

Fire Risk Assessment

Property assessed: 124-130 Chapelfields Ware SG12 8HY
Client: Network Homes Ltd
UPRN: CHAP0124
Property Classification: Level 1
Document Print Date: 12/02/2019



FRA Inspection Date: 05/09/2018
FRA Issued to Client: 20/11/2018
FRA valid to: 20/11/2019
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- 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 | Barry Newstead |
| Assessment Checked by | Gareth Fulton |
| Date of inspection | 05/09/2018 |
| Date of Assessment Issue to Client | 20/11/2018 |

| | |
|---|---------------|
| 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 | 20/11/2019 |
|-------------------------------|------------|

1.2 Recommendation Summary



| Priority | Number of recommendations not complete | |
|----------|--|----------------------|
| | At time of assessment | At report print date |
| U | 0 | 0 |
| A | 2 | 2 |
| B | 0 | 0 |
| C | 3 | 3 |
| R | 0 | 0 |
| Man1 | 0 | 0 |
| Man2 | 10 | 10 |

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 | O.1 | Comment: The Fire Action Notice(s) displayed do not indicate the recommended evacuation strategy and should be replaced. | No image available |
| Section | Fire Safety Signs and Notices | | |
| Action ID | 88603 | | |
| Quantity | | Recommendation: A fire action notice(s) advising of the 'Stay Put' evacuation policy should be provided in the common areas. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | A | Due Date: 20/02/2019 | Status: Not Complete |
| Question | P.3 | Comment: The common alarm system installed within the residential parts of this sheltered accommodation block is incompatible with the recommended Stay Put strategy |  |
| Section | Means of Giving Warning in Case of Fire | | |
| Action ID | 88607 | | |
| Quantity | | Recommendation: Recommend the common fire alarm system is isolated from the low rise blocks and all sounders and smoke detection linked to the common alarm system is removed from the residential flats. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | A | Due Date: 20/02/2019 | Status: Not Complete |
| Question | A.2 | Comment: There was no evidence on site to confirm the last inspection and testing date of the common area fixed electrical installation. | No image available |
| Section | Electrical Ignition Sources | | |
| Action ID | 88590 | | |
| Quantity | | Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended) | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 20/02/2019 | Status: Not Complete |
| Question | K.7 | Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure. |  |
| Section | Means of Escape | | |
| Action ID | 88595 | | |
| Quantity | | Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required. | |
| - Known | N/A | | |
| - Potential | 1 | | |
| Priority | Man2 | Due Date: 20/02/2019 | Status: Not Complete |
| Question | L.6 | Comment: Sampled flat 130 entrance door was fitted with an adequate self-closing device. Overhead door closers are fixed externally. No access to other flats to confirm the efficiency of the door closers. | No image available |
| Section | Flat Entrance Doors | | |
| Action ID | 88599 | | |
| 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 | 3 | | |
| Priority | Man2 | Due Date: 20/02/2019 | Status: Not Complete |

| | | | |
|-------------|---|---|----------------------|
| Question | L.7 | Comment: Sampled flat 130 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 | 88601 | | |
| 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. | No image available |
| - Known | N/A | | |
| - Potential | 3 | | |
| Priority | Man2 | Due Date: 20/02/2019 | Status: Not Complete |
| Question | P.5 | Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 130. No access to other flats. | No image available |
| Section | Means of Giving Warning in Case of Fire | | |
| Action ID | 88609 | | |
| 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 | 3 | | |
| Priority | Man2 | Due Date: 20/02/2019 | Status: Not Complete |
| Question | P.7 | Comment: Information received on site, the fire alarm system has been undergoing refurbishment and currently, not all flats are remotely monitored. | No image available |
| Section | Means of Giving Warning in Case of Fire | | |
| Action ID | 88614 | | |
| 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 | 4 | | |
| Priority | Man2 | Due Date: 20/02/2019 | 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 | 88621 | | |
| 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. | No image available |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 20/02/2019 | 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 | 88622 | | | |
| 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: 20/02/2019 | Status: Not Complete | |
| Question | V.9 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | |  |
| Section | Testing and Maintenance | | | |
| Action ID | 88623 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are 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: 20/02/2019 | Status: Not Complete | |
| Question | V.14 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the social alarm/Telecare system is being carried out. | | No image available |
| Section | Testing and Maintenance | | | |
| Action ID | 99683 | | | |
| Quantity | | Recommendation: The social alarm/Telecare system should be serviced with records kept on site or held in a central database. Confirm that regular checks are undertaken to ensure the communication links through the social alarm/Telecare system are routed correctly (when staffed and not) and have priority over all other calls and that measures are in place to avoid summoning of the fire service in the event of false alarms. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 20/02/2019 | Status: Not Complete | |
| Question | B.4 | Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006. | | No image available |
| Section | Smoking Policies | | | |
| Action ID | 88591 | | | |
| Quantity | | Recommendation: 'No Smoking' signage should be provided in the common area. | | |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | C | Due Date: 20/11/2019 | Status: Not Complete | |
| Question | K.14 | Comment: Windows are provided at 1st-floor level. However, on the day of the inspection, the windows were locked with no keys available. | |  |
| Section | Means of Escape | | | |
| Action ID | 88596 | | | |
| Quantity | | Recommendation: Recommend the window locks are disabled. | | |
| - Known | 2 | | | |
| - Potential | 2 | | | |
| Priority | C | Due Date: 20/11/2019 | Status: Not Complete | |

