

# Fire Risk Assessment

Property assessed: 1-20 Beechwood Court Napier  
Road London HA0 4GL

Client: Network Homes Ltd

UPRN: BEEW0000

Property Classification: Level 1

Document Print Date: 12/02/2019



FRA Inspection Date: 26/07/2018  
FRA Issued to Client: 30/07/2018  
FRA valid to: 30/07/2019  
FRA completed by: Savills (UK) Ltd,  
33 Margaret Street, London W1G 0JD  
T: 020 7409 8737  
E: fireriskhousing@savills.com

savills

# Contents



- 1** Executive Summary
  - 1.1 Compliance and Risk Record
  - 1.2 Recommendation Summary
  - 1.3 Evacuation Strategy
- 2** Action Plan
- 3** Introduction and Scope
  - 3.1 Limitations
  - 3.2 Legislation
  - 3.3 Risk Level
  - 3.4 Recommendation Priorities
- 4** Property Details
- 5** FRA Questionnaire
- 6** BAFE Certificate

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	Chris Curtis
Assessment Checked by	Gareth Fulton
Date of inspection	26/07/2018
Date of Assessment Issue to Client	30/07/2018

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:	Moderate Harm
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	30/07/2019
-------------------------------	------------

## 1.2 Recommendation Summary

Priority	Number of recommendations not complete	
	At time of assessment	At report print date
U	0	0
A	1	1
B	0	0
C	0	0
R	0	0
Man1	2	2
Man2	14	14

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	Stay Put
Notes	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

# 2 Action Plan

Details		Comments/recommendations		Photo
Question	Q.6	Comment: No access was possible to the roof space from the common area. No access hatch within the common area		
Section	Limiting Fire Spread			
Action ID	59544			
Quantity		Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.		No image available
- Known	N/A			
- Potential	1			
Priority	Man1	Due Date: 30/08/2018	Status: Not Complete	
Question	U.1	Comment: From information received fire training is provided on induction and regular refresher training including the practical use of portable fire extinguishers is provided for the scheme manager. The scheme manager has briefed the care team and cleaners in procedures to be taken in the event of fire and the fire safety measures in the building.		No image available
Section	Training and Drills			
Action ID	59580			
Quantity		Recommendation: Recommend the agency care team receive adequate fire safety training and ensure the training is refreshed on an annual basis. Records of training to be kept in the site log book.		
- Known	N/A			
- Potential	N/A			
Priority	Man1	Due Date: 30/08/2018	Status: Not Complete	
Question	M.4	Comment: Fanlights/side panels to common area fire doors do not appear to be appropriately fire rated. Georgian wired glazing in the stairway lobby sidelights does not appear to be insulated to 1100mm from floor level		
Section	Common Area Fire Doors			
Action ID	65478			
Quantity		Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the side panel(s) to flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.) Glazing to be replaced to 1100mm from floor level		No image available
- Known	3			
- Potential	N/A			
Priority	A	Due Date: 30/10/2018	Status: Not Complete	
Question	L.6	Comment: Sampled flat 5 entrance door was fitted with an adequate self-closing device. No access to other flats.		No image available
Section	Flat Entrance Doors			
Action ID	59434			
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.		
- Known	N/A			
- Potential	19			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	L.7	Comment: Sampled flat 5 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.		No image available
Section	Flat Entrance Doors			
Action ID	59436			
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.		
- Known	N/A			
- Potential	19			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	

