

[Print all sheets](#)

**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	HIND0000
Address 1	Hindon Court
Address 2	1-73
Address 3 (street)	Wilton Road
Address 4 (area)	Pimlico
Postcode	SW1V 1DU
Fire Risk Assessor	Gareth Fulton
Date of inspection	15/02/2018
QA carried out by:	John Herbison MIFireE FCABE (IFE Registered Assessor)
Suggested review date	17/04/2019
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	= 11
No of Flats (if applicable)	= 73
Ground floor Area (m <sup>2</sup> )	= N/A
Total Area of all Floors (m <sup>2</sup> )	= N/A
Recommendation count:	= 33
Priority counts:	
H - High	= 2
M - Medium	= 5
L - Low	= 2
R - Recommended	= 0
Man1	= 9
Man2	= 15
PrH	= 0
PrM	= 0
PrL	= 0
PrR	= 0
PrMan1	= 0
PrMan2	= 0
Recommended evacuation strategy:	Stay Put
Assessment Risk Rating:	<b>Moderate</b>
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	<b>Tolerable</b>

[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

2

## Fire Risk Assessment

NHG Property Risk Profile for this Premises
Responsible Person:
BAFE SP205-1 Certificate Number
Date of FRA Issue to Client

<b>High</b>
Network Homes
See Master List
17 April 2018

## General Information

UPRN
Address 1
Address 2
Address 3 (street)
Address 4 (area)
Postcode
Fire Risk Assessor
Date of inspection
Checked by:
Suggested review date

HIND0000
Hindon Court
1-73
Wilton Road
Pimlico
SW1V 1DU
Gareth Fulton
15 February 2018
John Herbison MIFireE FCABE (IFE Registered Assessor)
17 April 2019

## The Premises

Property Designation
No of Floors
No of Flats (if applicable)
Ground floor area (m2) (if applicable)
Total area of all floors (m2) (if applicable)
Building Description
i. no of staircases, storeys
ii. no of entrances/exits
iii. lifts
iv. stepped/level access
v. ancillary usage

GN over 5 storeys
11
73
N/A
N/A
11 storey purpose built attached block of self contained 72 flats over shops and car parks. The ground, 1st-mezanine and 1st floors appear to consist of shops, a 1st-mezanine level car park and a ground to 1st floor bin store room with service lift to the 1st floor level. 1st floor car park with plant rooms and service rooms including fan rooms, assumed cleaner / staff room, lift motor room, refuse compactor room and cycle store. 2nd to 8th floor flats are accessed from a terraced courtyard at 2nd floor level which has 3 blocks with core stairs serving the flat lobbies and deck approached flats. The remaining flats accessed at this 2nd floor level directly from the courtyard: Main stair (ground to 9th), rear stair (2nd to 8th) and central detached stair(2nd to 6th), the rear and main block are attached with back to back flats. Flats 1-36 and 67 are contained within the main block with flats 1-2 & 14-35 being accessed from the stair and open decks, flats 3-13 accessed from the courtyard area, (and flat 67 which is accessed from the central block stair / open deck). Flats 36-60 and 70-71 are contained in the rear block with 36-45 being accessed from the central courtyard, flats 46-60 being accessed from the rear stair and open decks (and flats 70-71 which are accessed from the central stair / open decks). Central block contains flats 61-73 with flats 61-64 being accessed from the courtyard and flats 65 to 73 accessed via the stair and open decks. There is a side escape stair from the courtyard that serves the 1st-mezanine car park, the courtyard and leads directly to the road at the front of the building. (4 stairs total). Level access to the building. 2 final exits. 9th floor appears to contain a fan room but no access was gained to this part of the building. There are a total of 5 lifts in the building, 2 in the main block, 1 in each of the rear and central blocks and 1 service lift from 1st floor to ground floor for the bins. It appears there are a mix of single level and multi level (maisonette) flats in this building.

# Fire Risk Assessment

Building Construction	Circa 2010. Concrete construction with brick and block external walls, solid floors with solid stairs. Metal open decks to some flats. Paved areas to the 2nd floor central courtyard Metal pitched roof with plant room inside on the main block other areas the roof is metal mainly over flats. No access to any roof space over the stairs and appearing to be a very shallow pitch if not flat.
i. approx. age / year built	
ii. building structure, floors, walls and roof	
iii. cladding	
Extent of common areas (please describe common areas assessed)	4 stairs. Flat lobbies. Open decks to flats, central courtyard, car parks, plant rooms and routes to the road.
Areas of the building to which access was not available	All flats except flats 27 and 72. 1st floor ancillary rooms other than the compactor room. Non sampled risers. Room / cupboard off the cycle store. Main stair fan room on the 9th floor. Fan room off the 1st floor car park. Either of the 2 cupboards off the side escape stairs. Car park.
If applicable, state which flats were sample inspected	27 and 72

<b>The Occupants</b>	
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
Details of any onsite management (hours onsite etc. if known)	It is understood that there is a security presence on site from 1500 - 0000 every day.
Person managing fire safety in premises (and position in Coy.)	Network Homes representative.
Person consulted during the fire risk assessment	Resident of flats 27 and 72
Number of occupants (maximum estimated)	Assumed (2 persons per flat).
Number of employees	None onsite. Occasional visits are assumed by NH staff and contractors. Believed up to 2 security staff 1500-0000 daily.
Number of members of the public (maximum estimated)	Not known but assumed to be small numbers of visitors at any one time.
Identify any people who are especially at risk	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. It was noted that the resident of flat 47 was wheelchair bound and fire evacuation was discussed with the carer of this resident (believed his wife)
-sleeping occupants	
-disabled occupants	
-occupants in remote areas and lone workers	