| | | | |
|-------------|----------------------|--|----------------------|
| Question | Q.8 | <p>Comment: The recessed meter cabinets fitted are metal but do not have intumescent seals and do not appear to provide adequate fire resistance between the electrical equipment and the common area.</p> | |
| Section | Limiting Fire Spread | | |
| Action ID | 112000 | | |
| Quantity | | <p>Recommendation: The non-fire rated meter cabinet(s) noted in compartment walls to flats should be fitted with a 30-minute fire rated overbox.</p> | |
| - Known | 4 | | |
| - Potential | 4 | | |
| Priority | C | Due Date: 20/11/2019 | 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 | CHAP0124 |
| Number Range | 124-130 |
| Building Name | |
| Street Number | |
| Street | Chapelfields |
| City/Town | Ware |
| Postcode | SG12 8HY |
| Property Designation | Sheltered Housing |

| Building Layout Information | |
|--|---|
| Total No. of Floors | 2 |
| Total No. of Floors (common area only) | 2 |
| Total No. of Storeys (ground and above) | 2 |
| Ground Floor Area (m2) (if applicable) | N/A |
| Total Area of All Floors (m2) (if applicable) | N/A |
| Building Layout Description | A purpose built block of flats which adjoins other similar blocks providing independent living for over 55s. Access to the building is via a front entrance/exit door accessed from raised street level. There are 4 flats, 2 flats accessed from a single staircase on the 1st floor and 2 flats on the ground floor. An alternative exit is available from the ground floor flats alighting into a garden area with access to an ultimate place of safety. Each flat has an electric meter cupboard adjacent to it. No lift provided. |
| Extent of Common Areas (area assessed) | Circulation areas. Roof space. |
| Areas of the building to which access was not available. | Residents flats apart from a sampled unit. |
| Total number of Flats/Bedsits/Bedrooms (as applicable) | 4 |
| Number accessed off the Common Area | 4 |
| Flats/Bedsits/Bedrooms sample inspected | Flat 130 |
| Building Use | Single Use |
| Details of ancillary use (if applicable) | |
| Total No. of Common Entrances/Exits | 2 |
| Block Accessibility | Level |
| Total No. of Common Staircases | 1 |

| Construction Information | |
|---|---------------|
| Construction Type | Traditional |
| Property Type | Purpose Built |
| Date of Construction or Conversion (year approx.) | 1970 |
| Floor Construction Type | Concrete |
| Stair Construction Type | Concrete |

| Construction Information | |
|---------------------------------|----------------|
| External Wall Construction Type | Cavity Masonry |
| External Wall Finish Type | Brick |
| Other Construction Information | N/A |

| Occupant Information | |
|---|---|
| Management Extent | Managed Building (Manager or Senior Staff onsite regularly) |
| Details of any onsite management | The scheme manager has an office in block.118-122. She currently attends the site every Friday for 1-2 hours. |
| Person managing fire safety in the premises | Laura Jones Fire and Asbestos manager. |
| Person consulted during the FRA | Lucy Davies, scheme manager. |
| Number of Residents | Assumed to be one resident per bedsit |
| -Comments | Exact numbers not known |
| Number of Employees | Staff on site during working hours - see comment |
| -Comments | Number of staff is:- Scheme manager on site once a week for 1-2 hours. |
| 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 elderly but otherwise typical of the general population |

| Other information | |
|---------------------------------------|---|
| Fire loss experience (since last FRA) | None reported or apparent. |
| Any other relevant information | The building is operated as retirement living for people over 55. No communal areas/facilities are provided and the building currently operates a stay put fire strategy. |