Question	P.3	Comment: The building is provided with a fire alarm panel at ground floor with manual call points and detection and sounders throughout the risk rooms and communal areas of the building.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	59534			
Quantity - Known - Potential	N/A 20	Recommendation: Recommend the audibility of the system to such a level so as not to be heard within individual flats - approximately 45 decibels. This will then be in accordance with a stay put policy.		
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	P.5	Comment: From sample inspection of flat 5 and information provided hard wired smoke alarms are installed in all flats and are linked to the scheme manager when on duty and a receiving centre . When the alarm is activated the scheme manager or the receiving centre will contact the flat in question to ascertain whether it is a false alarm or genuine fire. If no answer or a fire is confirmed then the fire service will be summoned.		
Section	Means of Giving Warning in Case of Fire			
Action ID	65485			
Quantity - Known - Potential	N/A N/A	Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.		
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	Q.12	Comment: No information was available to confirm the suitability and compliance of the curtains and drapes with BS 5867-2: 2008.		No image available
Section	Limiting Fire Spread			
Action ID	59549			
Quantity - Known - Potential	N/A 1	Recommendation: Management should confirm/ensure that the curtains/drapes as noted comply with BS 5867-2: 2008 Type B and are labelled accordingly. If not, these should be replaced with compliant curtains/drapes.		
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	T.8	Comment: From information received on-site, it would appear that staff have not been nominated to use fire extinguishing appliances in the event of a fire.		No image available
Section	Procedures and Arrangements			
Action ID	59574			
Quantity - Known - Potential	N/A N/A	Recommendation: Management should confirm/ ensure that staff are nominated to use fire extinguishing appliances in the event of a fire.		
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	

Question	T.10	Comment: From information received on-site, it would appear that liaison with the local Fire and Rescue Service does not take place.		No image available
Section	Procedures and Arrangements			
Action ID	59576			
Quantity		Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	V.2	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	59584			
Quantity		Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	V.4	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	59585			
Quantity		Recommendation: Management should confirm/ensure that the fire mains are inspected six monthly and tested/ serviced annually in accordance with BS 9990 and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	V.5	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	59587			
Quantity		Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	

Question	V.7	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	59589			
Quantity		Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	V.8	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	59590			
Quantity		Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	W.3	Comment: No training records were available on site during the inspection		No image available
Section	Records			
Action ID	59593			
Quantity		Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.		No image available
Section	Records			
Action ID	59595			
Quantity		Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 30/10/2018	Status: Not Complete	



# 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	12 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	BEEW0000
Number Range	1-20
Building Name	Beechwood Court
Street Number	
Street	Napier Road
City/Town	London
Postcode	HA0 4GL
Property Designation	Extra Care

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	4
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>Purpose built four storey detached building utilised as an extra care sheltered housing scheme. The building is provided with 20 flats with 4 flats being accessed on the ground floor, 7 flats on the first floor, 7 flats on the second floor and 2 flats on the third floor. The main entrance gives access to an entrance foyer also giving access to a secure bin room. The ground floor circulation area is an open plan design with kitchen, dining room and lounge area and conservatory. Also provided is an office, staff rest room, electrical intake room, communal toilet, laundry, communal bathroom, cleaners stores and hairdressing salon. There is a single protected staircase provided with lobby protection at all floor levels. A single lift is provided and in addition to the main entrance/egress there are four additional exits provided at ground floor level (including the kitchen). There is an externally accessed boiler room and the main entrance is provided with level access.</p>
Extent of Common Areas (area assessed)	Common staircase, common lobbies service riser cupboards, electric intake room, lounge with kitchenette, conservatory, office, staff room, bin store, laundry
Areas of the building to which access was not available.	Individual flats, cleaners room, hair dressing room, roof space
Total number of Flats/Bedsits/Bedrooms (as applicable)	20
Number accessed off the Common Area	20
Flats/Bedsits/Bedrooms sample inspected	Flat 5
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	5
Block Accessibility	Level

Building Layout Information	
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1980
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	External tiled cladding to part of walls

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Monday-Friday 0800-1600
Person managing fire safety in the premises	Jabeen Pathan. Scheme Manager and Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Jabeen Pathan. Scheme Manager
Number of Residents	Assumed to be one resident per bedsit
-Comments	Exact numbers not known
Number of Employees	Staff on site at all times - see comment
-Comments	Number of staff is:- 1 Network staff, 3 care workers in the day and one at night.
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	Sheltered - see comment
-Comments	Sheltered Housing Scheme premises so occupants are assumed to be elderly but otherwise typical of the general population

Other information	
Fire loss experience (since last FRA)	None noted
Any other relevant information	This is an extra care sheltered housing scheme operated by Network Homes offering support for people with varying degrees of dementia. Care is provided by an organisation known as Home Care Partnership.

