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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	17/04/2018
UPRN	KENN0000
Address 1	Flats 1 - 19
Address 2	Kennet Court
Address 3 (street)	
Address 4 (area)	London
Postcode	W9 3UH
Fire Risk Assessor	Gareth Fulton
Date of inspection	02/02/2018
QA carried out by:	John Herbison MIFireE FCABE IFE Registered Assessor
Suggested review date	17/04/2019

Property Photograph

Insert Photograph

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)	= 19
Ground floor Area (m2)	= N/A
Total Area of all Floors (m2)	= N/A
Recommendation count:	= 17
Priority counts:	
H - High	= 2
M - Medium	= 4
L - Low	= 1
R - Recommended	= 0
Man1	= 3
Man2	= 7
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**

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 List
Date of FRA Issue to Client	17 April 2018

General Information	
UPRN	KENN0000
Address 1	Flats 1 - 19
Address 2	Kennet Court
Address 3 (street)	
Address 4 (area)	London
Postcode	W9 3UH
Fire Risk Assessor	Gareth Fulton
Date of inspection	02 February 2018
Checked by:	John Herbison MIFireE FCABE IFE Registered Assessor
Suggested review date	17 April 2019

The Premises	
Property Designation	GN over 5 storeys
No of Floors	6
No of Flats (if applicable)	19
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 six storey purpose built block containing nineteen flats in total. Access to the building is provided by a secure level entrance controlled by an intercom and fire override switch which provides direct access to a protected single stairwell. A lobby area is accessed off the stairwell at each floor level containing flats, a 1 passenger lift, electric service cupboard and two riser cupboards. A refuse hopper is located within a balcony accessed off the flat lobby, a refuse store is accessed next to the main entrance. Flats 1 - 4 are accessed at ground floor level, flats 5 - 6 at first floor level, flats 7 - 9 at second floor level, flats 10 - 12 at third floor level, flats 13 - 16 at fourth floor level and flats 17 - 19 at fifth floor level.
Building Construction i. approx. age / year built	Circa 2000 purpose built block with masonry and concrete walls, concrete floors and stairwell, aluminium external windows and doors and a pitched roof.
Extent of common areas (please describe common areas assessed)	Communal area stair, intake / riser cupboards, open balconies and the lobbies
Areas of the building to which access was not available	Any flats other than flat 1
If applicable, state which flats were sample inspected	Flat 1

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, assumed short visits are carried out by staff
Person managing fire safety in premises (and position in Coy.)	Network homes representative.
Person consulted during the fire risk assessment	Resident of flat 1
Number of occupants (maximum estimated)	Assumed 2 per flat
Number of employees	Assumed low and limited to short visits

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

Other Information	
Fire loss experience (since last FRA)	None brought to the attention of the assessor
Any other relevant information	Contractors were on site upgrading the lift. There was numerous items of equipment stored in the common areas at the time of inspection. It was assumed that all areas are left safe and free from obstruction at the end of business each day to tie in with contractor policies agreed by Network Homes

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):	The Housing Act 2004

Elimination or Reduction of Fire Hazards						
Electrical Ignition Sources			Response	Quantity	Photo Ref:	
A1	**Is fixed installation periodically inspected and tested ?**	N/K				
	Comment: *Date of last fixed electrical installation inspection*		Adhesive label indicated the last test was 2001. Now overdue.			
	Recommendation:		**Ensure the fixed installations are periodically inspected in accordance with BS7671 and records maintained.**	**1**		**Man2**
A2	**Is PAT testing in common areas carried out** (annually)?	N/A				
	Comment:		No portable appliances noted on site			
	Recommendation:					N/A
A3	**Is there a policy for personal electrical appliances?**	N/A				
	Comment:					
	Recommendation:					N/A
A4	**Is the use of adapters and leads limited?**	N/A				
	Comment:					
	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)	Y				
	Comment:		No evidence of smoking within the common areas. Understood residents may smoke within flats only.			
	Recommendation:					N/A
B2	**Does the policy in relation to smoking appear to be observed?**	Y				
	Comment:		No evidence of smoking within the common areas			
	Recommendation:					N/A