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 |

Fire Safety Guidance

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 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: No common electrical intake cupboard. Electrical meter cabinets are situated adjacent to flat entrance doors. | |

| | |
|--|-----------|
| 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) | Not Known |
|--|-----------|

Comment: There was no evidence on site to confirm the last inspection and testing date of the common area fixed electrical installation.

| | |
|---|---------------------|
| Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended) | No image available |
| Priority: Man2 | Known Quantity: N/A |
| Potential Quantity: N/A | Action ID: 88590 |

| | |
|---|-----|
| Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only) | Yes |
|---|-----|

Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)

| | |
|--|----------------|
| Question - A.4: Is portable appliance testing (PAT) being completed within the common areas? | Not Applicable |
|--|----------------|

Comment: No portable electrical appliances were seen within the common areas during this inspection

| | |
|---|----------------|
| Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection? | 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 presumed to be the case.

| | |
|---|----------------|
| Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable? | Not Applicable |
|---|----------------|

Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

| | |
|--|-----|
| Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place) | Yes |
|--|-----|

Comment: Residents who wish to smoke can do so within their private accommodation only.

| | |
|--|-----|
| Question - B.2: Is there a policy in place to prevent or restrict smoking within the building? | Yes |
|--|-----|

Comment: Smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

| | |
|---|-----|
| Question - B.3: Does the policy in relation to smoking appear to be observed? | Yes |
|---|-----|

Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.

| | |
|---|----|
| Question - B.4: Is there adequate provision of 'No Smoking' signage within the common area? | No |
|---|----|

Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

| | |
|---|--------------------|
| Recommendation: 'No Smoking' signage should be provided in the common area. | No image available |
| Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 88591 | |

C. Arson

| | |
|---|-----|
| Question - C.1: Are the premises secured against arson by outsiders? (Please state how) | Yes |
|---|-----|

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

| | |
|--|-----|
| Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) | Yes |
|--|-----|

Comment: Wheelie bins were being stored in the small rear yard to the block. This is common practice along the street and is the only possible location so is considered acceptable.

| | |
|--|-----|
| Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) | Yes |
|--|-----|

Comment: Wheelie bins were being stored in the small rear yard to the block. This is common practice along the street and is the only possible location so is considered acceptable.

| | |
|---|-----|
| Question - C.4: Is fire load close to the premises minimised? | Yes |
|---|-----|

Comment: There was no unnecessary fire load noted close to the building at the time of inspection.

D. Space Heating

| | |
|--|----|
| Question - D.1: Are the common areas of the building provided with any form of FIXED space heating system? (State type provided) | No |
|--|----|

Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.

| | |
|---|----|
| Question - D.3: Are the common areas of the building provided with any form of PORTABLE space heating system? (State type provided) | No |
|---|----|

Comment: No portable heaters were noted within the common area at the time of inspection.

E. Cooking

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

Comment: No common cooking facilities are provided in the block.

F. Lightning

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

Comment: No lightning protection system was noted

| | |
|---|-----|
| Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required? | Yes |
|---|-----|

Comment: The height and design of the building is unlikely to necessitate a lightning protection system

G. House-Keeping

| | |
|--|-----------|
| Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles? | Not Known |
|--|-----------|

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/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 |
|---|-----|

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 | |
| Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed) | Yes |
| Comment: The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report) | |
| 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: Doors or gates on escape routes are 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? | Not Known |
|---|-----------|

Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.

Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.



| | | | |
|----------------|---------------------|-------------------------|------------------|
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 88595 |
|----------------|---------------------|-------------------------|------------------|

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|---|-----|
| Question - K.8: Do final exits open in the direction of escape where necessary? | Yes |
|---|-----|

Comment: 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? | Not Applicable |
|---|----------------|

Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required.

| | |
|--|----------------|
| Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required? | Not Applicable |
|--|----------------|

Comment: No corridors requiring cross-corridor fire doors were noted in the property.

