Fire Risk Assessment

Property assessed:	1-17 Northampton House Hatton Road London HA0 1RG
Client:	Network Homes Ltd
UPRN:	NORN0000
Property Classification:	Level 1
Document Print Date:	15/11/2019

FRA Inspection Date:	14/10/2019
FRA Issued to Client:	04/11/2019
FRA valid to:	04/11/2020
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	John Pereira
Assessment Checked by	John Herbison
Date of inspection	14/10/2019
Date of Assessment Issue to Client	04/11/2019

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:	Medium
Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Extreme Harm
The derived assessment risk rating of the property is:	Substantial
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	04/11/2020

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	0	0
B	0	1	1
C	1	1	1
R	0	3	3
Man1	0	1	1
Man2	3	1	1

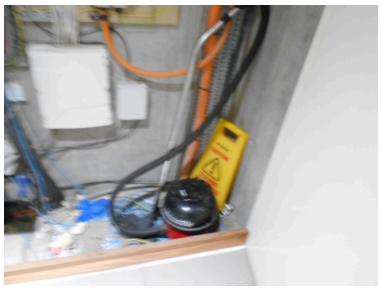
Note: See section 3.4 for the timescales associated with each priority in the table above.

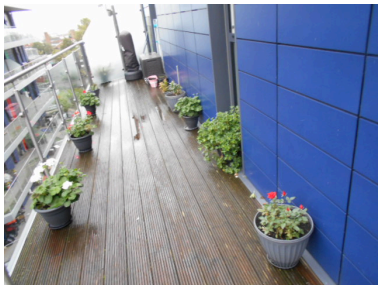
1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Notes	The current evacuation strategy for the building is considered appropriate. Agreed as simultaneous evacuation with waking watch until external fire spread and compartmentation issues are completed.
Recommended evacuation strategy for this property	Simultaneous Evacuation

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	G.2	Comment: Combustible items were noted close to an ignition source. Combustible material in ground floor electrical riser.. This issue should be dealt with as soon as possible.		
Section	House-Keeping			
Action ID	286481			
Quantity - Known - Potential	 N/A N/A	Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned	
Question	M.3	Comment: All glazing to common area fire doors (where fitted) appears to be appropriately fire-rated, however there are no visible etchings or markings on the glass to validate this.		
Section	Common Area Fire Doors			
Action ID	286494			
Quantity - Known - Potential	 0 12	Recommendation: Management to confirm that all glazing provided is suitably E30(30 minutes integrity) fire resisting glazing (and associated glazing channel and beading) in the common area fire door(s) as noted.		
Priority	Man2	Due Date: 04/02/2020	Client Status: Assigned	
Question	P.9	Comment: There was no Zone Chart provided adjacent to the fire alarm panel.		
Section	Means of Giving Warning in Case of Fire			
Action ID	286510			
Quantity - Known - Potential	 1 1	Recommendation: Provide a Zone Chart of the fire alarm system, fixed to the wall adjacent to the fire alarm panel.		
Priority	B	Due Date: 04/11/2020	Client Status: Assigned	
Question	O.4	Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at 2nd floor level.		
Section	Fire Safety Signs and Notices			
Action ID	286499			
Quantity - Known - Potential	 1 1	Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at 2nd floor level.		
Priority	C	Due Date: 04/05/2021	Client Status: Assigned	

Question	P.10	Comment: Other detection and alarm system issues noted at the time of inspection include - Prior to this FRA there have been recommendations from Savills in September 2019 to install a common fire alarm system in the block consisting of a manually operated electrical fire alarm system.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	286511			
Quantity - Known - Potential	 1 1	Recommendation: Install a manually operated electrical fire alarm system with key operated manual call points at each level the sound pressure level within the flats from the common alarm should be a minimum 85dB(A). As recommended by Savills to support the waking watch.		
Priority	R	Due Date: N/A	Client Status: Assigned	
Question	Q.13	Comment: The topmost habitable storey height of the building is estimated to be in excess of 18m, and materials used in the walls do not appear to be adequate with regard to combustibility and fire spread. Report P115132-1000 identified unsuitable cladding.		
Section	Limiting Fire Spread			
Action ID	287344			
Quantity - Known - Potential	 1 1	Recommendation: The external wall rain screen cladding/ insulation system (identified in the report (P115132-1000) should be replaced with a system which meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties. (No cost estimate made).		
Priority	R	Due Date: N/A	Client Status: Assigned	
Question	Q.14	Comment: The timber decked balconies would not comply with current Building Regulations however were acceptable at the time of construction. Current Building Regulations require ' specified attachments' such as balconies attached to external walls of blocks over 18m storey height to be constructed from non-combustible materials. Advice note 21 recommends this should be completed as soon as practical.		
Section	Limiting Fire Spread			
Action ID	286521			
Quantity - Known - Potential	 17 17	Recommendation: It is recommended that the combustible materials used in the balcony decks are replaced with non-combustible materials to comply with current guidance as soon as practical (Advice Note 21 Paragraph.1.4).		
Priority	R	Due Date: N/A	Client Status: Assigned	