<b>Other Information</b>	
Fire loss experience (since last FRA)	None reported
Any other relevant information	The boundaries of this property were not clear from observation or inspection but the description above is believed to be accurate. Plans provided on site were not to scale and had little detail. It is thought the car parks may overlap the boundaries of this property to the neighbouring blocks / shops so it is advised that the car parking areas are subject to an additional FRA as there was a chained and padlocked door in the 1st floor car park which may or may not be required as a means of escape from the neighbouring side and no access was gained at the time of the inspection. All shops on the ground floor should be subject to separate FRA's.

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

<b>Elimination or Reduction of Fire Hazards</b>			
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 the main intake in the 1st floor from the car park lobby; keys available did not open the non standard lock.		

# Fire Risk Assessment

4

	Recommendation:	Recommend management confirm that the common area fixed electrical system has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)	1		Man2
A2	Is PAT testing in common areas carried out (annually)?	N/K			
	Comment:	Portable heater seen, assumed other cleaning equipment on site, no records for PAT.	1		Man2
	Recommendation:	Recommend management confirm that all portable electrical appliances in common areas are inspected and tested annually	1		Man2
A3	Is there a policy for personal electrical appliances?	N/K			
	Comment:	Not known if there is a policy for personally portable appliances. Security unaware of any policy	1		Man2
	Recommendation:	Recommend management introduce a policy on the use of personal portable electrical appliances within the common areas.	1		Man2
A4	Is the use of adapters and leads limited?	N			
	Comment:	Covered by A3.			N/A
	Recommendation:				

Smoking Policies		Response	Quantity	Photo Ref:
B1	Are there suitable arrangements for those who wish to smoke? (state what the arrangements are)	Y		
	Comment:	Smoking not permitted within the common area, assumed to be limited to individual flats		
	Recommendation:			N/A
B2	Does the policy in relation to smoking appear to be observed?	Y		
	Comment:	No evidence of smoking at the time of the inspection		
	Recommendation:			N/A

Arson		Response	Quantity	Photo Ref:
C1	Are premises secure against arson by outsiders? (Please state how)	Y		
	Comment:	Secure main entrance door and secure side exit door.		
	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:	Bins out for collection. Informed kept in the bin store or compactor room.		
	Recommendation:			N/A
C3	Is fire load close to the premises minimised?	N		
	Comment:	Storage of combustibles in both the 1st-mezzanine and 1st floor car parks including bags, cardboard, metal frames, tyres and other items loose, some of which appearing to obstruct the assumed mechanical smoke ventilation system. Significant build up of stored furniture and household goods to the rear of the ground floor bin room.	3	
	Recommendation:	Recommend all storage of materials is removed from the car parks and bin room and regular checks made to prevent build up of combustibles; including bags, cardboard, metal frames, tyres and other items loose, some of which appearing to obstruct the assumed mechanical smoke ventilation system in the car parks. Significant build up of stored furniture and household goods to the rear of the ground floor bin room.		Man1

# Fire Risk Assessment

Portable Heaters and Heating Installations			Response	Quantity	Photo Ref:
D1	If used, is the use of portable heaters regarded as safe?	N			
	Comment:		Portable heater noted under the security desk, assumed left plugged in and cable shut in locked locker door.		
	Recommendation:		<b>Recommend the portable heater behind the security desk in the ground floor entrance, is unplugged and stored in a safe location when not in use.</b>	1	Man1
D2	Are fixed heating systems maintained (annually)?	N/K			
	Comment: Date of last fixed heating system inspection		Fixed electrical heating noted.		
	Recommendation:		<b>Recommend management confirm that the fixed electrical heaters are inspected and tested at the same time as the common area fixed electrical installation and records kept on site.</b>	1	Man2
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 noted on the property however this would be expected so assumed fitted.		
	Recommendation:		<b>Recommend the assumed lightning protection is serviced and inspected yearly in accordance with BSEN62305 and records maintained.</b>	1	Man2
House-Keeping			Response	Quantity	Photo Ref:
G1	Is the property regularly cleaned to prevent the build up of combustibles?	Y			
	Comment:		Common area clear and tidy at the time of the inspection. Records seen.		
	Recommendation:				N/A
G2	Combustible materials not kept near sources of ignition?	N/K			
	Comment:		No access to the main intake in the 1st floor from the car park lobby or to the majority of risers; keys available did not open the non standard locks. Sampled risers satisfactory.		
	Recommendation:		<b>Recommend all risers are regularly checked for storage and removed as necessary. No access to the main intake in the 1st floor from the car park lobby or to the majority of risers; keys available did not open the non standard locks. Sampled risers satisfactory.</b>	1	55 Man2
G3	Escape routes kept clear of items combustible materials or waste?	N			
	Comment:		Pushbike on the 5th floor metal walkway off the rear stair; sofa, bag, Pushbike, gym matt and timber to the lobby of flat 58; Plants, scooter and shoes to the lobby of flat 59; Rolled carpets, toys, shoes and footballs to the lobby of flat 60; Build up of waste and rubbish bags noted outside flats 63, 65, 9 and 23; multiple fake plants and pushbike outside flat 31; washing on a clothes horse outside flat 35; table, timber, buggy, filled bag and toys outside flat 55; Multiple storage items outside flat 71 including a plastic shed, washing machine, rolled carpet, fridge, freezer; plastic shed and wooden chairs outside flat 70; Bin outside flat 73; plastic plants and loose rubbish outside flat 23; Covered items outside flat 25.		

