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REGULATORY REFORM (FIRE SAFETY) ORDER 2005

FIRE RISK ASSESSMENT

General Information	
'Desktop' Risk Profile	High
Date of FRA Issue to Client	25/04/2017
UPRN	TABR0000
Address 1	
Address 2	Tabriz Court
Address 3 (street)	Fulton Road
Address 4 (area)	Wembley
Postcode	HA9 0FG
Fire Risk Assessor	Michael Smith ADip CFPA (Europe), FdSc Fire Risk Management.
Date of inspection	16/03/2017
QA carried out by:	John Herbison MIFireE FCABE IFE Registered Assessor
Suggested review date	25/04/2018

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	= 7 (6 floors used for flats)
No of Flats (if applicable)	= 18
Ground floor Area (m2)	= N/A
Total Area of all Floors (m2)	= N/A
Recommendation count:	= 12
Priority counts:	
H - High	= 1
M - Medium	= 2
L - Low	= 1
R - Recommended	= 0
Man1	= 2
Man2	= 6
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	
'Desktop' Risk Profile for Premises	**High**
Responsible Person:	Network Homes
BAFE SP205-1 Certificate Number	See Master Property List
Date of FRA Issue to Client	25 April 2017

General Information	
UPRN	TABR0000
Address 1	
Address 2	Tabriz Court
Address 3 (street)	Fulton Road
Address 4 (area)	Wembley
Postcode	HA9 0FG
Fire Risk Assessor	Michael Smith ADip CFPA (Europe), FdSc Fire Risk Management.
Date of inspection	16 March 2017
Checked by:	John Herbison MIFireE FCABE IFE Registered Assessor
Suggested review date	25 April 2018

The Premises	
Property Designation	GN over 5 storeys
No of Floors	7 (6 floors used for flats)
No of Flats (if applicable)	18
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	An attached seven storey purpose built block consisting of 18 flats from first floor upwards and commercial use on the ground floor. Main entrance to the common area is via a secure door to the front elevation at ground floor level leading to a protected foyer which in turn leads to a separated lobby containing the lift. This in turn leads to the rear stairway enclosure which exits directly to open air from an exit in the rear elevation. The flats are accessed from protected lobbies at each floor level as follows; 1st Floor, Flats 1-3. 2nd Floor, Flats 4-6, 3rd Floor, Flats 10-12. 4th Floor, Flats 10-12. 5th Floor, Flats 13-15. 6th Floor, Flats 16-18. Level access, 1 lift, 1 riser.
Building Construction i. approx. age / year built	Recently constructed purpose built building with brick outer leaf, suspended intermediate concrete floors and a composite flat roof. Post 91 construction.
Extent of common areas (please describe common areas assessed)	Ground floor foyer, lift lobby and common stairwell accessing all floors. Flat lobbies containing water and electrical riser cupboards.
Areas of the building to which access was not available	All flats except as stated below and refuse room /electrical intake (elsewhere in scheme not affecting MoE from flats).
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)	Occasional onsite management
Person managing fire safety in premises (and position in Coy.)	Not known
Person consulted during the fire risk assessment	Resident of flat 1.
Number of occupants (maximum estimated)	Assumed 2no per flat

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Number of employees	Assumed low and limited to short visits
Number of members of the public (maximum estimated)	Assumed low and limited to residents visitors
Identify any people who are especially at risk	General needs property, assumed to reflect the general population

Other Information	
Fire loss experience (since last FRA)	None brought to the attention of the assessor
Any other relevant information	None brought to the attention of the assessor

