

Fire Risk Assessment

Property assessed: 1-29 Burgage Court Burgage Lane
Ware SG12 9XB

Client: Network Homes Ltd

UPRN: BURA000000OP

Property Classification: Level 1

Document Print Date: 12/02/2019



FRA Inspection Date: 28/09/2018
FRA Issued to Client: 23/10/2018
FRA valid to: 23/10/2019
FRA completed by: Savills (UK) Ltd,
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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	Dewi Williams
Assessment Checked by	Gareth Fulton
Date of inspection	28/09/2018
Date of Assessment Issue to Client	23/10/2018

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	23/10/2019
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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	4	4
C	1	1
R	1	1
Man1	1	1
Man2	9	9

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	C.4	Comment: There was unnecessary fire load noted close to the building at the time of inspection. There was a pile of cardboard packaging at the rear of the building.	
Section	Arson		
Action ID	91184		
Quantity		Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 23/11/2018	Status: Not Complete
Question	O.1	Comment: The Fire Action Notices displayed are contradictory indicating different evacuation strategies. A consistent format is required which supports the recommended evacuation strategy.	
Section	Fire Safety Signs and Notices		
Action ID	86508		
Quantity		Recommendation: The incorrect/conflicting Fire Action Notices should be replaced with notices of a consistent format advising of the recommended 'Stay Put' evacuation policy. It is recommended that the fire action notice by the lift on all floors is replaced with a fire action notice which reflects a stay put policy.	
- Known	3		
- Potential	N/A		
Priority	A	Due Date: 23/01/2019	Status: Not Complete
Question	A.4	Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed.	
Section	Electrical Ignition Sources		
Action ID	91177		
Quantity		Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete
Question	A.5	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 presumed to be the case.	No image available
Section	Electrical Ignition Sources		
Action ID	91178		
Quantity		Recommendation: Management should confirm that a policy is in place regarding the use of personal portable electrical appliances within the common areas.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete
Question	L.6	Comment: Sampled flat 9 and guest room entrance door was fitted with an adequate self-closing device. No access to other flats.	No image available
Section	Flat Entrance Doors		
Action ID	86501		
Quantity		Recommendation: Residents' room 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	28		
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete

Question	L.7	Comment: Sampled residents room 9 and guest room 30 entrance doors were fitted with intumescent strips and cold smoke seals. No access to other flats.	No image available
Section	Flat Entrance Doors		
Action ID	86504		
Quantity		Recommendation: Residents' room 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
- Known	N/A		
- Potential	28		
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete
Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample residents room 9 and guest room. No access to other flats.	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	86512		
Quantity		Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.	No image available
- Known	N/A		
- Potential	28		
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete
Question	P.8	Comment: No information available.	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	86513		
Quantity		Recommendation: Management should confirm/ensure that a social alarm system is installed to allow fire alarm system activation within all flats, and the common area fire detection and alarm system, to be remotely monitored and filtered by a warden or an Alarm Receiving Centre. The system should be designed to give priority to fire alarm signals.	No image available
- Known	N/A		
- Potential	29		
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete
Question	Q.11	Comment: There were no labels seen on the soft furnishings sampled in the common areas. Fire labels were not seen on blue chairs in the common area.	No image available
Section	Limiting Fire Spread		
Action ID	86525		
Quantity		Recommendation: Management should confirm that the unlabelled soft furnishings in the common areas conform to BS 7176 for medium hazard premises, and if not these should be replaced.	No image available
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 23/01/2019	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	86551		
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.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete

Question	W.10	Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.		No image available
Section	Records			
Action ID	86557			
Quantity		Recommendation: Recommend that test records are recorded and kept on site or on the central data base.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 23/01/2019	Status: Not Complete	
Question	K.9	Comment: Travel distances are not in line with that allowed in current guidance. Not all travel distances are considered within guidelines; flats 17, 18, 21 and 22 have excessive distances to a place of relative safety; up to 13 meters from 1 flat and all over 7.5 meters. 2nd floor has open balcony to provide alternate exit to single central staircase via other flat corridor; considered acceptable.		
Section	Means of Escape			
Action ID	91192			
Quantity		Recommendation: Recommend 2 additional self closing FD30s cross corridor doors, with suitable signage are fitted between flats 17 and 18 and between 21 and 22 to reduce the travel distance to a maximum of 7.5 meters. Alternatively the suitable management of residents (ant their abilities) using these flats might be an acceptable solution.		
- Known	2			
- Potential	N/A			
Priority	B	Due Date: 23/10/2019	Status: Not Complete	
Question	P.3	Comment: The Grade A/Part 1 system installed in this Sheltered Housing scheme is configured to support the Stay Put policy. From information received and/or sample inspection, the system is not extended into individual flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	91206			
Quantity		Recommendation: The Grade A/Part 1 common fire detection and alarm system in the residential corridors should be checked to ensure common system sound pressure level within flats do not exceed 45dB(A).		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 23/10/2019	Status: Not Complete	
Question	Q.1	Comment: From sample inspection the were breaches in fire stopping above the suspended ceilings in the following locations:- lobby door to office, outer lobby door to bin room, door to chair room , door to lounge, corridor fire doors adjacent to Flat 12 and 26, above the entrance door to flats 16 and 20 and outside the 2nd floor store. There were signs above the suspended ceilings to the effect that fire pillows must be replaced following works. This had been done in some instances but still leaving gaps. The fire stopping in the mid corridor fire doors tended to be completed to a higher standard.		No image available
Section	Limiting Fire Spread			
Action ID	91207			
Quantity		Recommendation: Fire-stopping should be repaired or replaced by a competent person to the standard (1 hour) required. Confirmed by manager and by sample checks, that these issues had not been addresses to date. Additional unsealed service penetration to flat 1 from the corridor dropped ceiling are also sealed to a 60 minute fire resisting standard.		
- Known	10			
- Potential	N/A			
Priority	B	Due Date: 23/10/2019	Status: Not Complete	

Question	Q.6	Comment: Compartmentation would not appear to be adequate. Flats partially occupy the roof space and walls noted as in place from communal areas checked. No compartmentation over the guest room in the roof space from sample check.		No image available
Section	Limiting Fire Spread			
Action ID	91208			
Quantity		Recommendation: The compartmentation breaches noted within the roof space over the common area should be made good to provide 60-minutes fire resistance.		No image available
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 23/10/2019	Status: Not Complete	No image available
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 each floor level.		
Section	Fire Safety Signs and Notices			
Action ID	86509			
Quantity		Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.		
- Known	3			
- Potential	N/A			
Priority	C	Due Date: 23/10/2019	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.		
Section	Limiting Fire Spread			
Action ID	86528			
Quantity		Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.		
- Known	1			
- Potential	1			
Priority	R	Due Date: Unlimited	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	BURA000000OP
Number Range	1-29
Building Name	Burgage Court
Street Number	
Street	Burgage Lane
City/Town	Ware
Postcode	SG12 9XB
Property Designation	Sheltered Housing

Building Layout Information	
Total No. of Floors	3
Total No. of Floors (common area only)	3
Total No. of Storeys (ground and above)	3
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	Burgage Court is a purpose built 3 storey sheltered housing scheme. The ground floor has an office, laundry, communal lounge/kitchen, bin room, scooter rooms, charge room, 2 toilets and flats 1 to 11. External boiler room. The 1st floor has a storeroom and flats 12 to 25. The 2nd floor has a store, the guest room,(flat 30) and flats 26 to 29. Three staircases (the second floor only has access to the central staircase, external balcony gives alternate access to central staircase via other flats corridor) 5 exits, 1 lift.
Extent of Common Areas (area assessed)	All floors and stairs in the common area, laundry room, kitchen, office, mobility scooter charging rooms, store cupboards, dining room, plant room, boiler room, refuse area and external grounds.
Areas of the building to which access was not available.	All flats apart from flat 9 and guest room flat 30.
Total number of Flats/Bedsits/Bedrooms (as applicable)	29
Number accessed off the Common Area	29
Flats/Bedsits/Bedrooms sample inspected	9
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	5
Block Accessibility	Level
Total No. of Common Staircases	3