# Fire Risk Assessment

	Recommendation:	Recommend a zero tolerance policy is explained to residents, all personal items being stored in the communal areas are removed excluding door mats and regular checks made to ensure the escape routes are clear of storage and trip hazards. Pushbike on the 5th floor metal walkway off the rear stair; sofa, bag, Pushbike, gym matt and timber to the lobby of flat 58; Plants, scooter and shoes to the lobby of flat 59; Rolled carpets, toys, shoes and footballs to the lobby of flat 60; Build up of waste and rubbish bags noted outside flats 63, 65, 9 and 23; multiple fake plants and pushbike outside flat 31; washing on a clothes horse outside flat 35; table, timber, buggy, filled bag and toys outside flat 55; Multiple storage items outside flat 71 including a plastic shed, washing machine, rolled carpet, fridge, freezer; plastic shed and wooden chairs outside flat 70; Bin outside flat 73; plastic plants and loose rubbish outside flat 23; Covered items outside flat 25.	1		Man1
G4	Escape routes kept clear of any trip hazards?	N			
	Comment:	Trailing cable from 1st floor main stair to 1st-mezzanine floor car park crossing the stair twice. Also covered by G3.			
	Recommendation:	Recommend the trailing extension cable is removed and the residents informed of the risk. Trailing cable from 1st floor main stair to 1st-mezzanine floor car park crossing the stair twice. Consideration should be given to securing the socket to prevent unauthorised use.	1		Man1
G5	Any hazardous materials are stored correctly?	N/K			
	Comment:	No evidence to suggest otherwise. No access to the cleaner cupboard / store, non standard locks and keys provided did not open.			
	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:	No information available with reference to fire safety conditions imposed on external or in-house contractors at the time of the assessment			
	Recommendation:	Management to confirm that fire safety conditions are imposed on external and in-house contractors including hot work permits as required.	1		Man1
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 Q. H1			
	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:	Refer to Q. H1			
	Recommendation:				N/A
Other Significant Hazards		Response	Quantity	Photo Ref:	
J1	Are all issues deemed satisfactory? [1]	N/K			

# Fire Risk Assessment

7

Comment:	From previous inspection. The extractor in the ceiling of the 1st-mezzanine car park lobby was attached to a solid duct in the dropped ceiling, which could not be confirmed as fire resisting and which runs through the compartment wall and through the car park on that level. There appeared to be a similar extractor to the lobby of the 1st floor car park and an open vent to the side escape stair to car park lobby wall.		
Recommendation:	Recommend the ducting in the dropped ceiling to the extractor in the 1st-mezzanine car park lobby which runs through the compartment wall and through the car park area is enclosed in 60 minute fire resisting materials, unless confirmed as suitable. Recommend the similar extractor and related ducting is intrusively checked to ensure the 1st floor car park lobby is suitably protected. Recommend the open vent to the side escape stair to 1st-mezzanine car park lobby wall is also intrusively checked to ensure this escape route is adequately protected. Alternatively these extractors / vents could be sealed to a 60 minute fire resisting standard or fitted with mechanical AFD operated fire dampers.	3	M
J2 Are all issues deemed satisfactory? [2]	N/K		
Comment:	Sprinkler system fitted to the car park and the lobbies to the car park. No records seen.		
Recommendation:	Recommend the sprinkler system noted to the car park areas including the access lobbies is regularly tested and inspected and records maintained.	1	Man2
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:		Purpose built block with lobby approach to all stairs and fire doors opening to and separating all escape routes. Open deck approach to many flats on multiple levels, some with alternative exit doors where multi level maisonettes.			
Recommendation:					N/A
K2 Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Y				
Comment:		Lobby approach to the stairs where relevant.			
Recommendation:					N/A
K3 Is there adequate provision of exits, for the numbers who may be present?	Y				
Comment:		The 2 final exit doors provided deemed satisfactory for the number of flats operating a stay put policy.			
Recommendation:					N/A
K4 Is there adequate exit width, for the numbers who may be present?	Y				
Comment:					
Recommendation:					N/A
K5 Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Y				
Comment:		Easily opened electronic lock fitted to the main entrance, side stair exit fitted with a panic bar.			
Recommendation:					N/A
K6 Do final exits open in the direction of escape where necessary?	N/A				
Comment:		The final exit doors open in the direction of escape.			