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	

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	PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012 BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2013 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9990 2015 Non automatic fire fighting systems BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'

# 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: - 20/04/2016

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?	Yes
--	-----

Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.

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?	Not Applicable
---	----------------

Comment: It is not known if a policy is in place regarding the use of personal portable electrical appliances within the common areas, however, none were seen during the inspection, so this is assumed 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?	Yes
---	-----

Comment: The use of multi-way adapters and extension leads observed within the office during the inspection was considered acceptable.

### 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: It is understood smoking is not permitted within the premises

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 'No Smoking' signage within 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: Main entrance doors fitted with electronic secure door entry systems and emergency services override switches. Access to the rear of the building secured with security gate fitted with emergency services override switch.	

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 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: The bin storage room had secure external service doors 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)	Yes
Comment: The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators.	

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

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?	Yes
Comment: There are common cooking facilities provided in the block with domestic standard appliances only	

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking?	Yes
Comment: Reasonable measures ARE in place to prevent fires as a result of cooking.	

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned?	Not Applicable
Comment: There is a domestic standard filter and extract over the hob	

Question - E.4: Are fire blankets provided in the common kitchen?	Yes
Comment: There was a fire blanket wall mounted in the kitchen which was serviced annually	

Question - E.5: Is the provision of fire blankets within the common kitchen considered adequate?	Yes
Comment: There was a fire blanket wall mounted in the kitchen which was serviced annually	

## F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system is provided	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection	

## G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: No cleaning rota is displayed but the common area is clean and tidy	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
Comment: The electrical intake room was clear of combustible storage at the time of inspection.	



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: All other house-keeping issues relevant to fire safety would appear to be satisfactory

## H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
---	-----

Comment: Information received confirming 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: Information received confirming 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: Information received confirming that there are satisfactory controls in place over works carried out on the premises 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: No other Fire Hazard issues noted at 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, single escape stair discharges at ground floor adjacent an exit door opening direct to outside considered 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 exits is considered adequate for the number of people expected to be present	
Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present	
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: Main entrance door on escape route is provided with electrically operated access control systems	
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: The block entrance door has a green break-glass point fitted which overrides the access control system.	
Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: Some of the final exit door opens inwards however this is considered satisfactory as it will be used by less than 60 people	

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?	Yes
Comment: Escape routes are separated by fire resisting construction.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: Corridors are sub-divided where appropriate	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Exits open directly to outside allowing escape away from the building.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs are provided with adequate manually operated ventilation openings for the control of smoke	
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/or lobbies are provided with an adequate automatic and remotely operated smoke ventilation system.	
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, the scheme is managed on the basis that residents are able to self-evacuate if required. However residents are assessed on an ongoing basis with peeps for each individual completed with records kept. If a resident becomes temporarily disabled an assessment will be carried out with relevant actions implemented.	
Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: All other 'means of escape' issues are satisfactory	

Question - K.19: What is the current evacuation strategy for the property?	Stay Put
--	----------

Comment:

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
--	-----

Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

Question - K.21: What is the recommended evacuation strategy for the property?	Stay Put
--	----------

Comment:

## L. Flat Entrance 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: Flats' 1-20 entrance doors/frames are original fire doors which appear to be appropriately fire rated. (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 flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices?				Not Known
Comment: Sampled flat 5 entrance door was fitted with an adequate self-closing device. No access to other flats.				
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59434	

Question - L.7: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals?				Not Known
Comment: Sampled flat 5 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.				
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59436	

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.				

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, (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).				

