**	Y				
	Comment:		No adapters or leads in use within the common area at time of inspection.			
	Recommendation:					N/A

Smoking Policies			Response	Quantity	Photo Ref:	
B1	**Are there suitable arrangements for those who wish to smoke?** (state what the arrangements are)	N/A				
	Comment:		No smoking permitted in common area.			
	Recommendation:					N/A
B2	**Does the policy in relation to smoking appear to be observed?**	Y				
	Comment:		No evidence of smoking within the common area.			
	Recommendation:					N/A

Arson	Response	Quantity	Photo Ref:

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C1	**Are premises secure against arson by outsiders?** (Please state how)	Y				
	Comment:		Entrance door fitted with electro- mechanical lock, fob operated and linked to a resident's call system, in addition electro-mechanical locks, fob operated are provided on each of the balcony doors.			
	Recommendation:				8022, 8076	N/A
C2	**Are bins secured / stored in a suitable location?** (Please state bin type, location, if and how it is secured)	N				
	Comment:		External bin store, no lock fitted to entrance door,			
	Recommendation:		**Recommend a combination or fob lock is fitted to the bin store door.**	**1**	**8016**	**M**
C3	**Is fire load close to the premises minimised?**	N				
	Comment:		Discarded mattress in the bin store.			
	Recommendation:		**Recommend the mattress is removed and the area around the bins kept clear.. See C2.**	**1**	**8017**	**Man1**

Portable Heaters and Heating Installations			Response	Quantity	Photo Ref:	
D1	**If used, is the use of portable heaters regarded as safe?**	N/A				
	Comment:		No portable heaters in use within the common area.			
	Recommendation:					N/A
D2	**Are fixed heating systems maintained** (annually)?	N/A				
	Comment: *Date of last fixed heating system inspection*		No common area heating system.			
	Recommendation:					N/A

Lightning			Response	Quantity	Photo Ref:	
F1	**Does the building have a lightning protection system?** (if 'No', is one recommended?)	N/K				
	Comment:		During the previous inspection it was found rom access to roof there is lightening protection at roof level but is hidden from there onwards. No visual earth rods at ground level. No access to the roof during this inspection.			
	Recommendation:		**It would appear lightning protection is in place from inspection of roof. Provide necessary testing with records made available.**	**1**		**Man2**

House-Keeping			Response	Quantity	Photo Ref:	
G1	**Is the property regularly cleaned to prevent the build up of combustibles?**	Y				
	Comment:		Cleaning schedule on notice board.			
	Recommendation:					N/A
G2	**Combustible materials not kept near sources of ignition?**	Y				
	Comment:		Electrical riser cupboards clear of storage and combustible waste at time of inspection.			
	Recommendation:				8126, 8139	N/A
G3	**Escape routes kept clear of items combustible materials or waste?**	N				
	Comment:		Majority of the common area clear, small quantity of storage with the stair enclosure and third floor access lobby			
	Recommendation:		**Remove storage, and advise residents to keep the common area clear.**	**1**	**8063, 8111**	**Man1**

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G4	**Escape routes kept clear of any trip hazards?**	Y				
	Comment:		Level, clear floors, other than item in G3.			
	Recommendation:					N/A
G5	**Any hazardous materials are stored correctly?**	N/A				
	Comment:		No stored hazard material noted.			
	Recommendation:					N/A
G6	**Are all other house-keeping issues satisfactory?**	Y				
	Comment:		At time of inspection.			
	Recommendation:					N/A

Hazards introduced by Outside Contractors			Response	Quantity	Photo Ref:	
H1	**Are fire safety conditions imposed on outside contractors?**	N/K				
	Comment:		See H3.			
	Recommendation:					N/A
H2	**Is there satisfactory control over works carried out in the building by outside contractors** (e.g. hot work permits)?	N/K				
	Comment:		See H3.			
	Recommendation:					N/A
H3	**Is there satisfactory control over works carried out in the building by in-house contractors** (e.g. hot work permits)?	N/K				
	Comment:		Not known if any conditions are imposed on internal contractors.			
	Recommendation:		**Management to confirm that external contractors have appropriate fire safety conditions imposed on them. Additionally, confirmation required that any works carried out onsite by external or internal contractors are suitably controlled in terms of fire safety, particularly hot works.**	**1**		**Man2**

Other Significant Hazards			Response	Quantity	Photo Ref:	
J1	**Are all issues deemed satisfactory? [1]**	N/A				
	Comment:					
	Recommendation:					N/A
J2	**Are all issues deemed satisfactory? [2]**	N/A				
	Comment:					
	Recommendation:					N/A
J3	**Are all issues deemed satisfactory? [3]**	N/A				
	Comment:					
	Recommendation:					N/A

General Fire Protection Measures						
Means of Escape			Response	Quantity	Photo Ref:	
K1	**Is escape route design deemed satisfactory?** (Consider current design codes)	Y				
	Comment:		Lobby doors from flats to staircase enclosure. Open balconies.			