# Fire Risk Assessment

Recommendation:				N/A
K7 <b>Are travel distances satisfactory?</b> (consider single direction and more than one direction)	Y			
Comment:	Travel distance deemed satisfactory			N/A
Recommendation:				
K8 <b>Are there suitable precautions for all inner rooms?</b>	Y			
Comment:	No specific inner rooms noted in the common area from areas accessed. Rooms off the car park believed satisfactory from those rooms sampled. Small cupboard to the rear of the cycle store not considered significant. See P3.			
Recommendation:				N/A
K9 <b>Are escape routes separated where appropriate?</b>	Y			
Comment:				
Recommendation:				N/A
K10 <b>Are corridors sub-divided where appropriate?</b>	N/A			
Comment:				
Recommendation:				N/A
K11 <b>Do escape routes lead to a place of safety?</b>	Y			
Comment:	Front final exit doors lead directly outside and away from the building.			
Recommendation:				N/A
K12 <b>Are the stairs and/or lobbies provided with adequate ventilation?</b> (If considered satisfactory, please state provision)	N/K			
Comment:	AOV and apparent mechanical smoke ventilation system appears fitted to the enclosed communal areas and the plant and car park areas, actuated through an AFD system. No sounders seen in areas accessed.			
Recommendation:	<b>Recommend management confirm that the AOV system is regularly tested and maintained in accordance with manufacturers guidelines and records maintained</b>	1	2	Man2
K13 <b>Are there suitable arrangements in the building for means of escape for disabled persons?</b>	N/K			
Comment:	From previous inspection. No information available at the time of inspection. Resident of flat 47 was identified as wheelchair bound. Residents carer (believed to be his wife) informed that the local fire service have been invited to the property and conducted a Home Fire Safety Check. Addendum to fire action notice informing residents to get in contact with Network Homes should they require further assistance			
Recommendation:	<b>Recommend the resident of flat 47 and the carer there are contacted with regard to assisting with a fire safety escape plan or related advice for the resident that is unable to self evacuate; a PEEP or the suitability of the flat might need to be considered.</b>	2	3	Man1
K14 <b>Are all other means of escape issues satisfactory?</b>	Y			
Comment:				
Recommendation:				N/A
K15 <b>Are all other means of escape issues satisfactory?</b>	N/A			
Comment:				
Recommendation:				N/A
K16 <b>Recommended evacuation strategy for this building is:</b>	Stay Put			

# Fire Risk Assessment

9

Flat Entrance Doors		Response	Quantity	Photo Ref:
L1	Are flat entrance doors or doors / frames appropriately fire rated?	Y		
	Comment:	Sample flats 27 and 72 assessed to be a suitable fire door and all other relevant flats entrances are of the same design from external inspection.		
	Recommendation:			N/A
L2	Are fire rated flat entrance doors in good condition - not in need of repair?	Y		
	Comment:	On visual inspection deemed satisfactory. Cat flap to flat 71 not significant as the flat is on an open deck and does not need to be passed on the escape route.		
	Recommendation:			N/A
L3	Is all glazing to flat entrance doors appropriately fire rated?	N/A		
	Comment:	No glazing.		
	Recommendation:			N/A
L4	Are fan lights above flat entrance doors appropriately fire rated?	N/A		
	Comment:	No glazing.		
	Recommendation:			N/A
L5	Are side panels to flat entrance doors appropriately fire rated?	N/A		
	Comment:	No side panels.		
	Recommendation:			N/A
L6	Are flat entrance doors fitted with adequate self-closing devices? (From sample inspection)	N/K		
	Comment:	Flats 27 and 72 fitted with a self closing device.		
	Recommendation:	Recommend all flats are checked for functioning self closing devices as part of a rolling programme (Flats 27 and 72 checked and fitted)	0(70)	Man2
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	N/K		
	Comment:	Sample flats 27 and 72 fitted with intumescent strips and cold smoke seals. All relevant doors appearing similar; assumed all doors fitted.		
	Recommendation:			N/A
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	N/A		
	Comment:	None to flat doors.		
	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

# Fire Risk Assessment

10

Common Area Fire Doors			Response	Quantity	Photo Ref:
M1	Are all common area fire doors and/or frames appropriately fire rated?	Y			
	Comment:		From sample and visual inspection suitable fire doors fitted in the communal area risers and lobby's and to the plant and car park areas on the 1st-mezzanine and 1st floors.		
	Recommendation:				N/A
M2	Are all common area fire rated fire doors in good condition - and not in need of repair?	N			
	Comment:		Vents fitted to the 2 lift lobby doors on the 1st floor, 1 to the main stair and 1 to the car park lobby door. These do not appear to be mechanical vents.		
	Recommendation:		<b>Recommend the following doors are replaced with replacement self closing FD60s fire doors with associated signage. Vents fitted to the 2 lift lobby doors on the 1st floor, 1 to the main stair and 1 to the car park lobby door. These do not appear to be mechanical vents.</b>	2	H
M3	Is all glazing to common area fire doors appropriately fire rated?	Y			
	Comment:		From sample checks fire rated glazing fitted to relevant communal doors.		
	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)	Y			
	Comment:		All accessed doors had adequate self closers fitted.		
	Recommendation:		<b>Recommend all fire doors are subject to regular, relevant inspection as part of a rolling programme of recorded checks. This should include the alarmed final exit from the side stair.</b>	1	Man2
M6	Are intumescent strips and smoke seals provided to common area fire doors?	Y			
	Comment:		Noted to all relevant communal doors.		
	Recommendation:				N/A
M7	Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc)	Y			
	Comment:		No other issues noted at the time of inspection		
	Recommendation:				N/A
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:		Emergency lighting, incomplete records seen.		
	Recommendation:		<b>Recommend it is confirmed the emergency lighting is tested monthly and serviced yearly in accordance with BS5266 and records maintained.</b>	1	Man2
N2	If emergency lighting is provided, is coverage sufficient? (Internal and external)	Y			
	Comment:		All areas suitably covered.		
	Recommendation:				N/A

