Fire Risk Assessment

Property assessed:	Flats 1-46 Helmi House 43 Robsart Street London SW9 0BQ
Client:	Network Homes Ltd
UPRN:	ROBS0043
Property Classification:	Level 1
Document Print Date:	01/02/2019

FRA Inspection Date:	10/12/2018
FRA Issued to Client:	17/01/2019
FRA valid to:	17/01/2020
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Timothy J Crow
Assessment Checked by	Gareth Fulton
Date of inspection	10/12/2018
Date of Assessment Issue to Client	17/01/2019

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:	Medium
Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	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	17/01/2020

1.2 Recommendation Summary

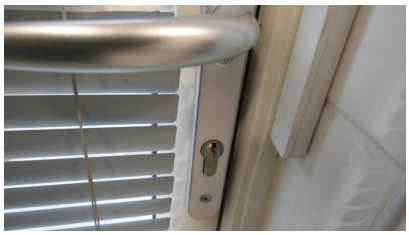
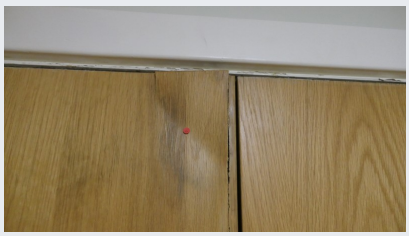
Priority	Number of recommendations not complete	
	At time of assessment	At report print date
U	0	0
A	2	2
B	3	3
C	1	1
R	0	0
Man1	2	2
Man2	19	19

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 propeerty	Stay Put

2 Action Plan

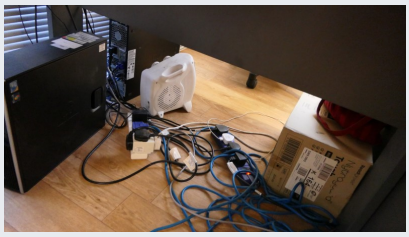
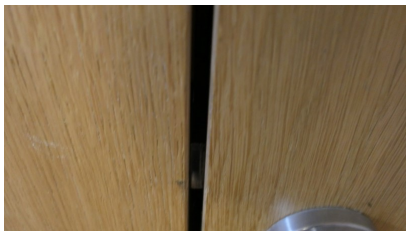
Details		Comments/recommendations		Photo
Question	G.6	Comment: Other house-keeping issues notes at the time of inspection include - storage of cardboard packaging in close proximity to a electric wall mounted heater and a divan bed stored within the communal laundry area located on the fourth floor..		
Section	House-Keeping			
Action ID	129958			
Quantity - Known - Potential	 N/A N/A	Recommendation: Recommend that the stored items as noted are removed from the communal laundry room located on the fourth floor and the area(s) to remain clear of unauthorised storage at all times.		
Priority	Man1	Due Date: 17/02/2019	Status: Not Complete	
Question	P.5	Comment: It is understood an actuation of a detector in a flat will sound the alarm within that flat, the lobby of that flat, the communal dining / lounge and office areas on the ground floor and the basement. An actuation of the AFD in the basement or ground floor facilities will sound in the basement and the ground floor facilities only. Information from staff and sampled flat reports the AFD in the communal areas can clearly be heard within flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	130307			
Quantity - Known - Potential	 N/A 46	Recommendation: Sound pressure levels within the flats should be tested on activation of the common alarm to ensure they do not exceed 45dB		
Priority	Man1	Due Date: 17/02/2019	Status: Not Complete	
Question	K.5	Comment: Automatic, electronic sliding doors are installed at the main entrance lobby providing access/ egress to the building. The buggy store (accessed from within the entrance lobby) has doors that are lockable via key from inside. The staff laundry area located towards the rear of the building also has a door that is lockable by key from inside. All other exit doors are provided with manually openable fittings or electronic override points.		
Section	Means of Escape			
Action ID	129967			
Quantity - Known - Potential	 2 2	Recommendation: The Euro key lock on the door(s) to the rear staff laundry area and the buggy store as noted should be replaced with an easy opening device (e.g. thumb turn) to enable the doors to be opened from the inside without the use of a key.		
Priority	A	Due Date: 17/04/2019	Status: Not Complete	
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for service riser cupboard door(s) located on the second floor electrical service riser which have sustained water damage and require replacement.		
Section	Common Area Fire Doors			
Action ID	129970			
Quantity - Known - Potential	 2 2	Recommendation: The common area fire door(s) as noted should be replaced with suitable replacement FD30(S) lockable fire door(s) as required.		
Priority	A	Due Date: 17/04/2019	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	129950			
Quantity - Known - Potential	 N/A N/A	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	Due Date: 17/04/2019	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	129951			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm that a policy is in place regarding the use of personal portable electrical appliances within the common areas.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	E.3	Comment: There is a commercial extract system provided over the cooking appliances but there is no evidence that it is regularly cleaned and filters changed.		
Section	Cooking			
Action ID	129956			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm that the kitchen extraction filters and ductwork are regularly cleaned and filters changed when required.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	K.7	Comment: It could not be ascertained whether the automatic electronic sliding doors fitted to the main reception lobby access/egress doors are provided with override facilities and/or are designed to 'fail safe' on power failure. (See also K.5)		
Section	Means of Escape			
Action ID	129968			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should confirm that the automatic sliding door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	L.6	Comment: Sampled flat(s) 10 and 20 entrance doors are fitted with an adequate self-closing device. No access to other flats.		No image available
Section	Flat Entrance Doors			
Action ID	129969			
Quantity - Known - Potential	 N/A 44	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.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	