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	Recommendation:					N/A
K2	**Are the escape routes adequately protected?** (Consider lobby protection to staircase, if needed)	Y				
	Comment:		Lobby protected staircase. Flat and riser doors FD30S.			
	Recommendation:					N/A
K3	**Is there adequate provision of exits, for the numbers who may be present?**	Y				
	Comment:		Single exit at ground floor.			
	Recommendation:					N/A
K4	**Is there adequate exit width, for the numbers who may be present?**	Y				
	Comment:		Exit door of adequate width.			
	Recommendation:					N/A
K5	**Are doors on escape routes easily opened?** (and are sliding or revolving doors avoided?)	Y				
	Comment:		Green break glass override box in place on final exit and lobby doors.			
	Recommendation:				8182	N/A
K6	**Do final exits open in the direction of escape where necessary?**	Y				
	Comment:		Single exit at ground floor opens outwards.			
	Recommendation:					N/A
K7	**Are travels distances satisfactory?** (consider single direction and more than one direction)	Y				
	Comment:		Restricted travel distances.			
	Recommendation:					N/A
K8	**Are there suitable precautions for all inner rooms?**	N/A				
	Comment:					
	Recommendation:					N/A
K9	**Are escape routes separated where appropriate?**	N/A				
	Comment:					
	Recommendation:					N/A
K10	**Are corridors sub-divided where appropriate?**	N/A				
	Comment:					
	Recommendation:					N/A
K11	**Do escape routes lead to a place of safety?**	Y				
	Comment:		Direct to fresh air and away from the building.			
	Recommendation:					N/A
K12	**Are the stairs and/or lobbies provided with adequate ventilation?** (If considered satisfactory, please state provision)	N/K				
	Comment:		AOV at head of staircase. AOV's in access lobbies on each of the upper floors. Vos in staircase enclosure.			
	Recommendation:		**Confirm the automatic ventilation system including the smoke detection is test and maintain, records kept centrally.**		**8177, 8199**	**Man2**
K13	**Are there suitable arrangements in the building for means of escape for disabled persons?**	N/K				
	Comment:		General needs block no evidence at time of inspection of disabled residents in block.			

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	Recommendation:		**Recommend residents are advised that any persons who have disabilities should contact the landlords to discuss any requirements. This may be done as an appended to the Fire Action Notices. Landlord to provide personal emergency evacuation plans (peep) for any residents that require it.**	**1**		**Man2**
K14	**Are all other means of escape issues satisfactory?**	Y				
	Comment:		At time of inspection.			
	Recommendation:					N/A
K15	**Are all other means of escape issues satisfactory?**	N/A				
	Comment:					
	Recommendation:					N/A
K16	**Recommended evacuation strategy for this building is:**		Stay put.			

Flat Entrance Doors			Response	Quantity	Photo Ref:	
L1	**Are flat entrance doors or doors / frames appropriately fire rated?**	Y				
	Comment:		Flats 1,2,4,5,6,8,9,11,12,14,15,17,18,20,21,23,24,26,27 fitted with original fire doors			
	Recommendation:				8056,8060, 8080, 8104, 8130, 8133, 8148, 8152, 8157, 8161, 8172, 8180	N/A
L2	**Are fire rated flat entrance doors in good condition - not in need of repair?**	N				
	Comment:		Flat 4 entrance door damaged.			
	Recommendation:		**Recommend a replacement SC FD30S door is fitted to flat 4.**	**1**	**8088**	**H**
L3	**Is all glazing to flat entrance doors appropriately fire rated?**	N/A				
	Comment:		None fitted.			
	Recommendation:					N/A
L4	**Are fan lights above flat entrance doors appropriately fire rated?**	N/A				
	Comment:		Above 1.1 metres on balconies. None internally.			
	Recommendation:					N/A
L5	**Are side panels to flat entrance doors appropriately fire rated?**	Y				
	Comment:		Glazing fitted to side panels adjacent to balcony flat entrance doors assumed as new build premises to be fire rated.			
	Recommendation:					N/A
L6	**Are flat entrance doors fitted with adequate self-closing devices?** (From sample inspection)	Y				
	Comment:		From inspection of flats 23 FD30 with overhead closer fitted.			
	Recommendation:		**From inspection of flat 23 FD30S with overhead closer fitted. Recommend flats 1,2,5,6,8,9,11,12,14,15,17,18,20,21,24,26,27are checked for adequate self closers as part of rolling programme.**	**0(17)**	**8221**	**Man2**