Arson			Response	Quantity	Photo Ref:	
C1	**Are premises secure against arson by outsiders?** (Please state how)	Y				
	Comment:		The main entrance door is secure via an intercom system controlled by the residents			
	Recommendation:					N/A
C2	**Are bins secured / stored in a suitable location?** (Please state bin type, location, if and how it is secured)	Y				
	Comment:		The refuse bins are located within the refuse store to the side of the main entrance. Secured.			
	Recommendation:					N/A
C3	**Is fire load close to the premises minimised?**	Y				
	Comment:		None noted at the time of inspection			
	Recommendation:					N/A

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 evidence of portable heaters on site during the time of survey			
	Recommendation:					N/A
D2	**Are fixed heating systems maintained** (annually)?	N/A				
	Comment: *Date of last fixed heating system inspection*					
	Recommendation:					N/A

Lightning			Response	Quantity	Photo Ref:	
F1	**Does the building have a lightning protection system?** (if 'No', is one recommended?)	Y				
	Comment:		Lightning protection noted to the block			
	Recommendation:		**Recommend management ensure lightning protection system is maintained with documentation kept on file.**	**1**		**Man2**

House-Keeping			Response	Quantity	Photo Ref:	
G1	**Is the property regularly cleaned to prevent the build up of combustibles?**	N/K				
	Comment:		Cleaner seen in other local buildings. Noted as clean.			
	Recommendation:					N/A
G2	**Combustible materials not kept near sources of ignition?**	Y				
	Comment:		None noted.			
	Recommendation:					N/A
G3	**Escape routes kept clear of items combustible materials or waste?**	N				
	Comment:		There were a number of prams and an residents footwear in the common areas through the property.			
	Recommendation:		**There were a number of prams and an residents footwear in the common areas through the property.. Remove the tenants items from the communal areas;**	**1**		**Man1**

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G4	**Escape routes kept clear of any trip hazards?**	N				
	Comment:		Contractors equipment was noted throughout the property. It is assumed that all equipment is removed and common areas are left clear at end of business			
	Recommendation:					N/A
G5	**Any hazardous materials are stored correctly?**	N/A				
	Comment:		None noted.			
	Recommendation:					N/A
G6	**Are all other house-keeping issues satisfactory?**	Y				
	Comment:					
	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 item 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 item 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:		It is not known if contractors and operatives are subject to fire safety controls and conditions.			
	Recommendation:		**Management to confirm all contractors and operatives are subject to suitable procedures when working in the premises and this includes utilising permit to work systems when appropriate.**			Man2

Other Significant Hazards			Response	Quantity	Photo Ref:	
J1	**Are all issues deemed satisfactory? [1]**	Y				
	Comment:		No other issues noted			
	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:		All flats directly through the lobby area and into the protected stairwell			

	Recommendation:					N/A
K2	**Are the escape routes adequately protected?** (Consider lobby protection to staircase, if needed)	Y				
	Comment:		Lobby approach to the stair from all flats.			
	Recommendation:					N/A
K3	**Is there adequate provision of exits, for the numbers who may be present?**	Y				
	Comment:		Single exit satisfactory.			
	Recommendation:					N/A
K4	**Is there adequate exit width, for the numbers who may be present?**	Y				
	Comment:		Exit widths deemed satisfactory			
	Recommendation:					N/A
K5	**Are doors on escape routes easily opened?** (and are sliding or revolving doors avoided?)	Y				
	Comment:		Emergency door release noted to the main entrance door			
	Recommendation:					N/A
K6	**Do final exits open in the direction of escape where necessary?**	N/A				
	Comment:		Opens outward.			
	Recommendation:					N/A
K7	**Are travels distances satisfactory?** (consider single direction and more than one direction)	Y				
	Comment:		Travel distances are deemed satisfactory.			
	Recommendation:					N/A
K8	**Are there suitable precautions for all inner rooms?**	N/A				
	Comment:		None noted.			
	Recommendation:					N/A
K9	**Are escape routes separated where appropriate?**	Y				
	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:		Outside to the courtyard and the road.			
	Recommendation:					N/A
K12	**Are the stairs and/or lobbies provided with adequate ventilation?** (If considered satisfactory, please state provision)	Y				
	Comment:		Automatic opening vent system noted to the each lobby and the protected stairwell.			
	Recommendation:		**Recommend the AOV system is annually serviced, regularly tested and maintained in accordance with manufacturers instructions.**	**1**		**Man2**
K13	**Are there suitable arrangements in the building for means of escape for disabled persons?**	Y				
	Comment:		Information noted on the fire action notice.			
	Recommendation:					N/A