# Fire Risk Assessment

11

N3	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	N/A				
	Comment:					
	Recommendation:					N/A

		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:	Fire action notices within the common area recommending the stay put policy		
	Recommendation:			
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	N		
	Comment:	Fire door keep closed sign required to the outer face of the ground floor entrance hall to lift lobby door.		
	Recommendation:	<b>Fire door keep closed sign required to the outer face of the ground floor entrance hall to lift lobby door.</b>	1	L
O3	Are signs clearly visible?	N		
	Comment:	"No Smoking" signs seen. No lift signage noted.		
	Recommendation:	<b>Provide 'In event of fire do not use lifts' signage in the common area by each lift door; estimated to require 18 signs.</b>	18	L

		Response	Quantity	Photo Ref:
P1	Has the building got a manually operated electrical fire alarm system?	N		
	Comment:	Appearing to be an AOV system only. See P3.		
	Recommendation:			
P2	If common area AFD and/or alarm system is installed, is it in good working order?	N/A		
	Comment:			
	Recommendation:			
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	N		
	Comment:	It is believed there is a possibility that relevant persons might be within plant rooms, other rooms or stores off the car parks and 1st-mezzanine 9th and 1st floors and be unaware of a fire in the building. No sounders noted anywhere in the building.		
	Recommendation:	<b>Recommend sufficient sounders are fitted to the existing (AOV) AFD system in the ground, 1st-mezzanine, 1st floor car park areas, plant, stores and other rooms and the 9th floor fan room in the roof, to give warning of fire in the building without affecting the stay put policy to the flats in the building.</b>	1	H
P4	If not installed, are the premises deemed safe without a common area AFD system?	N		
	Comment:	Covered by P3.		
	Recommendation:			

# Fire Risk Assessment

12

P5	If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	N/K				
	Comment:		Sample flats 27 and 72 fitted with hardwired smoke alarms.			
	Recommendation:		Recommend all flats are checked for functioning grade D LD3 smoke alarms as part of a rolling programme. Sample flats 27 and 72 fitted with hardwired smoke alarms. 72 flats.	0 (70)		Man2
P6	Are all other AFD and alarm system issues satisfactory?	Y				
	Comment:					
	Recommendation:					N/A
<b>Limiting Fire Spread</b>		<b>Response</b>			<b>Quantity</b>	<b>Photo Ref:</b>
Q1	Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)	Y				
	Comment:		From areas accessed general compartmentation considered satisfactory.		1	
	Recommendation:					N/A
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	N				
	Comment:		Following apparent gas pipe / meter re-location works, it appears there are multiple breaches in the ceilings of the communal lobbies off the stairs in the front and rear blocks. Breaches were noted in the hatches to the dropped ceilings above the following flat entrance doors: 1,2,17,16,46. Also see Q13.			
	Recommendation:		Recommend the following are sealed to a 60 minute fire resisting standard: Breaches were noted in the hatches to the dropped ceilings above the following flat entrance doors: 1,2,17,16,46. Breach noted in the dropped ceiling of the 1st floor lift lobby where service pipe penetrates the dry riser's (hidden) riser adjacent to the gas riser. Following apparent gas pipe / meter re-location works, it appears there are multiple breaches in the ceilings of the communal lobbies off the stairs in the front and rear blocks.	6		M
Q3	Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?	N				
	Comment:		Unsealed service penetration to the wall over the door to the gas riser on the 1st floor lift lobby. All other sampled risers and cupboards appear satisfactory.		1	
	Recommendation:		Seal the horizontal penetration to the wall over the door to the gas riser on the 1st floor lift lobby to a 60 minute fire resisting standard.			M
Q4	Is compartmentation maintained in the roof space?	N/K				
	Comment:		Common roof space appearing to contain a plant fan room. Other roof voids not considered significant as appearing to be shallow pitch or flat.			
	Recommendation:					N/A
Q5	Are electrics enclosed in fire rated construction? (Where necessary)	Y				
	Comment:		Intakes and risers sampled satisfactory.			
	Recommendation:					N/A
Q6	Is compartmentation maintained at electrical meter cupboards in flat walls?	Y				
	Comment:		Wall mounted gas (all re-located to within flats) and electrical meter cupboards appear satisfactory with sound blockwork noted around and behind those sampled.			
	Recommendation:					N/A