2.2 Status of Previous Recommendations

Details	Comments/recommendations	Photo

Question	K.7	Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.		No image available
Section	Means of Escape			
Action ID	124981			
Quantity - Known - Potential	 N/A 3	Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
Priority	Man2	Due Date: 01/02/2020	Client Status: Assigned	
		Review Status: Not Completed		
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for the ground floor lobby door which appears to have an excessive gap between door and frame. A number of other doors were noted to be borderline but deemed acceptable		
Section	Common Area Fire Doors			
Action ID	128286			
Quantity - Known - Potential	 1 1	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.		
Priority	C	Due Date: 17/01/2020	Client Status: Assigned	
		Review Status: Not Completed		
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		No image available
Section	Procedures and Arrangements			
Action ID	124994			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.		
Priority	Man2	Due Date: 01/02/2020	Client Status: Assigned	
		Review Status: Not Completed		
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out		No image available
Section	Procedures and Arrangements			
Action ID	125000			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 01/02/2020	Client Status: Assigned	
		Review Status: Not Completed		

3 Introduction and Scope

3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling.
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and if there is reason to suspect that it is no longer valid there has been a significant change.
Article 11	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

3.3 Risk Level

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

It should be noted that, although the purpose of estimating the risk level is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	18 months
R	Unlimited
Man1	1 month
Man2	3 months

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

4 Property Details

UPRN	NORN0000
Number Range	1-17
Building Name	Northampton House
Street Number	
Street	Hatton Road
City/Town	London
Postcode	HA0 1RG
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	6
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	6
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	Six storey purpose built detached building consisting of seventeen flats with two flats on the ground floor and three flats on each upper floor. Main entrance at front of building through secure door into entrance lobby with access to Flat 1 and then through secure lobby door into inner lobby with access to bicycle store, stair lobby and lift lobby. Lift lobby has lift to upper floors and access to Flat 2. The stairs are lobby protected at all floor levels. The bicycle store has a final exit to side of block. There are two double fronted service riser cupboards located in the lift lobby at each floor level. Flats 3-5, 6-8, 9-11, 12-14 and 15-17 are accessed from the lift lobbies on 1st to 5th floors. Externally accessed integral bin store. AOV in each lift lobby. Dry riser outlet in stairs on each floor. No common roof space.
Extent of Common Areas (area assessed)	Entrance hall, lobbies stairs and landings, bicycle store, bin store
Areas of the building to which access was not available.	No access to individual flats excluding sample.
Total number of Flats/Bedsits/Bedrooms (as applicable)	17
Number accessed off the Common Area	17
Flats/Bedsits/Bedrooms sample inspected	Flats 17 and 15.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Steel Frame

Construction Information	
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2014
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Rain Screen Cladding
External Wall Finish Type	Metal
Other Construction Information	Circa 2015. Concrete framed construction with reinforced concrete columns and concrete floor slabs and stairs. The external elevations of the building are predominantly formed of an insulated rain-screen cladding panel system with steel glazed balconies and slide on cassette type balconies to all external elevations. The building has a flat composite roof. Unsuitable cladding/insulation system and compromised compartmentation to the block identified by others. Report by Savills in September 2019 recommended a 24-hour waking watch in place until compartmentation/cladding issues have been rectified. Recommended early warning by a manually operated electrical fire alarm. Not installed at the time of the inspection. The alarm is being raised by the use of foghorns at the time of the inspection.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Estate Management Office/Security Concierge is provided within Venice House - 24-Hour waking watch is provided across all buildings on the estate. There are a total of 14, 3rd party employed staff who check each building every 15 minutes. If a fire is located radio communications via staffed concierge office who will call the fire service.
Person managing fire safety in the premises	Laura Jones – Fire and Asbestos Manager
Person consulted during the FRA	Concierge and occupants flats 17 and 15.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site at all times - see comment
-Comments	Estate Management Office/Security Concierge is provided within Venice House - 24-Hour waking watch is provided across all buildings on the estate. There are a total of 14, 3rd party employed staff who check each building every 15 minutes.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information

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

Other information	
Fire loss experience (since last FRA)	None known
Any other relevant information	Estate Management Office/Security Concierge is provided within Venice House - 24-Hour waking watch is provided across all buildings on the estate. There are a total of 14, 3rd party employed staff who check each building every 15 minutes. If a fire is located radio communications via staffed concierge office who will call the fire service.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005
Other applicable legislation	02) Housing Act 2004

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	04) Approved Document B2 - 'Fire safety in buildings other than dwellinghouses' - 2006 (as amended) PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.	