K14	**Are all other means of escape issues satisfactory?**	N				
	Comment:		It appears a door closer has been fitted to the AOV opening door on the 4th floor flat lobby.			
	Recommendation:		**Recommend a door opener is fitted to the AOV opening door on the 4th floor. Closer fitted.**	**1**		**H**
K15	**Are all other means of escape issues satisfactory?**	Y				
	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:		The entrance door to flat 1 inspected appearing to be a notional fire door, assumed a similar standard throughout.			
	Recommendation:					N/A
L2	**Are fire rated flat entrance doors in good condition - not in need of repair?**	Y				
	Comment:		From sample and external inspection.			
	Recommendation:					N/A
L3	**Is all glazing to flat entrance doors appropriately fire rated?**	N/A				
	Comment:					
	Recommendation:					N/A
L4	**Are fan lights above flat entrance doors appropriately fire rated?**	N/A				
	Comment:					
	Recommendation:					N/A
L5	**Are side panels to flat entrance doors appropriately fire rated?**	N/A				
	Comment:					
	Recommendation:					N/A
L6	**Are flat entrance doors fitted with adequate self-closing devices?** (From sample inspection)	Y				
	Comment:		Self closing device noted to the entrance door of flat 1 inspected, assumed a similar standard throughout			
	Recommendation:		**Undertake an ongoing maintenance programme to confirm each flat entrance door is fitted with a compliant self closing device in accordance with BS EN 1154. Flat 3 ok**	**0 (18)**		**Man2**
L7	**Are flat entrance doors fitted with intumescent strips and cold smoke seals?** (From sample inspection)	Y				
	Comment:		Intumescent strips and seals noted to the entrance door of flat 1 inspected, assumed fitted throughout			
	Recommendation:					N/A
L8	**Are letterboxes satisfactory?** (State only if missing, damaged or uPVC)	N/A				
	Comment:					
	Recommendation:					N/A