# Fire Risk Assessment

13

Q7	If required, are dampers provided? (Base of refuse chute, ductwork etc)	Y				
	Comment:		Noted a fusible link damper fitted to the bin chute opening to the 1st floor refuse compactor room. No records seen.			
	Recommendation:		<b>Recommend the fusible link damper to the refuse compactor room is tested and serviced on a regular periodic basis and records maintained.</b>			
Q8	Are wall and ceiling linings appropriate to limit fire spread?	Y			1	Man2
	Comment:		Non - gloss painted wallpapered walls with painted ceiling throughout the common area			
	Recommendation:					N/A
Q9	Are soft furnishings in common areas appropriate to limit fire spread/growth?	N/A				
	Comment:		None noted other than referenced in G3.			
	Recommendation:					N/A
Q10	Are all other fire spread/compartmentation issues satisfactory?	N/K				
	Comment:		No access to the following areas within the building: 1st floor electrical riser in the lobby of the car park, 1st floor lift motor room, 1st floor assumed staff room / cleaner room, the fan room off the 1st floor car park, the 9th floor roof space fan room and the assumed store cupboard to the rear of the cycle store; all non standard locks and the keys supplied did not open these.			
	Recommendation:		<b>Recommend compartmentation is confirmed as suitable and suitable separation of combustibles and storage is checked in the 1st floor electrical riser in the lobby of the car park, 1st floor lift motor room, 1st floor assumed staff room / cleaner room, the fan room off the 1st floor car park, the 9th floor roof space fan room and the assumed store cupboard to the rear of the cycle store; all non standard locks and the keys supplied did not open the doors.</b>			
Q11	Are all other fire spread/compartmentation issues satisfactory?	N/K			6	Man1
	Comment:		Unsealed penetration to the ceiling of the 1st floor car park. 2 Unsealed penetrations to the wall of the 1st floor car park.			
	Recommendation:		<b>Recommend the following unsealed penetrations are sealed to a 60 minute fire resisting standard; ceiling of the 1st floor car park. 2 Unsealed penetrations to the wall of the 1st floor car park.</b>			
Q12	Are all other fire spread/compartmentation issues satisfactory?	N/K			3	M
	Comment:		Vent noted on the car park wall opposite the cycle store above the door to the 1st floor lobby dropped ceiling; Assumed not part of the ventilation system for the car park.			
	Recommendation:		<b>Recommend the vent noted on the car park wall opposite the cycle store above the door to the 1st floor lobby into the dropped ceiling is sealed to a 60 minute fire resisting standard.</b>			
Q13	Are all other fire spread/compartmentation issues satisfactory?	N/K			1	M
	Comment:		It appears that there has been a re-routing of gas pipes and meters throughout the building, compartmentation issues were noted in all dropped ceilings sampled and box work appearing to house the new runs of pipes have vents fitted throughout the flat lobbies off the main stair. Compartmentation could not be confirmed within the boxing in and the vents have removed any fire and smoke resistance of the enclosure.			

# Fire Risk Assessment

14

Recommendation:	Recommend a full and intrusive (as required) survey of compartmentation following the apparent gas pipe and meter re-routing, paying particular attention where these service pipes exit risers and pass through compartment walls in the communal areas including where they enter the relevant flats (above the entrance doors in the dropped ceilings from sample checks). Multiple breaches noted from samples and these are detailed in Q2. No access to the vented boxing in of the pipe work around the ceilings of the flat lobbies off the main stair. Any additional breaches found other than those detailed in Q2, should be sealed to a 60 minute fire resisting standard.	1		Man1
-----------------	---	---	--	------

Any Other Information		Response	Quantity	Photo Ref:		
X1	Are all issues deemed satisfactory? [1]	N/K Comment: Recommendation:	Dry risers with no records seen.  <b>Recommend the dry riser is tested yearly and inspected 6 monthly by a competent engineer and records maintained.</b>	1		Man2
X2	Are all issues deemed satisfactory? [2]	N/K Comment: Recommendation:	One lift appears to be a fire fighting lift; no records seen.  <b>Recommend the apparent fire fighting lift is periodically tested and inspected and records maintained.</b>	1		Man2
X3	Are all issues deemed satisfactory? [3]	N Comment: Recommendation:	Extinguishers noted in the communal areas of the building, not staffed 24/7.  <b>Extinguishers noted in the communal areas of the building, not staffed 24/7. Recommend that all fire extinguishers and associated signage be removed from the common area as residents are untrained in their safe use. Extinguishers can be retained in staff areas such as electrical intake or plant rooms etc. for use by trained staff or maintenance personnel.</b>	1		Man1