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test:- 7/5/2019	

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)	

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable
Comment: No portable electrical appliances were seen within the common areas during this inspection	

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.	

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Not Applicable
Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.	

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
Comment: Residents who wish to smoke can do so within their private accommodation only.	

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: Smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	

Question - B.3: Does the policy in relation to smoking appear to be observed?	Yes
Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.	

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	Yes
Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.	

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection. Electronic lock.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin bins were stored in an integral bin storage room at the time of inspection.	

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

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

D. Space Heating

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

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

E. Cooking

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

F. Lightning

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

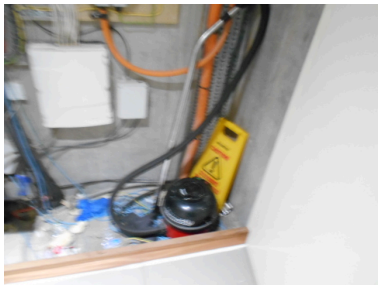
Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?	Yes
Comment: The height and design of the building is unlikely to necessitate a lightning protection system. Taller adjacent buildings	

G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	No
Comment: Combustible items were noted close to an ignition source. Combustible material in ground floor electrical riser.. This issue should be dealt with as soon as possible.	

Recommendation: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.



Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 286481

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection	

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
Comment: The common escape routes were kept clear of any trip hazards at the time of inspection	

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
Comment: No hazardous materials were noted in the common area at the time of inspection	

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
Comment: There were no other house-keeping issues noted at the time of inspection.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Network Homes advise that fire safety conditions are imposed on outside contractors when working on the premises.	

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)	Yes
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by outside contractors.	

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by in-house staff. No hot works are carried out by in-house staff.	

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
Comment: No dangerous substances noted being stored or in use at the time of inspection	

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	Yes
Comment: There were no other fire hazard issues noted at the time of inspection.	

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory	

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with adequate lobby protection	

Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of a single exit is considered adequate for the number of people expected to be present. Although the stay put evacuation strategy has been changed and the numbers arriving simultaneously will have increased at exits it is considered that less than 60 persons will arrive simultaneously and the single exit will be sufficient.	

Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The provision of exit widths is considered adequate for the number of people expected to be present. Although the stay put evacuation strategy has been changed and the numbers arriving simultaneously will have increased at exits it is considered that less than 60 persons will arrive simultaneously and the exit width will be sufficient.	

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors	

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

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: Exit doors from th refuse and cycle stores have an emergency override. Exits from the staircase do not.	

Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: Doors on escape routes open in the direction of escape.	

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance	

Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection	

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required.	

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	

Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety	

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes
Comment: The stairs and lobbies are provided with an adequate automatic operated smoke ventilation system. Automatic opening vents are located in all lift lobbies and at head of stairs operated by smoke detectors in lobbies and stairs with manual override switches on each floor.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises.	

Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape issues noted at the time of inspection.	

Question - K.19: What is the current evacuation strategy for the property?	Simultaneous Evacuation
Comment: The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area. The fire evacuation strategy for the premises was changed to full evacuation with a waking watch 24 hours a day.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The current evacuation strategy for the building is considered appropriate. Agreed as simultaneous evacuation with waking watch until external fire spread and compartmentation issues are completed.	

Question - K.21: What is the recommended evacuation strategy for the property?	Simultaneous Evacuation
Comment: The current evacuation strategy for the building is considered appropriate. Agreed as simultaneous evacuation with waking watch until external fire spread and compartmentation issues are completed.	

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
Comment: Flat entrance doors appear to be FD30 timber fire doors. Sample flats 17 and 15. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
Comment: The fire rated flat entrance doors appear to be in good condition.	

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There is no glazing present to any flat entrance doors in this property	

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights over the flat entrance doors in this property.	

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no side panels to the flat entrance doors in this property.	

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Sampled flats 17 and 15 entrance door was fitted with an adequate overhead type self-closing device. No access to other flats. Management have confirmed on the Client Portal that the previous recommendation to check flat doors as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.	