L9	**Are all other flat entrance door issues satisfactory?**	Y				
	Comment:					
	Recommendation:					N/A
L10	**Are all other flat entrance door issues satisfactory?**	Y				
	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:		Notional fire doors fitted to the lobby and riser doors.			
	Recommendation:					N/A
M2	**Are all common area fire rated fire doors in good condition - and not in need of repair?**	Y				
	Comment:		From sample checks and visual inspection.			
	Recommendation:					N/A
M3	**Is all glazing to common area fire doors appropriately fire rated?**	Y				
	Comment:		Fire rated glazing noted to the lobby doors, no defects or damages noted			
	Recommendation:					N/A
M4	**Are fan lights/side panels to common area fire doors appropriately fire rated?**	N/A				
	Comment:					
	Recommendation:					N/A
M5	**Are self-closing devices on common area fire doors adequate?** (Where appropriate)	N				
	Comment:		All self closers were satisfactory at the time of inspection			
	Recommendation:					N/A
M6	**Are intumescent strips and smoke seals provided to common area fire doors?**	Y				
	Comment:		Intumescent strips and seals noted to all common area doors			
	Recommendation:					N/A
M7	**Are common area fire doors adequate otherwise?** (Ironmongery, hold open hooks etc.)	N				
	Comment:		Locks missing or defective to multiple sampled riser doors.			
	Recommendation:		**Recommend the following doors are fitted with a suitable lock, kept locked when not in use and all other doors checked to ensure working locks are fitted: 3 ground floor risers off the flat lobby, 1st floor electrical riser, 2nd floor electrical riser, 4th floor electrical riser and the 5th floor electrical riser.**	7		M
M8	**Are all other fire door issues satisfactory?**	Y				
	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:		The emergency lighting appeared in good working order with the charge lights visible. No records seen.				
	Recommendation:		**Management to confirm that the emergency lighting is being tested and maintained as per BS5266 and records kept**	**1**		**Man2**
N2	**If emergency lighting is provided, is coverage sufficient?** (Internal and external)	Y					
	Comment:		Emergency lighting noted throughout all common areas				
	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:		The fire action notice installed within the stairwell at ground floor level confirms the 'Stay Put' policy for the block.			
	Recommendation:					N/A
O2	**Is fire door signage adequate?** (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	N				
	Comment:		Fire door signage was satisfactory			
	Recommendation:					N/A
O3	**Are signs clearly visible?**	Y				
	Comment:		No lift signage seen. No smoking signage displayed within the communal areas			
	Recommendation:		**Recommend all lift doors are fitted with do not use lift in the event of fire signage. 1 to each floor.**	**6**		**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/A				
	Comment:		Appearing to be an AOV system only. No sounders seen. Hardwired smoke alarms noted to all upper floors of the stair.			
	Recommendation:					N/A
P2	**If common area AFD and/or alarm system is installed, is it in good working order?**	N/K				
	Comment:		Covered by K12			
	Recommendation:					N/A
P3	**If installed, is the common area AFD adequate for the occupancy and fire risk?**	N				
	Comment:		Previously recommended. Hardwired smoke alarms noted to all upper floors of the stair.			

	Recommendation:		**Recommend the hardwired smoke alarms are removed from the star floors 1 to 5 unless required for the operation of the AOV.**	**1**		**M**
P4	**If not installed, are the premises deemed safe without a common area AFD system?**	N/A				
	Comment:					
	Recommendation:					N/A
P5	**If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?**	Y				
	Comment:		Mains wired smoke detector noted within hallway of the flat 1 inspected, assumed a similar standard throughout			
	Recommendation:		**Recommend an ongoing maintenance programme is scheduled to confirm each flat is fitted with a minimum Grade D LD3 AFD system. Flat 3 fitted.**	**0 (18)**		**Man2**
P6	**Are all other AFD and alarm system issues satisfactory?**	Y				
	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:		General compartmentation considered satisfactory. See Q3.			
	Recommendation:					N/A
Q2	**Are hidden voids appropriately enclosed and/or fire-stopped?** (consider above suspended ceilings)	N/K				
	Comment:		No access to the dropped ceilings. Unsealed penetrations in risers covered by Q3.			
	Recommendation:					N/A
Q3	**Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?**	N				
	Comment:		All sampled riser cupboards sampled have multiple unsealed penetrations or missing plasterboards. See Q 11.			
	Recommendation:		**Recommend the following risers are sealed to a 60 minute fire resisting standard where services exit to the dropped ceilings and the 5th floor enters the roof space.: 3 ground floor risers 2 penetrations in 2 and missing plaster boards in 1 other (water), 1st floor electrical riser 2 penetrations, 2nd floor water riser, 3rd floor electrical riser with 2 penetrations, 4th floor electrical riser with 2 penetrations, 5th floor electrical riser with 2 penetrations to the roof space.**	**14**		**M**
Q4	**Is compartmentation maintained in the roof space?**	N/K				
	Comment:		Previously recommended. Unable to access the roof area during the time of inspection due to the access hatch being screwed shut			
	Recommendation:		**Further investigation required within the roof area to confirm adequate compartmentation is provided where necessary - hatch being sealed shut.**	**1**		**Man1**
Q5	**Are electrics enclosed in fire rated construction?** (Where necessary)	N				
	Comment:		Covered by Q3.			
	Recommendation:					N/A