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

Comment: Escape routes lead to a place of safety

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|---|-------------------|-------------------------|------------------|----|
| Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision) | | | | No |
| Comment: Windows are provided at 1st-floor level. However, on the day of the inspection, the windows were locked with no keys available. | | | | |
| Recommendation: Recommend the window locks are disabled. | | | | |
| Priority: C | Known Quantity: 2 | Potential Quantity: N/A | Action ID: 88596 | |



| | | | | |
|---|--|--|--|----------------|
| 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 |
| Comment: Information received from the scheme manager that person-centered risk assessments have been completed for any vulnerable resident. Informed on site that currently, all residents within the block are capable of evacuating the building independently. | | | | |

| | | | | |
|---|--|--|--|-----|
| 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. | | | | |

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|--|--|--|--|----------|
| 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: Flat entrance doors/frames are 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 |
| 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? | Yes |
| Comment: The glazing to flat entrance doors appears to be appropriately fire rated (Georgian wired glazing). | |
| 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 130 entrance door was fitted with an adequate self-closing device. Overhead door closers are fixed externally. No access to other flats to confirm the efficiency of the door closers. | |
| 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: 88599 |
| 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 130 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: 88601 |

| | |
|--|-----|
| Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC) | Yes |
|--|-----|

Comment: Letterboxes fitted to flat 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 |
|--|-----|

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. Considered notional in design capable of providing 30 minutes fire resistance (FD30s) (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 and frames appear to be in good condition.

| | |
|--|-----|
| Question - M.3: Is all glazing to common area fire doors appropriately fire rated? | Yes |
|--|-----|

Comment: All glazing to common area fire doors appears to be appropriately fire rated (Georgian wired glazing provided)

| | |
|---|-----|
| Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? | Yes |
|---|-----|

Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated (Georgian wired glass).

| | |
|--|-----|
| 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 of the block. | |

| | |
|--|-----|
| 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) | No |
| Comment: The Fire Action Notice(s) displayed do not indicate the recommended evacuation strategy and should be replaced. | |
| Recommendation: A fire action notice(s) advising of the 'Stay Put' evacuation policy should be provided in the common areas. | No image available |
| Priority: A | Known Quantity: 1 |
| Potential Quantity: N/A | Action ID: 88603 |

| | |
|---|-----|
| 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? | Not Applicable |
| Comment: Directional and exit signage is not required in this property as there is a single escape route. | |

| | |
|---|-----|
| 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: 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: Break glass call points and sounders in the common part appear to have been isolated. However, sounders and smoke detection linked to a common alarm system was identified within the sampled flat which the resident confirmed as still active and fully audible when the main system/panel situated in 118-122 is tested. | | | | |
| 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 common alarm system installed within the residential parts of this sheltered accommodation block is incompatible with the recommended Stay Put strategy | | | | |
| Recommendation: Recommend the common fire alarm system is isolated from the low rise blocks and all sounders and smoke detection linked to the common alarm system is removed from the residential flats. | | | |  |
| Priority: A | Known Quantity: 1 | Potential Quantity: N/A | Action ID: 88607 | |
| 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) | | | | Not Known |
| Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 130. 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: 88609 | |
| 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)? | Not Known |
|---|-----------|

Comment: Information received on site, the fire alarm system has been undergoing refurbishment and currently, not all flats are remotely monitored.

| | | | |
|---|---------------------|-------------------------|------------------|
| 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: 88614 |

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|---|----------------|
| Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system? | Not Applicable |
|---|----------------|

Comment: See P7.

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|--|-----|
| 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) | 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? | Not Applicable |
|--|----------------|

Comment: Not applicable to this property at the time of this assessment.

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|---|----------------|
| Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc) | Not Applicable |
|---|----------------|

Comment: Not applicable to this property at the time of this assessment.

| | |
|--|----------------|
| Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc) | Not Applicable |
|--|----------------|

Comment: No waste chute is provided in the property.

| | |
|--|-----|
| Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building? | Yes |
|--|-----|

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

| | |
|---|----------------|
| Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) | Not Applicable |
|---|----------------|

Comment: Not applicable to this property at the time of this assessment.