Question	P.5	Comment: It is understood an actuation of a detector in a flat will sound the alarm within that flat, the lobby of that flat, the communal dining / lounge and office areas on the ground floor and the basement. An actuation of the AFD in the basement or ground floor facilities will sound in the basement and the ground floor facilities only. Information from staff and sampled flat reports the AFD in the communal areas can clearly be heard within flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	129973			
Quantity - Known - Potential	 N/A N/A	Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	Q.9	Comment: It is not known if the commercial kitchen extraction/ ventilation system is installed with suitable dampers between compartments.		
Section	Limiting Fire Spread			
Action ID	129974			
Quantity - Known - Potential	 N/A 1	Recommendation: Extraction and ventilation system maintenance contractor to confirm that dampers are present in system and activate during alarm conditions.		
Priority	Man2	Due Date: 17/04/2019	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	129975			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should confirm/ensure that the curtains/drapes as noted comply with BS 5867-2: 2008 Type B and are labelled accordingly. If not, these should be replaced with compliant curtains/drapes.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		No image available
Section	Procedures and Arrangements			
Action ID	129977			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	

Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		No image available
Section	Procedures and Arrangements			
Action ID	129980			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	T.11	Comment: It is not known if routine fire safety checks are being carried out		No image available
Section	Procedures and Arrangements			
Action ID	129981			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	U.1	Comment: It is not known if staff receive appropriate and adequate fire safety training.		No image available
Section	Training and Drills			
Action ID	129982			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	U.2	Comment: It is not known if staff nominated to assist with fire evacuations receive appropriate additional training.		No image available
Section	Training and Drills			
Action ID	129983			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that staff nominated to assist with fire evacuations receive appropriate additional training.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	U.4	Comment: There was no information available to confirm that fire drills are carried out at appropriate intervals.		No image available
Section	Training and Drills			
Action ID	129985			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that fire drills are carried out at intervals considered appropriate for the building and occupancy type. Recommended interval:- Six-monthly.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	

Question	V.14	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the disable refuge communication system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	129988			
Quantity - Known - Potential	 N/A N/A	Recommendation: The disabled refuge 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 system are working adequately.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	V.15	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the Ansul R-102 Wet Chemical fire suppression system is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	129989			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm ensure that the Ansul R-102 Wet Chemical fire suppression system as noted is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	W.1	Comment: No log book was available on site during the inspection		No image available
Section	Records			
Action ID	129991			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	W.3	Comment: No training records were available on site during the inspection		No image available
Section	Records			
Action ID	129993			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.		No image available
Section	Records			
Action ID	129994			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.		
Priority	Man2	Due Date: 17/04/2019	Status: Not Complete	