Q6	**Is compartmentation maintained at electrical meter cupboards in flat walls?**	N/A				
	Comment:					
	Recommendation:					N/A
Q7	**If required, are dampers provided?** (Base of refuse chute, ductwork etc.)	Y				
	Comment:		Defective damper to the bin room accessed externally on the ground floor.			
	Recommendation:		**Defective fusible link to the damper to the bin room accessed externally on the ground floor. Recommend repair and regular recorded service visits by a competent engineer.**	**1**		**H**
Q8	**Are wall and ceiling linings appropriate to limit fire spread?**	Y				
	Comment:					
	Recommendation:					N/A
Q9	**Are soft furnishings in common areas appropriate to limit fire spread/growth?**	N/A				
	Comment:					
	Recommendation:					N/A
Q10	**Are all other fire spread/compartmentation issues satisfactory?**	N				
	Comment:		Bin room to bin chute riser is not sealed at ground floor level. Unknown compartmentation within the chute shaft.			
	Recommendation:		**Recommend the wall of the bin chute is repaired to a 60 minute fire resisting standard where the chute enters the chute shaft.**	**1**		**M**
Q11	**Are all other fire spread/compartmentation issues satisfactory?**	N				
	Comment:		All sampled risers found with multiple unsealed penetrations.			
	Recommendation:		**Recommend horizontal penetrations from all risers are checked for suitable compartmentation to the dropped ceilings on all floors and to the roof space on the 5th floor. Risers sampled already are as follows: 3 ground floor risers 2 penetrations in 2 and missing plaster boards in 1 other (water), 1st floor electrical riser 2 penetrations, 2nd floor water riser, 3rd floor electrical riser with 2 penetrations, 4th floor electrical riser with 2 penetrations, 5th floor electrical riser with 2 penetrations to the roof space.**	**1**		**Man1**
Q12	**Are all other fire spread/compartmentation issues satisfactory?**	N/A				
	Comment:					
	Recommendation:					N/A
Q13	**Are all other fire spread/compartmentation issues satisfactory?**	N/A				
	Comment:					
	Recommendation:					N/A

Any Other Information			Response	Quantity	Photo Ref:	
X1	**Are all issues deemed satisfactory? [1]**	Y				
	Comment:					
	Recommendation:					N/A
X2	**Are all issues deemed satisfactory? [2]**	N/A				
	Comment:					
	Recommendation:					N/A

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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**

Action Plan

KENN0000	Flats 1 - 19	Kennet Court	London	W9 3UH	**Premises Risk Rating**	**Moderate**
KENN0000	Flats 1 - 19	Kennet Court	London	W9 3UH	**On satisfactory completion of all remedial works the risk rating of this building may be reduced to:**	**Tolerable**
KENN0000	Flats 1 - 19	Kennet Court	London	W9 3UH	**Recommended evacuation strategy for this building is:**	**Stay Put**
					Suggested review date:	**17 April 2019**