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 ?**	N/K				
	Comment: *Date of last fixed electrical installation inspection*		No access to electrical intake. The building is less than 5 years old.			
	Recommendation:					N/A
A2	**Is PAT testing in common areas carried out** (annually)?	N/A				
	Comment:		No portable electrical appliances identified at the time of inspection.			
	Recommendation:					N/A
A3	**Is there a policy for personal electrical appliances?**	N/A				
	Comment:		No personal electrical appliances identified at the time of inspection.			
	Recommendation:					N/A
A4	**Is the use of adapters and leads limited?**	N/A				
	Comment:		No personal adapters and leads being used at the 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)	Y				
	Comment:		A 'No Smoking' sign is displayed at the entrance to the building. No evidence of any smoking in the communal areas.			
	Recommendation:				1204	N/A
B2	**Does the policy in relation to smoking appear to be observed?**	Y				
	Comment:		No evidence of any smoking in the communal 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 securely locked shut, controlled by the residents.			
	Recommendation:				1203	N/A
C2	**Are bins secured / stored in a suitable location?** (Please state bin type, location, if and how it is secured)	Y				
	Comment:		Bins are located away from the flats access/egress in secure store.			
	Recommendation:					N/A
C3	**Is fire load close to the premises minimised?**	N				
	Comment:		Baskets noted located against the building at the rear of the premises.			
	Recommendation:		**Recommend the fire load as noted is removed away from the building.**	**1**	**1237**	**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:		None noted at the time of inspection.			
	Recommendation:					N/A
D2	**Are fixed heating systems maintained** (annually)?	N/A				
	Comment: *Date of last fixed heating system inspection*		No fixed heating systems noted in the communal area.			
	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:		No lightning protection not system noted during inspection			
	Recommendation:					N/A

House-Keeping			Response	Quantity	Photo Ref:	
G1	**Is the property regularly cleaned to prevent the build up of combustibles?**	N/K				
	Comment:		The premises presenters clean and tidy. Cleaning schedule noted in the hallway			
	Recommendation:				1216	N/A
G2	**Combustible materials not kept near sources of ignition?**	Y				
	Comment:		Satisfactory time of inspection.			
	Recommendation:					N/A
G3	**Escape routes kept clear of items combustible materials or waste?**	Y				
	Comment:		Satisfactory time of inspection			
	Recommendation:					N/A
G4	**Escape routes kept clear of any trip hazards?**	N				
	Comment:		Prams noted in flat lobbies on floors 3 and 4.			
	Recommendation:		**Recommend the trip hazards noted are removed from the common area and the area clear**	**1**	**1327, 1362**	**Man1**
G5	**Any hazardous materials are stored correctly?**	N/A				
	Comment:		No hazardous materials noted on site			

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	Recommendation:					N/A
G6	**Are all other house-keeping issues satisfactory?**	Y				
	Comment:		Satisfactory 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:		Refer to 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:		Refer to 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 are subject to fire safety controls & conditions.			
	Recommendation:		**Management to confirm all contractors are subject to suitable conditions when working in the premises, this includes utilising permit to work systems when appropriate.**			**Man2**

Other Significant Hazards			Response	Quantity	Photo Ref:	
J1	**Are all issues deemed satisfactory? [1]**	N/K				
	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:		A ground floor communal hallway and stairwell leading up to 6th floor level. Flats accessed from protected lobbies at each floor level. Single exit to front elevation and single exit to rear elevation directly from stairway enclosure..			
	Recommendation:					N/A
K2	**Are the escape routes adequately protected?** (Consider lobby protection to staircase, if needed)	Y				
	Comment:		The escape routes appear to be adequately protected.			
	Recommendation:					N/A