Question	A.6	Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Wall sockets were heavily overloaded within the staff office located at ground floor level - (Rear of the building).	
Section	Electrical Ignition Sources		
Action ID	129952		
Quantity - Known - Potential	 1 1	Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.	
Priority	B	Due Date: 17/01/2020	Status: Not Complete
Question	E.4	Comment: No fire blanket(s) were noted in the common kitchen.	No image available
Section	Cooking		
Action ID	129957		
Quantity - Known - Potential	 1 1	Recommendation: A fire blanket should be provided in the kitchen.	
Priority	B	Due Date: 17/01/2020	Status: Not Complete
Question	Q.14	Comment: There are a number of breaches in compartmentation where investigative inspection works have been carried out within the lower ground floor lobby area(s).	
Section	Limiting Fire Spread		
Action ID	129976		
Quantity - Known - Potential	 1 1	Recommendation: Recommend the various breaches in compartmentation are reinstated and made good with suitable fire resisting materials as required as soon as investigative work has been completed.	
Priority	B	Due Date: 17/01/2020	Status: Not Complete
Question	M.8	Comment: The following common fire door issue(s) were noted at the time of inspection:- Doors are poorly fitted and there are excessive gaps (in excess of 6mm) to a vast majority of the common area service riser cupboard doors throughout the building.	
Section	Common Area Fire Doors		
Action ID	129971		
Quantity - Known - Potential	 30 30	Recommendation: The service riser cupboard fire doors throughout the property should be adjusted to reduce the perimeter gap between the meeting set(s) of door(s) and/ or frame(s) to a maximum of 3mm as required. Where this is not possible due to insufficient width of door then the door should be replaced as necessary.	
Priority	C	Due Date: 17/01/2020	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	ROBS0043
Number Range	Flats 1-46
Building Name	Helmi House
Street Number	43
Street	Robsart Street
City/Town	London
Postcode	SW9 0BQ
Property Designation	Extra Care

Building Layout Information	
Total No. of Floors	8
Total No. of Floors (common area only)	8
Total No. of Storeys (ground and above)	7
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	An attached, purpose built, residential building of eight floors currently operating as an 'extra care' nursing facility for elderly, vulnerable, residents. There are a total of forty-six, residential self-contained flats within the building. The scheme is managed by SW9 Community Housing and care is provided by Mayfair Home Care. The ground floor comprises of general office and staff facilities a communal laundry, plant room and an additional office. There is also an open plan communal lounge and a commercial kitchen with communal dining area. There is a basement car park at lower ground floor level, with shared access with the adjoining building(s). Flats 1-8 are located on the first floor, flats 9-16 are located on the second floor, flats 17-24 are located on the third floor, flats 25-32 are located on the fourth floor, flats 33-40 are located on the fifth floor and flats 41-46 are located on the sixth floor. There are two protected stairway(s), two lift(s), a single main entrance into the building and a total of nine additional exit/egress routes leading from the building. There are shared laundry facilities on the second and fourth floor levels. Guest bedroom(s) are provided on the first and third floors of the building.
Extent of Common Areas (area assessed)	General shared communal areas, residents lounge, kitchen, managers office, communal hallways, landings and stairs, internal access/egress routes to/from the building.
Areas of the building to which access was not available.	No access into individual flats apart from flats 10 and 20.
Total number of Flats/Bedsits/Bedrooms (as applicable)	46
Number accessed off the Common Area	46
Flats/Bedsits/Bedrooms sample inspected	Flats 10 and 20.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	10

Building Layout Information	
Block Accessibility	Level
Total No. of Common Staircases	2