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L7	**Are flat entrance doors fitted with intumescent strips and cold smoke seals?** (From sample inspection)	Y				
	Comment:		From inspection of flat 23 FD30S with strips and seals fitted. All other flats similar.			
	Recommendation:				8222	N/A
L8	**Are letterboxes satisfactory?** (State only if missing, damaged or uPVC)	N/A				
	Comment:		None fitted internally Those on balcony doors sufficient. . Letterboxes located outside of premises.			
	Recommendation:				8023, 8158	N/A
L9	**Are all other flat entrance door issues satisfactory?**	Y				
	Comment:		Entrance door fitted to flats 3,7,10,13,16,19,22,25,28 located at the further most point of the balconies, fire doors not necessary .			
	Recommendation:				8212	N/A
L10	**Are all other flat entrance door issues satisfactory?**	N/A				
	Comment:					
	Recommendation:					N/A

Common Area Fire Doors			Response	Quantity	Photo Ref:	
M1	**Are all common area fire doors and/or frames appropriately fire rated?**	Y				
	Comment:		Lobbies and service riser cupboards fitted with FD30S doors.			
	Recommendation:				8058, 8064	N/A
M2	**Are all common area fire rated fire doors in good condition - and not in need of repair?**	Y				
	Comment:		From visual inspection.			
	Recommendation:					N/A
M3	**Is all glazing to common area fire doors appropriately fire rated?**	Y				
	Comment:		From sample appear to be pyro glaze.			
	Recommendation:				8179	N/A
M4	**Are fan lights/side panels to common area fire doors appropriately fire rated?**	N/A				
	Comment:		None fitted in premises.			
	Recommendation:					N/A
M5	**Are self-closing devices on common area fire doors adequate?** (Where appropriate)	Y				
	Comment:		All the doors to the corridors closed with service riser cupboards locked .			
	Recommendation:				8062	N/A
M6	**Are intumescent strips and smoke seals provided to common area fire doors?**	Y				
	Comment:		Strips and seals to all common area fire doors.			
	Recommendation:				8071	N/A
M7	**Are common area fire doors adequate otherwise?** (Ironmongery, hold open hooks etc)	Y				
	Comment:		At time of inspection.			
	Recommendation:					N/A

M8	**Are all other fire door issues satisfactory?**	N/A				
	Comment:					
	Recommendation:					N/A

Emergency Lighting			Response	Quantity	Photo Ref:	
N1	**If emergency lighting is provided, is it in good working order?**	N/K				
	Comment:		From visual inspection, charging neons illuminated.			
	Recommendation:		**Recommend emergency lights are tested in accordance with BS 5266: 2016, maintain records centrally.**	**1**	**8606**	**Man2**
N2	**If emergency lighting is provided, is coverage sufficient?** (Internal and external)	Y				
	Comment:		Common escape routes covered from all floors..			
	Recommendation:					N/A
N3	**If EL not provided, is borrowed/artificial lighting sufficient for escape?** (Internal and external)	N/A				
	Comment:					
	Recommendation:					N/A

Fire Safety Signs and Notices			Response	Quantity	Photo Ref:	
O1	**Is there adequate provision of fire safety signs and notices?** (Consider directional, exits, stairs, fire action notices, fire equipment and 'do not use lift' signage)	Y				
	Comment:		Fire action notice recommending a 'Stay Put' policy is present in the ground floor common area			
	Recommendation:				8043	N/A
O2	**Is fire door signage adequate?** (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	Y				
	Comment:		Fire door signage displayed.			
	Recommendation:					N/A
O3	**Are signs clearly visible?**	N				
	Comment:		No "Do not use lift" signs missing. No smoking sign displayed in the entrance lobby.			
	Recommendation:		**Provide "Do not use lift" sign adjacent to all lift doors.**	**4**	**8177**	**L**