K3	**Is there adequate provision of exits, for the numbers who may be present?**	Y				
	Comment:		Two final exits. Deemed adequate for this type of building.			
	Recommendation:					N/A
K4	**Is there adequate exit width, for the numbers who may be present?**	Y				
	Comment:		Exit widths are in accordance with current regulations.			
	Recommendation:					N/A
K5	**Are doors on escape routes easily opened?** (and are sliding or revolving doors avoided?)	Y				
	Comment:		Emergency Door Release mechanism fitted to the front and rear exit doors.			
	Recommendation:				1225, 1204	N/A
K6	**Do final exits open in the direction of escape where necessary?**	Y				
	Comment:		Satisfactory.			
	Recommendation:				1202	N/A
K7	**Are travels distances satisfactory?** (consider single direction and more than one direction)	Y				
	Comment:		Travel distances in accordance with current standards.			
	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:		The final exit leads to a place of ultimate safety.			
	Recommendation:					N/A
K12	**Are the stairs and/or lobbies provided with adequate ventilation?** (If considered satisfactory, please state provision)	N/K				
	Comment:		Openable windows noted at each floor level within the communal stairwell and AOV at the head of the stairway. Automatic Opening Vent system activated by smoke detectors noted in the flat lobbies at each floor utilising a smoke shaft. No evidence the AOV systems are tested and maintained in accordance with BS7346 and EN12101.			
	Recommendation:		**Confirm the AOV is tested & maintained in accordance with manufacturers guidelines**	**1**	**1421, 1410, 1228**	**Man2**
K13	**Are there suitable arrangements in the building for means of escape for disabled persons?**	N/K				
	Comment:		None brought to the attention of the assessor at the time of inspection			
	Recommendation:		**Recommend residents are advised to contact Management if they require any assistance in developing their personal escape plan or need any further fire safety advice. This may be achieved by providing an addendum to the fire action notice.**			**Man2**

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K14	**Are all other means of escape issues satisfactory?**	Y				
	Comment:					
	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:		The entrance door of flat 1 appears to be to an FD30S standard.			
	Recommendation:				1286	N/A
L2	**Are fire rated flat entrance doors in good condition - not in need of repair?**	Y				
	Comment:		The flat entrance doors appear to be in good condition on visual inspection.			
	Recommendation:					N/A
L3	**Is all glazing to flat entrance doors appropriately fire rated?**	N/A				
	Comment:		Glazing is not provided to the flat entrance doors.			
	Recommendation:					N/A
L4	**Are fan lights above flat entrance doors appropriately fire rated?**	N/A				
	Comment:		Fanlights are not provided above the flat entrance doors.			
	Recommendation:					N/A
L5	**Are side panels to flat entrance doors appropriately fire rated?**	N/A				
	Comment:		No side panels to the flat entrance doors.			
	Recommendation:					N/A
L6	**Are flat entrance doors fitted with adequate self-closing devices?** (From sample inspection)	Y				
	Comment:		Overhead self-closing device fitted to sample flat 1.			
	Recommendation:		**Recommend all other flat entrance doors are checked for the adequacy of positive self-closing devices as part of a rolling programme.**	**0 (17)**	**1286**	**Man2**
L7	**Are flat entrance doors fitted with intumescent strips and cold smoke seals?** (From sample inspection)	Y				
	Comment:		Intumescent strips fitted to the entrance door of flat 20 (assumed throughout).			
	Recommendation:		**Recommend management establish a rolling programme of checks to all other flat entrance doors to confirm that strips and seals are fitted and remain effective.**	**0(17)**	**1286**	**Man2**
L8	**Are letterboxes satisfactory?** (State only if missing, damaged or uPVC)	N/A				
	Comment:		No letterboxes in flat doors.			
	Recommendation:					N/A

L9	**Are all other flat entrance door issues satisfactory?**	Y				
	Comment:		Satisfactory from type I inspection only			
	Recommendation:					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:		The common area fire door appear to be to an FD30 & FD60 standard.			
	Recommendation:				1239	N/A
M2	**Are all common area fire rated fire doors in good condition - and not in need of repair?**	Y				
	Comment:					
	Recommendation:					N/A
M3	**Is all glazing to common area fire doors appropriately fire rated?**	Y				
	Comment:		Relevant doors fitted with permanently etched fire resisting glazing			
	Recommendation:				1326	N/A
M4	**Are fan lights/side panels to common area fire doors appropriately fire rated?**	N/A				
	Comment:		No fan lights or side panels fitted			
	Recommendation:					N/A
M5	**Are self-closing devices on common area fire doors adequate?** (Where appropriate)	Y				
	Comment:		Overhead self-closing devices fitted to circulation doors.			
	Recommendation:				1257	N/A
M6	**Are intumescent strips and smoke seals provided to common area fire doors?**	Y				
	Comment:		Intumescent strips and cold smoke seals fitted to common area fire doors appropriately.			
	Recommendation:				1257	N/A
M7	**Are common area fire doors adequate otherwise?** (Ironmongery, hold open hooks etc.)	Y				
	Comment:		Satisfactory from type I 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:		No records seen			