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1998

Construction Information	
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Traditional brick built modern building with a tiled pitched roof.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Manager and cleaner on duty five days a week Monday - Friday
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Jenny Stacy scheme Manager.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is two, One manager and one cleaner.
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
-Comments	Vulnerabilities of occupants not known. The building is designated "sheltered housing" and therefore the occupants are assumed to be typical for the general population of persons over 55. Verbal confirmation indicating there are currently 3 residents that would be considered unable to self evacuate.

Other information	
Fire loss experience (since last FRA)	None reported and no evidence of any previous fires.
Any other relevant information	CCTV in operation

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	03) NFCC - 'Fire Safety in Specialised Housing' - 2017
Other key fire safety guidance referred to	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 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

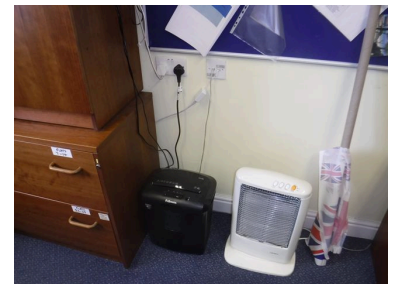
A. Electrical Ignition Sources

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 22/4/2016	

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?	No		
Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed.			
Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 91177



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 Known			
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 presumed to be the case.				
Recommendation: Management should confirm that a policy is in place regarding the use of personal portable electrical appliances within the common areas.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 91178	No image available

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/or extension leads observed 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
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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
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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
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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
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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
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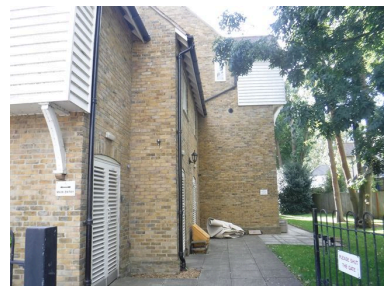
Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection.

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

Question - C.4: Is fire load close to the premises minimised?				No
Comment: There was unnecessary fire load noted close to the building at the time of inspection. There was a pile of cardboard packaging at the rear of the building.				
Recommendation: The combustibile items noted should be disposed of or removed a safe distance away from the exterior walls of the building.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 91184	

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 block has a central gas fired boiler providing low-temperature hot water space heating throughout the building.				
Question - D.2: Is the fixed heating system within the common areas maintained annually?				Yes
Comment: Network Homes advise that all common gas heating systems are serviced annually by a competent person.				
Question - D.3: Are the common areas of the building provided with any form of PORTABLE space heating system? (State type provided)				Yes
Comment: There are portable electric heaters in use within the common area.				
Question - D.4: Is the portable space heating provided within the common areas regarded as adequate and safe?				Yes
Comment: The portable space heating provided within the common areas is considered adequate and safe.				

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 appear to be 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
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Comment: No cooker extracting fans noted in the kitchen

Question - E.4: Are fire blankets provided in the common kitchen?	Yes
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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
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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
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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
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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
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Comment: No cleaning rota is displayed but the common area is clean and tidy (common area was being cleaned at the time of the assessment)

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
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Comment: The electrical intake/meter cupboard 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
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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
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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	
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)	No
Comment: Doors or gates on escape routes are not provided with electrically operated access control systems	
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)				No
Comment: Travel distances are not in line with that allowed in current guidance. Not all travel distances are considered within guidelines; flats 17, 18, 21 and 22 have excessive distances to a place of relative safety; up to 13 meters from 1 flat and all over 7.5 meters. 2nd floor has open balcony to provide alternate exit to single central staircase via other flat corridor; considered acceptable.				
Recommendation: Recommend 2 additional self closing FD30s cross corridor doors, with suitable signage are fitted between flats 17 and 18 and between 21 and 22 to reduce the travel distance to a maximum of 7.5 meters. Alternatively the suitable management of residents (ant their abilities) using these flats might be an acceptable solution.				
Priority: B	Known Quantity: 2	Potential Quantity: N/A	Action ID: 91192	



Question - K.10: Are the precautions for all inner rooms suitable?				Not Applicable
Comment: Not applicable to this property at the time of this assessment.				