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:
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	H	K14	Means of Escape	1	Recommend a door opener is fitted to the AOV opening door on the 4th floor. Closer fitted.	06/07/2018		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	H	Q7	Limiting Fire Spread	1	Defective fusible link to the damper to the bin room accessed externally on the ground floor. Recommend repair and regular recorded service visits by a competent engineer.	06/07/2018		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	M	M7	Common Area Fire Doors	7	Recommend the following doors are fitted with a suitable lock, kept locked when not in use and all other doors checked to ensure working locks are fitted: 3 ground floor risers off the flat lobby, 1st floor electrical riser, 2nd floor electrical riser, 4th floor electrical riser and the 5th floor electrical riser.	06/04/2019		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	M	P3	Means of Giving Warning in Case of Fire	1	Recommend the hardwired smoke alarms are removed from the star floors 1 to 5 unless required for the operation of the AOV.	06/04/2019		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	M	Q3	Limiting Fire Spread	14	Recommend the following risers are sealed to a 60 minute fire resisting standard where services exit to the dropped ceilings and the 5th floor enters the roof space.: 3 ground floor risers 2 penetrations in 2 and missing plaster boards in 1 other (water), 1st floor electrical riser 2 penetrations, 2nd floor water riser, 3rd floor electrical riser with 2 penetrations, 4th floor electrical riser with 2 penetrations, 5th floor electrical riser with 2 penetrations to the roof space.	06/04/2019		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	M	Q10	Limiting Fire Spread	1	Recommend the wall of the bin chute is repaired to a 60 minute fire resisting standard where the chute enters the chute shaft.	06/04/2019		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	L	O3	Fire Safety Signs and Notices	6	Recommend all lift doors are fitted with do not use lift in the event of fire signage. 1 to each floor.	05/04/2020		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man1	G3	House-Keeping	1	There were a number of prams and an residents footwear in the common areas through the property.. Remove the tenants items from the communal areas;	06/05/2018		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man1	Q4	Limiting Fire Spread	1	Further investigation required within the roof area to confirm adequate compartmentation is provided where necessary - hatch being sealed shut.	06/05/2018		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man1	Q11	Limiting Fire Spread	1	Recommend horizontal penetrations from all risers are checked for suitable compartmentation to the dropped ceilings on all floors and to the roof space on the 5th floor. Risers sampled already are as follows: 3 ground floor risers 2 penetrations in 2 and missing plaster boards in 1 other (water), 1st floor electrical riser 2 penetrations, 2nd floor water riser, 3rd floor electrical riser with 2 penetrations, 4th floor electrical riser with 2 penetrations, 5th floor electrical riser with 2 penetrations to the roof space.	06/05/2018		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man2	A1	Electrical Ignition Sources	1	Ensure the fixed installations are periodically inspected in accordance with BS7671 and records maintained.	05/10/2018		
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man2	F1	Lightning	1	Recommend management ensure lightning protection system is maintained with documentation kept on file.	05/10/2018		

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Action Plan

KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man2	H3	Hazards introduced by Outside Contractors and Building Works		0	Management to confirm all contractors and operatives are subject to suitable procedures when working in the premises and this includes utilising permit to work systems when appropriate.	05/10/2018
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man2	K12	Means of Escape		1	Recommend the AOV system is annually serviced, regularly tested and maintained in accordance with manufacturers instructions.	05/10/2018
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man2	L6	Flat Entrance Doors	0 (18)		Undertake an ongoing maintenance programme to confirm each flat entrance door is fitted with a compliant self closing device in accordance with BS EN 1154. Flat 3 ok	05/10/2018
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man2	N1	Emergency Lighting		1	Management to confirm that the emergency lighting is being tested and maintained as per BS5266 and records kept	05/10/2018
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Man2	P5	Means of Giving Warning in Case of Fire	0 (18)		Recommend an ongoing maintenance programme is scheduled to confirm each flat is fitted with a minimum Grade D LD3 AFD system. Flat 3 fitted.	05/10/2018

Asset Register

ASSET REGISTER FOR UPRN KENN0000 Flats 1 - 19 Kennet Court London W9 3UH

UPRN	Address 1	Address 2	Address 3	Address 4	Post code	Question	Category	Detail
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Z1	EMERGENCY LIGHTING	Throughout to the common areas
KENN0000	Flats 1 - 19	Kennet Court	0	London	W9 3UH	Z2	AUTOMATIC FIRE DETECTION AND/OR ALARM	AOV to lobby areas and stairwell. LD3 smoke alarms in the upper floors 1st to 5th.

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

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**

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.)

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:

Flats 1 - 19
Kennet Court
0
London
W9 3UH

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:

02/02/2018

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

17/04/2019

Part 7 Unique reference number of this certificate:

See Master 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:

17/04/2018

BAFE Certsure®