	Recommendation:		**Recommend management confirm the emergency lighting system is tested & maintained in accordance with BS5266**	**1**		**Man2**
N2	**If emergency lighting is provided, is coverage sufficient?** (Internal and external)	Y				
	Comment:		Emergency lighting fitted in common area of the building appears to be sufficient to provide adequate lighting levels as detailed in BS 5266.			
	Recommendation:				1252	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)	N				
	Comment:		A 'Fire Action' Notice is displayed in the communal area. However, it does not represent the evacuation strategy for the block (stay put). See P3 below.			
	Recommendation:		**Alter the existing Fire Action Notice in the communal area confirming the action to take in the event of a fire (Stay Put Policy).**	**1**	**1204**	**H**
O2	**Is fire door signage adequate?** (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	N				
	Comment:		The door from lift lobby to stairway ground floor not fitted with 'Fire Door Keep Shut' signs			
	Recommendation:		**Provide 'Fire Door Keep Shut 'signage to the door from lift lobby to stairway, ground floor.**	**2**	**1239**	**L**
O3	**Are signs clearly visible?**	Y				
	Comment:		No Smoking' sign displayed at the entrance to the communal area.			
	Recommendation:				1204	N/A

Means of Giving Warning in Case of Fire			Response	Quantity	Photo Ref:	
P1	**Has the building got a manually operated electrical fire alarm system?**	Y				
	Comment:		Manual break Glass control points noted that each final exit.			
	Recommendation:				1228	N/A
P2	**If common area AFD and/or alarm system is installed, is it in good working order?**	N/K				
	Comment:		The fire alarm control panel was reading as healthy. No other records the.			
	Recommendation:					N/A
P3	**If installed, is the common area AFD adequate for the occupancy and fire risk?**	N				
	Comment:		The block has a commercial fire alarm system with smoke alarms (extended into individual flats) and break glass control points. This is in addition to the detection required for AOV. Although this block of flats are in a mixed use building the flats do not share a common stairway with the commercial premises. The provision of a fire alarm system is therefore inappropriate and not commensurate with the preferred stay put strategy for modern general-purpose flats.			

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	Recommendation:		**Recommend that the common area fire alarm system is removed as is inappropriate in this purpose-built block which is designed for a stay put evacuation policy.**	**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?**	N				
	Comment:		A smoke detector linked into the building commercial fire alarm system noted in sample flat 1.. See P 3 for action.			
	Recommendation:		**Recommend that a grade D LD3 smoke alarm system to BS 5839 – 6:2013 is installed in individual flats. See P3 above.**	**1 (18)**	**1285**	**M**
P6	**Are all other AFD and alarm system issues satisfactory?**	N/K				
	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:		Commercial premises at ground floor level. Assumed concrete construction providing 60 minutes compartmentation between this and the flats above.			
	Recommendation:					N/A
Q2	**Are hidden voids appropriately enclosed and/or fire-stopped?** (consider above suspended ceilings)	N/K				
	Comment:					
	Recommendation:					N/A
Q3	**Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?**	Y				
	Comment:		Internal masonry walls and concrete soffits noted in the service cupboards			
	Recommendation:					N/A
Q4	**Is compartmentation maintained in the roof space?**	N/A				
	Comment:		Flat roof access unknown			
	Recommendation:					N/A
Q5	**Are electrics enclosed in fire rated construction?** (Where necessary)	Y				
	Comment:					
	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.)	N/A				
	Comment:					
	Recommendation:					N/A