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?				Yes
Comment: Corridors are provided with smoke control doors where required				

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: 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)				Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or 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)				Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building				

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
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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
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Comment: All other 'means of escape' issues are satisfactory

Question - K.19: What is the current evacuation strategy for the property?	Stay Put
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Comment: The current evacuation strategy is "Stay Put" as denoted by the fire action notices(s) displayed in the common area.

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
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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
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Comment: Doors to residents' rooms appear to be original 'notional' timber fire doors. (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
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Comment: The fire rated doors to residents' rooms 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
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Comment: There is no glazing present to any doors to residents' rooms in this property

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

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

Question - L.6: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices?	Not Known
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Comment: Sampled flat 9 and guest room entrance door was fitted with an adequate self-closing device. No access to other flats.

Recommendation: Residents' room 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: 86501	

Question - L.7: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals?	Not Known
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Comment: Sampled residents room 9 and guest room 30 entrance doors were fitted with intumescent strips and cold smoke seals. No access to other flats.

Recommendation: Residents' room 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: 86504	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
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Comment: Letterboxes fitted to residents entrance doors have metal flaps and appear to be in good condition.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
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Comment: There were no other residents' bedroom/bedsit 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
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Comment: All common area fire doors and/or frames appear to be appropriately fire rated. All doors FD30 timber 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 doors in good condition - and not in need of repair?	Yes
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Comment: All common area fire rated fire doors and frames appear to be in good condition.

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
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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?	Yes
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Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated.

Question - M.5: Are common area fire doors fitted with adequate self-closing devices where required?	Yes
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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
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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
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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
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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
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Comment: Emergency lighting is provided to the common areas of the block.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
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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
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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)	No
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Comment: The Fire Action Notices displayed are contradictory indicating different evacuation strategies. A consistent format is required which supports the recommended evacuation strategy.

Recommendation: The incorrect/conflicting Fire Action Notices should be replaced with notices of a consistent format advising of the recommended 'Stay Put' evacuation policy. It is recommended that the fire action notice by the lift on all floors is replaced with a fire action notice which reflects a stay put policy.



Priority: A	Known Quantity: 3	Potential Quantity: N/A	Action ID: 86508
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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
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Comment: Fire door signage is considered adequate.

Question - O.3: If required, is directional/exit signage adequate?	Yes
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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
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Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level.

Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.

No image available

Priority: C	Known Quantity: 3	Potential Quantity: N/A	Action ID: 86509
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Question - O.5: Are all other fire safety signs issues satisfactory? [2]	Yes
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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 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 Grade A/Part 1 system installed in this Sheltered Housing scheme is configured to support the Stay Put policy. From information received and/or sample inspection, the system is not extended into individual flats.				
Recommendation: The Grade A/Part 1 common fire detection and alarm system in the residential corridors should be checked to ensure common system sound pressure level within flats do not exceed 45dB(A).				No image available
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 91206	
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 residents room 9 and guest room. No access to other flats.				
Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 86512	
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 a remote monitoring station as staff are not normally on site. See S.7 and V.14 for servicing etc.				