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

Medium
Moderate Harm
Moderate
Tolerable

# Action Plan

HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Premises Risk Rating			Moderate				
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:			Tolerable	<b>Update Actions</b>			
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Recommended evacuation strategy for this building is:			Stay Put				
						Suggested review date:			17 April 2019				
UPRN	Address 1	Address 2	Address 3	Address 4	Post code	Priority	Question	Category	Quantity	Recommendation	To be completed by:	Date completed	Completed by:
										Recommend the following doors are replaced with replacement self closing FD60s fire doors with associated signage. Vents fitted to the 2 lift lobby doors on the 1st floor, 1 to the main stair and 1 to the car park lobby door.			
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	H	M2	Common Area Fire Doors	2	These do not appear to be mechanical vents.	06/07/2018		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	H	P3	Means of Giving Warning in Case of Fire	1	Recommend sufficient sounders are fitted to the existing (AOV) AFD system in the ground, 1st-mezanine, 1st floor car park areas, plant, stores and other rooms and the 9th floor fan room in the roof, to give warning of fire in the building without affecting the stay put policy to the flats in the building.	06/07/2018		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	M	J1	Other Significant Hazards that might impact on General Fire Precautions	3	Recommend the ducting in the dropped ceiling to the extractor in the 1st-mezanine car park lobby which runs through the compartment wall and through the car park area is enclosed in 60 minute fire resisting materials, unless confirmed as suitable. Recommend the similar extractor and related ducting is intrusively checked to ensure the 1st floor car park lobby is suitably protected. Recommend the open vent to the side escape stair to 1st-mezanine car park lobby wall is also intrusively checked to ensure this escape route is adequately protected. Alternatively these extractors / vents could be sealed to a 60 minute fire resisting standard or fitted with mechanical AFD operated fire dampers.	06/04/2019		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	M	Q2	Limiting Fire Spread	6	Recommend the following are sealed to a 60 minute fire resisting standard: Breaches were noted in the hatches to the dropped ceilings above the following flat entrance doors: 1,2,17,16,46. Breach noted in the dropped ceiling of the 1st floor lift lobby where service pipe penetrates the dry riser's (hidden) riser adjacent to the gas riser. Following apparent gas pipe / meter re-location works, it appears there are multiple breaches in the ceilings of the communal lobbies off the stairs in the front and rear blocks.	06/04/2019		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	M	Q3	Limiting Fire Spread	1	Seal the horizontal penetration to the wall over the door to the gas riser on the 1st floor lift lobby to a 60 minute fire resisting standard.	06/04/2019		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	M	Q11	Limiting Fire Spread	3	Recommend the following unsealed penetrations are sealed to a 60 minute fire resisting standard; ceiling of the 1st floor car park. 2 Unsealed penetrations to the wall of the 1st floor car park.	06/04/2019		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	M	Q12	Limiting Fire Spread	1	Recommend the vent noted on the car park wall opposite the cycle store above the door to the 1st floor lobby into the dropped ceiling is sealed to a 60 minute fire resisting standard.	06/04/2019		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	L	O2	Fire Safety Signs and Notices	1	Fire door keep closed sign required to the outer face of the ground floor entrance hall to lift lobby door.	05/04/2020		
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	L	O3	Fire Safety Signs and Notices	18	Provide 'In event of fire do not use lifts' signage in the common area by each lift door; estimated to require 18 signs.	05/04/2020		

# Action Plan

HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	C3	Arson	Recommend all storage of materials is removed from the car parks and bin room and regular checks made to prevent build up of combustibles; including bags, cardboard, metal frames, tyres and other items loose, some of which appearing to obstruct the assumed mechanical smoke ventilation system in the car parks. Significant build up of stored furniture and household goods to the rear of the 3 ground floor bin room.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	D1	Portable Heaters and Heating Installations	Recommend the portable heater behind the security desk in the ground floor entrance, is unplugged and stored in a 1 safe location when not in use.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	G3	House-Keeping	Recommend a zero tolerance policy is explained to residents, all personal items being stored in the communal areas are removed excluding door mats and regular checks made to ensure the escape routes are clear of storage and trip hazards. Pushbike on the 5th floor metal walkway off the rear stair; sofa, bag, Pushbike, gym matt and timber to the lobby of flat 58; Plants, scooter and shoes to the lobby of flat 59; Rolled carpets, toys, shoes and footballs to the lobby of flat 60; Build up of waste and rubbish bags noted outside flats 63, 65, 9 and 23; multiple fake plants and pushbike outside flat 31; washing on a clothes horse outside flat 35; table, timber, buggy, filled bag and toys outside flat 55; Multiple storage items outside flat 71 including a plastic shed, washing machine, rolled carpet, fridge, freezer; plastic shed and wooden chairs outside flat 70; Bin outside flat 73; plastic plants and loose rubbish 1 outside flat 23; Covered items outside flat 25.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	G4	House-Keeping	Recommend the trailing extension cable is removed and the residents informed of the risk. Trailing cable from 1st floor main stair to 1st-mezzanine floor car park crossing the stair twice. Consideration should be given to securing the 1 socket to prevent unauthorised use.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	H1	Hazards introduced by Outside Contractors and Building Works	Management to confirm that fire safety conditions are imposed on external and in-house contractors including hot 1 work permits as required.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	K13	Means of Escape	Recommend the resident of flat 47 and the carer there are contacted with regard to assisting with a fire safety escape plan or related advice for the resident that is unable to self evacuate; a PEEP or the suitability of the flat might need to 2 be considered.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	Q10	Limiting Fire Spread	Recommend compartmentation is confirmed as suitable and suitable separation of combustibles and storage is checked in the 1st floor electrical riser in the lobby of the car park, 1st floor lift motor room, 1st floor assumed staff room / cleaner room, the fan room off the 1st floor car park, the 9th floor roof space fan room and the assumed store cupboard to the rear of the cycle store; all non standard locks and the keys supplied did not open the 6 doors.	06/05/2018