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
Comment: Sampled flats 17 and 15 entrance doors fitted with intumescent strips and cold smoke seals. No access to other flats. Management have confirmed on the Client Portal that the previous recommendation to check flat doors as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
Comment: There are no letterboxes fitted to flat entrance doors in this property. Letterboxes in the block entrance hallway.	

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
Comment: There were no other flat entrance door issues noted at the time of inspection.	

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire rated. All appear to be timber FD30 fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	No
Comment: All common area fire rated fire doors appear to be in good condition except for the ground floor lobby door which appears to have an excessive gap between door and frame. A number of other doors were noted to be borderline but deemed acceptable	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?				Not Known
Comment: All glazing to common area fire doors (where fitted) appears to be appropriately fire-rated, however there are no visible etchings or markings on the glass to validate this.				
Recommendation: Management to confirm that all glazing provided is suitably E30(30 minutes integrity) fire resisting glazing (and associated glazing channel and beading) in the common area fire door(s) as noted.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 12	Action ID: 286494	

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights/side panels to common area fire doors in this property.	

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
Comment: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.	

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	Yes
Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.	

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
Comment: Common area fire doors are considered adequate. (Subject to any issues noted elsewhere in this report)	

Question - M.8: Are all other common area fire door issues satisfactory?	Yes
Comment: No other common area fire door issues noted at the time of inspection.	

N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	Yes
Comment: Emergency lighting is provided to the common areas of the block. Escape routes covered.	

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).	

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	Yes
Comment: The coverage of the emergency lighting provided is adequate. Escape route covered.	

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy and unsuitability of generic notices)	Yes
Comment: A suitable Fire Action Notice indicating the recommended Simultaneous Evacuation strategy was displayed within the common area.	

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

Question - O.3: If required, is directional/exit signage adequate?	Yes
Comment: Directional and exit signage is considered adequate	

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)				No
Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at 2nd floor level.				
Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at 2nd floor level.				
Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 286499	

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

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)	Yes
Comment: There is an automatic detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only.	

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).	

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: The smoke detection system provided within the common area is for control of the smoke ventilation system only and is considered to be an appropriate Grade and Category (L5/LD5).	

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the flats installed to a suitable standard? (Grade D LD3 minimum standard)	Yes
Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flats 17 and 15. No access to other flats. Management have confirmed on the Client Portal that the previous recommendation to check for smoke alarms within flats as part of a rolling programme has been 'Approved'. This rolling programme should be maintained.	

Question - P.6: Is a system for remote monitoring of fire alarm signals required, such as social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Rece	No
Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	No
Comment: There was no Zone Chart provided adjacent to the fire alarm panel.	
Recommendation: Provide a Zone Chart of the fire alarm system, fixed to the wall adjacent to the fire alarm panel.	

Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 286510

Question - P.10: Are all other fire detection and alarm system issues satisfactory? [2]				No
Comment: Other detection and alarm system issues noted at the time of inspection include - Prior to this FRA there have been recommendations from Savills in September 2019 to install a common fire alarm system in the block consisting of a manually operated electrical fire alarm system.				
Recommendation: Install a manually operated electrical fire alarm system with key operated manual call points at each level the sound pressure level within the flats from the common alarm should be a minimum 85dB(A). As recommended by Savills to support the waking watch.				No image available
Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 286511	

Question - P.11: Are all other fire detection and alarm system issues satisfactory? [3]	Yes
Comment: There were no other fire detection and alarm issues noted at the time of inspection.	

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property ? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
Comment: The property is a purpose-built block but due to an unsuitable cladding/insulation system and the identification of poor compartmentation, this building is currently regarded as unsuitable for a stay-put policy and therefore a 'simultaneous evacuation' strategy is appropriate with waking watch.	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Yes
Comment: From sample inspections of ceiling void, compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)	

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

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

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

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a flat roof.	

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Yes
Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.	

Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	Not Applicable
Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.	

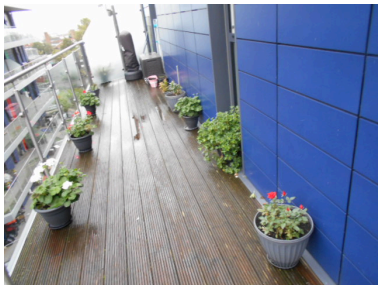
Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)	Not Applicable
Comment: There were no common ventilation systems noted within this property.	

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.	

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: There were no curtains or drapes noted within the common areas at the time of inspection.	