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?				Not Known
Comment: No information available.				
Recommendation: Management should confirm/ensure that a social alarm system is installed to allow fire alarm system activation within all flats, and the common area fire detection and alarm system, to be remotely monitored and filtered by a warden or an Alarm Receiving Centre. The system should be designed to give priority to fire alarm signals.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 86513	

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)				No
Comment: From sample inspection there were breaches in fire stopping above the suspended ceilings in the following locations:- lobby door to office, outer lobby door to bin room, door to chair room, door to lounge, corridor fire doors adjacent to Flat 12 and 26, above the entrance door to flats 16 and 20 and outside the 2nd floor store. There were signs above the suspended ceilings to the effect that fire pillows must be replaced following works. This had been done in some instances but still leaving gaps. The fire stopping in the mid corridor fire doors tended to be completed to a higher standard.				
Recommendation: Fire-stopping should be repaired or replaced by a competent person to the standard (1 hour) required. Confirmed by manager and by sample checks, that these issues had not been addressed to date. Additional unsealed service penetration to flat 1 from the corridor dropped ceiling are also sealed to a 60 minute fire resisting standard.				No image available
Priority: B	Known Quantity: 10	Potential Quantity: N/A	Action ID: 91207	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)				Not Applicable
Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)				

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
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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?	No
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Comment: Compartmentation would not appear to be adequate. Flats partially occupy the roof space and walls noted as in place from communal areas checked. No compartmentation over the guest room in the roof space from sample check.

Recommendation: The compartmentation breaches noted within the roof space over the common area should be made good to provide 60-minutes fire resistance.	No image available		
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 91208

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Yes
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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
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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
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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
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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 Known
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Comment: There were no labels seen on the soft furnishings sampled in the common areas. Fire labels were not seen on blue chairs in the common area.

Recommendation: Management should confirm that the unlabelled soft furnishings in the common areas conform to BS 7176 for medium hazard premises, and if not these should be replaced.	No image available		
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 86525

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: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.			
Priority: R	Known Quantity: 1	Potential Quantity: N/A	

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)			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.)			No
Comment: The building is not provided with a fire mains.			

<p>Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)</p>	<p>No</p>
<p>Comment: The building has a lift(s) but not one used for fire safety purposes.</p>	
<p>Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)</p>	<p>No</p>
<p>Comment: The building has no apparatus for the evacuation of people with disabilities.</p>	
<p>Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)</p>	<p>No</p>
<p>Comment: No sprinkler system is provided within the building.</p>	
<p>Question - S.6: Are hose reels provided within the building?</p>	<p>No</p>
<p>Comment: Hose reels are not provided within the building.</p>	
<p>Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)</p>	<p>No</p>
<p>Comment: There are no other relevant fire safety systems or equipment installed.</p>	

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 advises that a dedicated Fire Safety Team is in place within the organisation to assist in undertaking preventative and protective fire safety measures as required.</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 safety file/logbook</p>	
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
<p>Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notice(s).</p>	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
<p>Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.</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: There would appear to be adequate procedures in place for the evacuation of people with disabilities.</p>	
Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
<p>Comment: There is no staff presence in the building except for occasional attendance.</p>	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
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Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K16)

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
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Comment: Management advises that liaison with the local Fire and Rescue Service takes place and 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)	Yes
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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
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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?	Yes
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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 - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
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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
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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?	Yes
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Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.

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: 86551	

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.				

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?				Yes
Comment: Records of training undertaken were available on site during the inspection.				

Question - W.4: Are routine in-house fire safety checks recorded?				Yes
Comment: There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.				

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.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.				

Question - W.10: Are fire blanket inspections and servicing recorded?				Not Known
Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.				
Recommendation: Recommend that test records are recorded and kept on site or on the central data base.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 86557	

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.

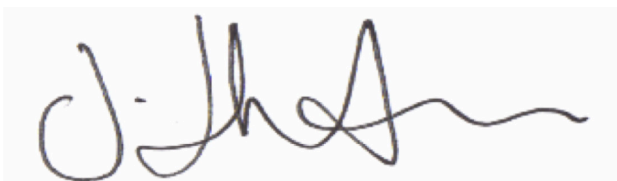
BAFE Certificate

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: 1-29 Burgage Court Burgage Lane Ware SG12 9XB
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: 23/10/2018
Part 6	Recommended date for reassessment of the premises: 23/10/2019
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

23/10/2018