# Action Plan

HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	Q13	Limiting Fire Spread	Recommend a full and intrusive (as required) survey of compartmentation following the apparent gas pipe and meter re-routing, paying particular attention where these service pipes exit risers and pass through compartment walls in the communal areas including where they enter the relevant flats (above the entrance doors in the dropped ceilings from sample checks). Multiple breaches noted from samples and these are detailed in Q2. No access to the vented boxing in of the pipe work around the ceilings of the flat lobbies off the main stair. Any additional breaches found other than those detailed in Q2, should be sealed to 1 a 60 minute fire resisting standard.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man1	X3	Any Other Information	Extinguishers noted in the communal areas of the building, not staffed 24/7. Recommend that all fire extinguishers and associated signage be removed from the common area as residents are untrained in their safe use. Extinguishers can be retained in staff areas such as electrical intake or plant rooms etc. for use by trained staff or maintenance 1 personnel.	06/05/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	A1	Electrical Ignition Sources	Recommend management confirm that the common area fixed electrical system has been inspected and tested within the last five years in accordance with BS 7671:2008 1 (as amended)	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	A2	Electrical Ignition Sources	Recommend management confirm that all portable electrical appliances in common areas are inspected and 1 tested annually	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	A3	Electrical Ignition Sources	Recommend management introduce a policy on the use of personal portable electrical appliances within the common 1 areas.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	D2	Portable Heaters and Heating Installations	Recommend management confirm that the fixed electrical heaters are inspected and tested at the same time as the common area fixed electrical installation and records kept 1 on site.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	F1	Lightning	Recommend the assumed lightning protection is serviced and inspected yearly in accordance with BSEN62305 and 1 records maintained.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	G2	House-Keeping	Recommend all risers are regularly checked for storage and removed as necessary. No access to the main intake in the 1st floor from the car park lobby or to the majority of risers; keys available did not open the non standard locks. 1 Sampled risers satisfactory.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	J2	Other Significant Hazards that might impact on General Fire Precautions	Recommend the sprinkler system noted to the car park areas including the access lobbies is regularly tested and 1 inspected and records maintained.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	K12	Means of Escape	Recommend management confirm that the AOV system is regularly tested and maintained in accordance with 1 manufacturers guidelines and records maintained	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	L6	Flat Entrance Doors	Recommend all flats are checked for functioning self closing devices as part of a rolling programme (Flats 27 and 72 checked and fitted) 0 (70)	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	M5	Common Area Fire Doors	Recommend all fire doors are subject to regular, relevant inspection as part of a rolling programme of recorded checks. This should include the alarmed final exit from the 1 side stair.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	N1	Emergency Lighting	Recommend it is confirmed the emergency lighting is tested monthly and serviced yearly in accordance with BS5266 and 1 records maintained.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	P5	Means of Giving Warning in Case of Fire	Recommend all flats are checked for functioning grade D LD3 smoke alarms as part of a rolling programme. Sample flats 27 and 72 fitted with hardwired smoke alarms. 72 flats. 0 (70)	05/10/2018

# Action Plan

HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	Q7	Limiting Fire Spread	Recommend the fusible link damper to the refuse compactor room is tested and serviced on a regular 1 periodic basis and records maintained.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	X1	Any Other Information	Recommend the dry riser is tested yearly and inspected 6 1 monthly by a competent engineer and records maintained.	05/10/2018
HIND0000	Hindon Court	1-73	Wilton Road	Pimlico	SW1V 1DU	Man2	X2	Any Other Information	Recommend the apparent fire fighting lift is periodically 1 tested and inspected and records maintained.	05/10/2018

# Asset Register

## ASSET REGISTER FOR UPRN HIND0000 Hindon Court 1-73 Wilton Road Pimlico SW1V 1DU

UPRN	Address 1	Address 2	Address 3	Address 4	Post code	Question	Category	Detail
HIND0000	Hindon Court 1-73		Wilton Road	Pimlico	SW1V 1DU	Z1	EMERGENCY LIGHTING	Throughout the escape routes.
HIND0000	Hindon Court 1-73		Wilton Road	Pimlico	SW1V 1DU	Z2	AUTOMATIC FIRE DETECTION AND/OR ALARM	It appears there is only AFD for the AOV system fitted; smoke detection in the stairs, plant areas, car parks and all flat lobbies. There are 2 panels to the main entrance. No sounders or remote control panels noted.
HIND0000	Hindon Court 1-73		Wilton Road	Pimlico	SW1V 1DU	Z3	FIRE EXTINGUISHERS	9 Extinguishers noted in the following locations: 9th floor fan room, Co2 and foam to the refuse compactor room, foam and Co2 to the main entrance, 2 foam in the car parks, Co2 and water in the bike store.
HIND0000	Hindon Court 1-73		Wilton Road	Pimlico	SW1V 1DU	Z5	SPRINKLER SYSTEMS	Sprinklers noted in the car parks and the lobbies serving the car parks.
HIND0000	Hindon Court 1-73		Wilton Road	Pimlico	SW1V 1DU	Z6	DRY OR WET RISERS	Dry riser to the front of the building with outlets to the 3 residential stairs on all 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

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 :
	<b>Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD</b>
Part 1b	BAFE registration number of issuing Certificated Organization:
	<b>BFS59819</b>
Part 2	Name of client:
	<b>Network Homes</b>
Part 3a	Address of premises for which the fire risk assessment was carried out:
	<b>Hindon Court 1-73 Wilton Road Pimlico SW1V 1DU</b>
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	<b>Common Parts only (not dwellings, where applicable)</b>
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	<b>Life Safety (as per agreed Specification)</b>
Part 5	Effective date of the fire risk assessment:
	<b>15/02/2018</b>
Part 6	Recommended date for review of the fire risk assessment:
	<b>17/04/2019</b>
Part 7	Unique reference number of this certificate:
	<b>See Master List</b>

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 'Certified 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**