Q8	**Are wall and ceiling linings appropriate to limit fire spread?**	Y				
	Comment:		From a visual inspection only, the walls and ceiling linings appear to be of an adequate standard.			
	Recommendation:					N/A
Q9	**Are soft furnishings in common areas appropriate to limit fire spread/growth?**	N/A				
	Comment:		None found within the communal areas at the time of inspection.			
	Recommendation:					N/A
Q10	**Are all other fire spread/compartmentation issues satisfactory?**	N/K				
	Comment:					
	Recommendation:					N/A
Q11	**Are all other fire spread/compartmentation issues satisfactory?**	N/A				
	Comment:					
	Recommendation:					N/A
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]**	N/K				
	Comment:					
	Recommendation:					N/A
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**

Action Plan

TABR0000	Tabriz Court	Fulton Road	Wembley	HA9 0FG	**Premises Risk Rating**	**Moderate**
TABR0000	Tabriz Court	Fulton Road	Wembley	HA9 0FG	**On satisfactory completion of all remedial works the risk rating of this building may be reduced to:**	**Tolerable**
TABR0000	Tabriz Court	Fulton Road	Wembley	HA9 0FG	**Recommended evacuation strategy for this building is:**	**Stay Put**
					Suggested review date:	**25 April 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:
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	H	O1	Fire Safety Signs and Notices	1	Alter the existing Fire Action Notice in the communal area confirming the action to take in the event of a fire (Stay Put Policy).	25/07/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	M	P3	Means of Giving Warning in Case of Fire	1	Recommend that the common area fire alarm system is removed as is inappropriate in this purpose-built block which is designed for a stay put evacuation policy.	25/04/2018		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	M	P5	Means of Giving Warning in Case of Fire	1 (18)	Recommend that a grade D LD3 smoke alarm system to BS 5839 – 6:2013 is installed in individual flats. See P3 above.	25/04/2018		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	L	O2	Fire Safety Signs and Notices	2	Provide 'Fire Door Keep Shut 'signage to the door from lift lobby to stairway, ground floor.	25/04/2019		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man1	C3	Arson	1	Recommend the fire load as noted is removed away from the building.	25/05/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man1	G4	House-Keeping	1	Recommend the trip hazards noted are removed from the common area and the area clear	25/05/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man2	H3	Hazards introduced by Outside Contractors and Building Works	0	Management to confirm all contractors are subject to suitable conditions when working in the premises, this includes utilising permit to work systems when appropriate.	24/10/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man2	K12	Means of Escape	1	Confirm the AOV is tested & maintained in accordance with manufacturers guidelines	24/10/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man2	K13	Means of Escape	0	Recommend residents are advised to contact Management if they require any assistance in developing their personal escape plan or need any further fire safety advice. This may be achieved by providing an addendum to the fire action notice.	24/10/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man2	L6	Flat Entrance Doors	0 (17)	Recommend all other flat entrance doors are checked for the adequacy of positive self-closing devices as part of a rolling programme.	24/10/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man2	L7	Flat Entrance Doors	0(17)	Recommend management establish a rolling programme of checks to all other flat entrance doors to confirm that strips and seals are fitted and remain effective.	24/10/2017		
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Man2	N1	Emergency Lighting	1	Recommend management confirm the emergency lighting system is tested & maintained in accordance with BS5266	24/10/2017		

Action Plan

Asset Register

ASSET REGISTER FOR UPRN TABR0000 Tabriz Court Fulton Road Wembley HA9 0FG

UPRN	Address 1	Address 2	Address 3	Address 4	Post code	Question	Category	Detail
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Z1	EMERGENCY LIGHTING	Emergency lighting in the common area
TABR0000	0	Tabriz Court	Fulton Road	Wembley	HA9 0FG	Z2	AUTOMATIC FIRE DETECTION AND/OR ALARM	Fire Alarm/AOV system in the access lobbies at each floor level. See P3 for action.

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:

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Tabriz Court
Fulton Road
Wembley
HA9 0FG

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:

16/03/2017

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

25/04/2018

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:

25/04/2017

BAFE Certsure®