Means of Giving Warning in Case of Fire			Response	Quantity	Photo Ref:	
P1	**Has the building got a manually operated electrical fire alarm system?**	N				
	Comment:		No manual electric fire alarm installed.			
	Recommendation:					N/A
P2	**If common area AFD and/or alarm system is installed, is it in good working order?**	N/A				
	Comment:		Smoke detection for operation of AOVs. See K12.			
	Recommendation:					N/A

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P3	**If installed, is the common area AFD adequate for the occupancy and fire risk?**	N/A				
	Comment:					
	Recommendation:					N/A
P4	**If not installed, are the premises deemed safe without a common area AFD system?**	Y				
	Comment:		Purpose built block with stay put policy.			
	Recommendation:					N/A
P5	**If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?**	Y				
	Comment:		From inspection of flat 23, hard wired smoke and heat alarms installed.			
	Recommendation:		**From inspection of flat 23 hard wired smoke and heat alarms installed, recommend all other flats checked as part of rolling programme.**	**0(26)**	**8220**	**Man2**
P6	**Are all other AFD and alarm system issues satisfactory?**	N/A				
	Comment:					
	Recommendation:					N/A

Limiting Fire Spread			Response	Quantity	Photo Ref:	
Q1	**Is the level of compartmentation adequate?** (Special consideration should be given to converted or non 'purpose built' premises)	Y				
	Comment:		From non invasive sample inspection.			
	Recommendation:					N/A
Q2	**Are hidden voids appropriately enclosed and/or fire-stopped?** (consider above suspended ceilings)	N/A				
	Comment:		No suspended ceilings.			
	Recommendation:					N/A
Q3	**Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?**	Y				
	Comment:		Retro fire stopping within the pump room and riser cupboards.			
	Recommendation:				8030, 8087, 8118, 8120, 8127, 8140, 8142, 8155	N/A
Q4	**Is compartmentation maintained in the roof space?**	N/A				
	Comment:		Flat roof.			
	Recommendation:					N/A
Q5	**Are electrics enclosed in fire rated construction?** (Where necessary)	Y				
	Comment:		Fire resisting construction with fire doors.			
	Recommendation:					N/A
Q6	**Is compartmentation maintained at electrical meter cupboards in flat walls?**	N/A				
	Comment:		None fitted in premises.			
	Recommendation:					N/A
Q7	**If required, are dampers provided?** (Base of refuse chute, ductwork etc)	N/A				

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	Comment:		None fitted in premises.			
	Recommendation:					N/A
Q8	**Are wall and ceiling linings appropriate to limit fire spread?**	Y				
	Comment:		Painted plaster in good condition.			
	Recommendation:					N/A
Q9	**Are soft furnishings in common areas appropriate to limit fire spread/growth?**	N/A				
	Comment:		Residential flats.			
	Recommendation:					N/A
Q10	**Are all other fire spread/compartmentation issues satisfactory?**	Y				
	Comment:		At time of inspection.			
	Recommendation:					N/A
Q11	**Are all other fire spread/compartmentation issues satisfactory?**	Y				
	Comment:		At time of inspection.			
	Recommendation:					N/A
Q12	**Are all other fire spread/compartmentation issues satisfactory?**	Y				
	Comment:		At time of inspection.			
	Recommendation:					N/A
Q13	**Are all other fire spread/compartmentation issues satisfactory?**	Y				
	Comment:		At time of inspection.			
	Recommendation:					N/A

Any Other Information			Response	Quantity	Photo Ref:	
X1	**Are all issues deemed satisfactory? [1]**	N				
	Comment:		No record of dry riser testing			
	Recommendation:		**Recommend dry riser is tested and records kept on site.**	**1**	**8101**	**Man2**
X2	**Are all issues deemed satisfactory? [2]**	N/A				
	Comment:					
	Recommendation:					N/A
X3	**Are all issues deemed satisfactory? [3]**	N/A				
	Comment:					
	Recommendation:					N/A

Assessment Risk Ratings		
Y1	**Likelihood of Fire:**	**Medium**
Y2	**Potential Consequences of Fire:**	**Moderate Harm**
Y3	**Premises Risk Rating**	**Moderate**
Y4	**On satisfactory completion of all remedial works the risk rating of this building may be reduced to:**	**Tolerable**

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Action Plan

TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	**Premises Risk Rating**	**Moderate**
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	**On satisfactory completion of all remedial works the risk rating of this building may be reduced to:**	**Tolerable**
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	**Recommended evacuation strategy for this building is:**	**Stay put.**
						Suggested review date:	**21 December 2018**