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|--|----|
| Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area? | No |
|--|----|

Comment: The recessed meter cabinets fitted are metal but do not have intumescent seals and do not appear to provide adequate fire resistance between the electrical equipment and the common area.

Recommendation: The non-fire rated meter cabinet(s) noted in compartment walls to flats should be fitted with a 30-minute fire rated overbox.



Priority: C Known Quantity: 4 Potential Quantity: N/A Action ID: 112000

| | |
|--|----------------|
| 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.

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|---|-----|
| Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? | Yes |
|---|-----|

Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.

| | |
|---|----------------|
| Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth? | Not Applicable |
|---|----------------|

Comment: There were no soft furnishings noted within the common areas at the time of inspection.

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|---|----------------|
| Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? | Not Applicable |
|---|----------------|

Comment: There were no curtains or drapes noted within the common areas at the time of inspection.

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|--|-----|
| 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) | Yes |
|--|-----|

Comment: A low rise building with a brick facade. Small sections of assumed wood cladding identified but due to the height of the building considered acceptable.

| | |
|--|-----|
| 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) | Not Applicable |
|--|----------------|

Comment: Not applicable to this property at the time of this assessment.

S. Other Fire Safety Systems and Equipment

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|---|-----|
| Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access? | Yes |
|---|-----|

Comment: A drop key override switch facility is provided which worked satisfactorily when tested.

| | |
|--|----|
| 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.

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|---|----|
| 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 is not provided with a lift

| | |
|---|----|
| 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.

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|--|----|
| Question - S.6: Are hose reels provided within the building? | No |
|--|----|

Comment: Hose reels are not provided within the building.

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|--|-----|
| Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary) | Yes |
|--|-----|

Comment: The following relevant fire safety system/equipment was installed:- Tunstall Telecare system provided linked to the fire alarm system no test or servicing records noted.

| | |
|--|----|
| Question - S.8: Is any other relevant fire safety system or equipment installed? [2] (state type of system and comment as necessary) | No |
|--|----|

Comment: There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements


| | |
|---|-------------------------------------|
| Question - T.1: Please CONFIRM the Property Designation | General Needs (5 Storeys and under) |
| Comment: A two storey building containing four independent living flats, which are part of a sheltered housing scheme. No communal facilities provided. | |

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: The system has been recommended for removal under P3 but until such times as this happens should be tested and maintained. | |

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|---|---------------------|
| 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: 88621 |

| | |
|---|---------------------|
| 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: 88622 |

| | |
|---|---|
| Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access 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 drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database. |  |
| Priority: Man2 | Known Quantity: N/A |
| Potential Quantity: N/A | Action ID: 88623 |

| | | | | | |
|---|---------------------|-------------------------|------------------|--------------------|--|
| Question - V.14: Is the fire safety system or equipment detailed in S7 inspected, tested and serviced in accordance with relevant guidance? [1] | | | | Not Known | |
| Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the social alarm/Telecare system is being carried out. | | | | | |
| Recommendation: The social alarm/Telecare system should be serviced with records kept on site or held in a central database. Confirm that regular checks are undertaken to ensure the communication links through the social alarm/Telecare system are routed correctly (when staffed and not) and have priority over all other calls and that measures are in place to avoid summoning of the fire service in the event of false alarms. | | | | No image available | |
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 99683 | | |

W. Records

| | | | | | |
|--|--|--|--|-----|--|
| 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 (Held at 118-122). | | | | | |

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.)

Yes

Comment: Surface mounted wiring systems noted appear to be adequately supported with fire resisting fixings/metal conduit/metal trunking to prevent premature collapse.

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.

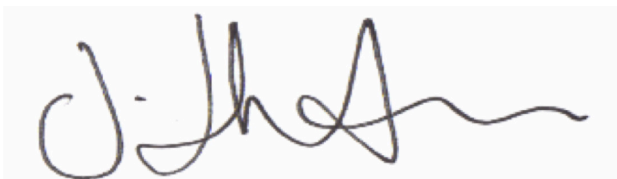
BAFE Certificate

| | |
|---------|---|
| 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: 124-130 Chapelfields Ware SG12 8HY |
| 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: 20/11/2018 |
| Part 6 | Recommended date for reassessment of the premises: 20/11/2019 |
| 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

20/11/2018