Question - M.2: Are all common area fire rated fire doors in good condition - and not in need of repair?				Yes
Comment: All common area fire rated fire doors appear to be in good condition.				

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?				No
Comment: All glazing to common area fire doors appears to be appropriately fire rated				

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?				Not Known
Comment: Fanlights/side panels to common area fire doors do not appear to be appropriately fire rated. Georgian wired glazing in the stairway lobby sidelights does not appear to be insulated to 1100mm from floor level				
Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the side panel(s) to flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.) Glazing to be replaced to 1100mm from floor level				No image available
Priority: A	Known Quantity: 3	Potential Quantity: N/A	Action ID: 65478	

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

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 doors 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 escape routes		

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		

## O. Fire Safety Signs and Notices

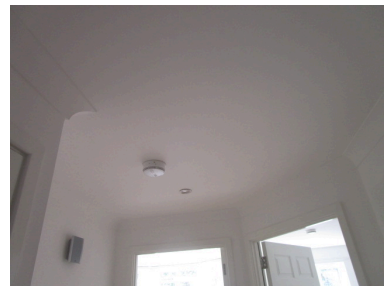
Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy and unsuitability of generic notices)	Yes
Comment: A suitable Fire Action Notice(s) indicating the recommended Stay Put evacuation strategy was displayed within the common 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.)	Yes
Comment: 'In event of fire do not use lifts' signage has been provided adjacent to the doors to the lift at each floor level.	

## P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got an electrical fire alarm system comprising manual call points and/or automatic detection? (Provide details)	Yes		
Comment: There is a Grade A automatic fire alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders.			
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?	No		
Comment: The building is provided with a fire alarm panel at ground floor with manual call points and detection and sounders throughout the risk rooms and communal areas of the building.			
Recommendation: Recommend the audibility of the system to such a level so as not to be heard within individual flats - approximately 45 decibels. This will then be in accordance with a stay put policy.	No image available		
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59534

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: From sample inspection of flat 5 and information provided hard wired smoke alarms are installed in all flats and are linked to the scheme manager when on duty and a receiving centre. When the alarm is activated the scheme manager or the receiving centre will contact the flat in question to ascertain whether it is a false alarm or genuine fire. If no answer or a fire is confirmed then the fire service will be summoned.

Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: N/A</td> <td>Potential Quantity: N/A</td> <td>Action ID: 65485</td> </tr> </table>		Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 65485	

Question - P.6: Is a social alarm system required to allow remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing)	Yes
--	-----

Comment: A social alarm system is required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.

Question - P.7: Is the building provided with a social alarm system to allow remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing)?	Yes
---	-----

Comment: A social alarm system is installed which connects to staff when on site and to a remote alarm receiving centre when staff are not on site

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?	Yes
---	-----

Comment: The independent domestic hard-wired smoke/heat alarm systems within the flats are adequately monitored via a social alarm system.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
--	-----

Comment: There are no other issues relating to detection and alarm systems.

## 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: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)



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 checks the 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)	Yes
---	-----

Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

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 Known
--	-----------

Comment: No access was possible to the roof space from the common area. No access hatch within the common area

Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.	No image available
Priority: Man1      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 59544	

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 cupboards 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?	Yes
Comment: From sample inspection, soft furnishings in the common areas are appropriately labelled as conforming to BS 7176 for medium hazard premises.	

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Known
Comment: No information was available to confirm the suitability and compliance of the curtains and drapes with BS 5867-2: 2008.	
Recommendation: Management should confirm/ensure that the curtains/drapes as noted comply with BS 5867-2: 2008 Type B and are labelled accordingly. If not, these should be replaced with compliant curtains/drapes.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 59549

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	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)	Yes
Comment: Extinguishers were provided as follows:- Carbon dioxide in kitchette, carbon dioxide and water in entrance hall	

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?	Yes
Comment: The provision of portable fire extinguishers is considered appropriate for this property as staff/occupants are trained in their safe usage.	