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems and balconies if provided)				No
Comment: The topmost habitable storey height of the building is estimated to be in excess of 18m, and materials used in the walls do not appear to be adequate with regard to combustibility and fire spread. Report P115132-1000 identified unsuitable cladding.				
Recommendation: The external wall rain screen cladding/insulation system (identified in the report (P115132-1000) should be replaced with a system which meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties. (No cost estimate made).				
Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 287344	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]				No
Comment: The timber decked balconies would not comply with current Building Regulations however were acceptable at the time of construction. Current Building Regulations require ' specified attachments' such as balconies attached to external walls of blocks over 18m storey height to be constructed from non-combustible materials. Advice note 21 recommends this should be completed as soon as practical.				
Recommendation: It is recommended that the combustible materials used in the balcony decks are replaced with non-combustible materials to comply with current guidance as soon as practical (Advice Note 21 Paragraph.1.4).				
Priority: R	Known Quantity: 17	Potential Quantity: 17	Action ID: 286521	

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]	Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.	

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	No
Comment: No extinguishers were provided within the common areas.	

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

S. Other Fire Safety Systems and Equipment

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire mains:- Dry riser inlet adjacent to main entrance with outlets on each floor in stair enclosure.	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	No
Comment: The building has a lift(s) but not one used for fire safety purposes.	

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
Comment: The building has no apparatus for the evacuation of people with disabilities.	

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)	No
Comment: No sprinkler system is provided within the building.	

Question - S.6: Are hose reels provided within the building?	No
Comment: Hose reels are not provided within the building.	

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
Comment: There are no other relevant fire safety systems or equipment installed.	

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: General Needs (6 storeys and over)	

Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	

Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for residents are displayed in the Fire Action Notices. Plus further detail due to the change to simultaneous evacuation provided in written letters to residents.	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. The building is provided with staff providing a 24/7 waking watch. In the event of a fire, they will radio the concierge on duty who will call the fire service if necessary.	

Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: The assembly points identified are considered suitable. Dependent on which block is evacuated.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a temporary simultaneous evacuation strategy with staff on site providing 24/7 waking watch patrols. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: Not applicable to this property at the time of this assessment. Staff on-site to provide a 24/7 waking watch.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: The building has a temporary simultaneous evacuation strategy with staff on site providing 24/7 waking watch patrols. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
Comment: Management advises that liaison with the local Fire and Rescue Service takes place, no evidence that familiarisation visits are carried out.	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Not Known
Comment: It is not known if routine fire safety checks are being carried out 3rd part employed staff on-site to provide a 24/7 waking watch.	

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: There were no other fire safety management issues noted at the time of inspection.	

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training? To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers?	Not Applicable
Comment: Staff employed by 3rd party to provide a 24/7 waking watch. No Network Homes staff.	

Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
Comment: The building has a temporary simultaneous evacuation strategy with staff providing a 24/7 waking watch. Residents are expected to self-evacuate if necessary. Fire drills not practical for residents in these premises.	

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out. AOV system tested and serviced 9/10/2019. In log book.	

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out. In log book. Tested 9/10/2019	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Network Homes advises that the system/equipment is tested and serviced in accordance with relevant guidance. However Last Dry Rising Main test in log book 10/5/2018	

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out. AOV system tested and serviced 9/10/2019. In log book.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Network Homes advises that the system/equipment is tested and serviced in accordance with relevant guidance.	

W. Records

Question - W.1: Is there a log book on the premises?	Yes
Comment: A log book was available on site during the inspection.	

Question - W.2: Are details of fire drills recorded?	Not Applicable
Comment: The building has a temporary simultaneous evacuation strategy with staff providing a 24/7 waking watch. Residents are expected to self-evacuate if necessary. Fire drills not practical for residents in these premises.	

Question - W.3: Are details of fire safety training recorded?	Not Applicable
Comment: Staff employed by 3rd party to provide a 24/7 waking watch. No Network Homes staff.	

Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management have confirmed on the Client Portal that the previous recommendation of recording fire safety checks has been completed and 'approved'.	

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed. In log book.	

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed. In log book.	

Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: Network Homes advises that records of testing and servicing of the system/equipment are held on a central database (if not available on-site).	

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed. In log book.	

Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Network Homes advises that records of testing and servicing of the system/equipment are held on a central database (if not available on-site).	

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)	Not Applicable
Comment: There were no surface mounted wiring systems noted within the common escape routes.	

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)	No
Comment: There were no gas installations noted within the common parts of the building	

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	Yes
Comment: There were no other relevant issues noted at the time of inspection.	

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-17 Northampton House Hatton Road London HA0 1RG
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: 04/11/2019
Part 6	Recommended date for reassessment of the premises: 04/11/2020
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organization named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)

Date of Issue 04/11/2019