Update Actions

UPRN	Address 1	Address 2	Address 3	Address 4	Post code	Priority	Question	Category	Quantity	Recommendation	To be completed by:	Date completed	Completed by:
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	H	L2	Flat Entrance Doors	1	Recommend a replacement SC FD30S door is fitted to flat 4.	22/03/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	M	C2	Arson	1	Recommend a combination or fob lock is fitted to the bin store door.	21/12/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	L	O3	Fire Safety Signs and Notices	4	Provide "Do not use lift" sign adjacent to all lift doors.	21/12/2019		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man1	C3	Arson	1	Recommend the mattress is removed and the area around the bins kept clear.. See C2.	20/01/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man1	G3	House-Keeping	1	Remove storage, and advise residents to keep the common area clear.	20/01/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	F1	Lightning	1	It would appear lightning protection is in place from inspection of roof. Provide necessary testing with records made available.	21/06/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	H3	Hazards introduced by Outside Contractors and Building Works	1	Management to confirm that external contractors have appropriate fire safety conditions imposed on them. Additionally, confirmation required that any works carried out onsite by external or internal contractors are suitably controlled in terms of fire safety, particularly hot works.	21/06/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	K12	Means of Escape	0	Confirm the automatic ventilation system including the smoke detection is test and maintain, records kept centrally.	21/06/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	K13	Means of Escape	1	Recommend residents are advised that any persons who have disabilities should contact the landlords to discuss any requirements. This may be done as an appended to the Fire Action Notices. Landlord to provide personal emergency evacuation plans (peep) for any residents that require it.	21/06/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	L6	Flat Entrance Doors	0(17)	From inspection of flat 23 FD30S with overhead closer fitted. Recommend flats 1,2,5,6,8,9,11,12,14,15,17,18,20,21,24,26,27are checked for adequate self closers as part of rolling programme.	21/06/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	N1	Emergency Lighting	1	Recommend emergency lights are tested in accordance with BS 5266: 2016, maintain records centrally.	21/06/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	P5	Means of Giving Warning in Case of Fire	0(26)	From inspection of flat 23 hard wired smoke and heat alarms installed, recommend all other flats checked as part of rolling programme.	21/06/2018		
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Man2	X1	Any Other Information	1	Recommend dry riser is tested and records kept on site.	21/06/2018		

savills

Action Plan

Asset Register

ASSET REGISTER FOR UPRN TANH0000 1-28 Tan House 8 Sadlers Place London E9 5QZ

UPRN	Address 1	Address 2	Address 3	Address 4	Post code	Question	Category	Detail
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Z1	EMERGENCY LIGHTING	Emergency lighting provided over the common escape route from all floors.
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Z2	AUTOMATIC FIRE DETECTION AND/OR ALARM	Smoke detection in stair and lobbies to activate the AOVs only, no sounders.
TANH0000	1-28	Tan House	8 Sadlers Place	London	E9 5QZ	Z6	DRY OR WET RISERS	Single dry riser with outlets on all upper floors.

Risk Rating

FIRE RISK ASSESSMENT

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

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.

(Note that, although the purpose of this section 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.)

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 these premises is:	**Medium**

In this context, a definition of the above terms is as follows:
Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and occupants, as well as the 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**

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.

Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.

Accordingly, it is considered that the risk to life from fire at these premises is:	**Moderate**

FIRE RISK ASSESSMENT - INDIVIDUAL RECOMMENDATION PRIORITIES AND TIMESCALES

Individual Recommendation Priorities:	Recommended Timescales:
H (High)	3 months
M (Medium)	12 months
L (Low)	24 months
R (Recommended/Good practice)	Unlimited
Man1 (Management Action - immediate)	1 month
Man2 (Management Action - policy)	6 months
"**Pr**" prefix	Previously recommended and not complete. If not programmed the above timescales apply

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

BAFE SP205-1 Certificate

BAFE SP205-1 Life Safety Fire Risk Assessment
Certificate of Conformity

Schedule:

Part 1a Name & Address of Certified Organisation :

Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD

Part 1b BAFE registration number of issuing Certificated Organization:

BFS59819

Part 2 Name of client:

Network Homes

Part 3a Address of premises for which the fire risk assessment was carried out:

1-28
Tan House
8 Sadlers Place
London
E9 5QZ

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:

22/11/2017

Part 6 Recommended date for review of the fire risk assessment:

21/12/2018

Part 7 Unique reference number of this certificate:

See 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:

21/12/2017