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	Yes
Comment: The provision of portable extinguishers is considered adequate for the risks present.	

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible?	Yes
Comment: All the fire extinguishing appliances provided are appropriately located and readily accessible.	

## 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:- inlet adjacent to entrance outlet on each level of stair	

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 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: No other fire safety system 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)
<p>Comment:</p>	
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
<p>Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures.</p>	
Question - T.3: Is there a suitable record of the fire safety arrangements?	Yes
<p>Comment: There is a suitable record of the fire safety arrangements for the building contained in the Fire Action Notice(s) displayed.</p>	
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
<p>Comment: Documented procedures for residents in event of a fire were contained within the Fire Action Notices displayed. There was no evidence of procedures for staff to follow either during a fire evacuation or for post-fire response.</p>	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
<p>Comment: When on duty the scheme manager will summon the fire service and meet them upon arrival, when the manager is not on site the receiving centre will attempt to contact the flat involved and subsequently contact the emergency services with details of which flat or area has activated the alarm.</p>	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
<p>Comment: The building has a Stay Put evacuation strategy and no general assembly point(s) are required.</p>	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Yes
<p>Comment: If there is a need for any special requirements such as due to a temporary disablement a risk assessment of the individual is expected to be completed and relevant actions implemented.</p>	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?				Not Known
Comment: From information received on-site, it would appear that staff have not been nominated to use fire extinguishing appliances in the event of a fire.				
Recommendation: Management should confirm/ensure that staff are nominated to use fire extinguishing appliances in the event of a fire.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59574	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?				Not Applicable
Comment: Residents are expected to be able to self-evacuate in the event of an emergency.				

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?				Not Known
Comment: From information received on-site, it would appear that liaison with the local Fire and Rescue Service does not take place.				
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59576	

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)				Yes
Comment: Management advises that routine in-house fire safety checks are being carried out by staff.				

Question - T.12: Are all other fire safety management issues satisfactory?				Yes
Comment: All other fire safety management issues would appear to be satisfactory.				

## 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?				No
Comment: From information received fire training is provided on induction and regular refresher training including the practical use of portable fire extinguishers is provided for the scheme manager. The scheme manager has briefed the care team and cleaners in procedures to be taken in the event of fire and the fire safety measures in the building.				
Recommendation: Recommend the agency care team receive adequate fire safety training and ensure the training is refreshed on an annual basis. Records of training to be kept in the site log book.				No image available
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59580	

Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	

## 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.	

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 59584

Question - V.3: Are fire extinguishers 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.	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the fire mains are inspected six monthly and tested/serviced annually in accordance with BS 9990 and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 59585

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 59587

Question - V.6: Are fire blankets inspected 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.	

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?				Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.				
Recommendation: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59589	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?				Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.				
Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59590	

## 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 Stay Put evacuation strategy so fire drills are not required				

Question - W.3: Are details of fire safety training recorded?				No
Comment: No training records were available on site during the inspection				
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59593	

Question - W.4: Are routine in-house fire safety checks recorded?				No
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.				
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 59595	

Question - W.5: Are fire 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.

---

Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Yes
---	-----

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

---

Question - W.10: Are fire blanket inspections and servicing recorded?	Yes
---	-----

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

---



## 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: All other issues were deemed satisfactory.

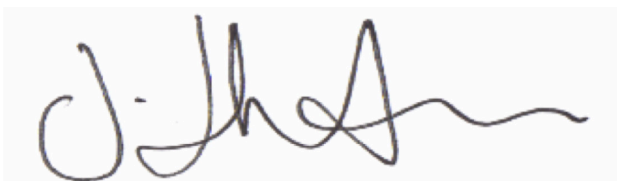
# BAFE Certificate

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: 1-20 Beechwood Court Napier Road London HA0 4GL
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: 30/07/2018
Part 6	Recommended date for reassessment of the premises: 30/07/2019
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

30/07/2018