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2010
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Circa 2010. Traditional brick and concrete building with a mansard style roof. The sixth floor of the property is formed within the mansard roof space. Floors and stairs are of concrete construction. External elevations are predominantly face brick work with steel glazed open balconies.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Extra Care Premises - Staff on site at all times
Person managing fire safety in the premises	Lana Hunter - (Scheme Manager) and Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	Lana Hunter - (Scheme Manager)
Number of Residents	Number advised by client - see comment.
-Comments	Advised that the maximum number is:- 46
Number of Employees	Staff on site at all times - see comment
-Comments	Number of staff is:- Up to eight members of staff
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/Extra Care Housing Scheme premises so occupants are elderly but otherwise typical of the general population

Other information	
Fire loss experience (since last FRA)	None known or reported.
Any other relevant information	Extra Care sheltered housing scheme owned by Network Homes, managed by SW9 Housing with elderly residents having age related conditions and others identified as having significant mobility issues. Care service provided in

Other information	
	accordance with SW9 policies and procedures by Mayfair Home Care.

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

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

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	06) DCLG - 'Fire safety risk assessment - Residential care premises' - 2006 PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012 04) Approved Document B2 - 'Fire safety in buildings other than dwellinghouses' - 2006 (as amended) 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 5839-1:2017 - 'Fire detection and alarm systems for buildings. Code of practice for non-domestic premises' BS 5839-6:2013 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9990 2015 Non automatic fire fighting systems 03) NFCC - 'Fire Safety in Specialised Housing' - 2017 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

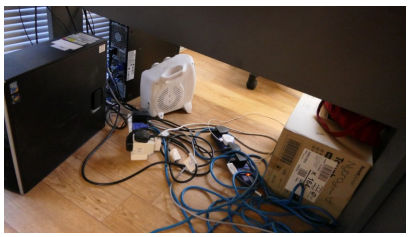
Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
Comment: The electrical intake/meter cupboard for the building was accessed at the time of inspection.	

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:- 02/06/2016	

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
Comment: The common area fixed electrical installation is deemed to be free from visible defects.	

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: 129950	

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.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129951	

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	No
Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Wall sockets were heavily overloaded within the staff office located at ground floor level - (Rear of the building).	
Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.	

Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 129952

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: A designated external smoking area is provided for use by staff and others.	

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 premises 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 premises at the time of inspection.	

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The block entrance door(s) are provided with a manual locking 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: 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
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?	Yes
Comment: There was no unnecessary fire load noted close to the building at the time of inspection.	

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of FIXED space heating system? (State type provided)	Yes
Comment: The common area has an electrical heating system with wall mounted storage heaters/convector radiators.	

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 staff office area(s).	

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 extensive cooking facilities provided in the commercial standard kitchen in the block.	

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 Known
Comment: There is a commercial extract system provided over the cooking appliances but there is no evidence that it is regularly cleaned and filters changed.	
Recommendation: Management should confirm that the kitchen extraction filters and ductwork are regularly cleaned and filters changed when required.	
Priority: Man2 / Known Quantity: N/A / Potential Quantity: N/A / Action ID: 129956	

Question - E.4: Are fire blankets provided in the common kitchen?	No
Comment: No fire blanket(s) were noted in the common kitchen.	
Recommendation: A fire blanket should be provided in the kitchen.	No image available
Priority: B / Known Quantity: 1 / Potential Quantity: N/A / Action ID: 129957	

F. Lightning

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

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

G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
Comment: The electrical intake/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?				No
Comment: Other house-keeping issues notes at the time of inspection include - storage of cardboard packaging in close proximity to a electric wall mounted heater and a divan bed stored within the communal laundry area located on the fourth floor..				
Recommendation: Recommend that the stored items as noted are removed from the communal laundry room located on the fourth floor and the area(s) to remain clear of unauthorised storage at all times.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129958	

H. Contractors

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

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

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
Comment: Network Homes advise that there are satisfactory controls in place over works carried out on the premises by in-house staff	

I. Dangerous Substances

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

J. Other Significant Hazards

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

General Fire Protection Measures

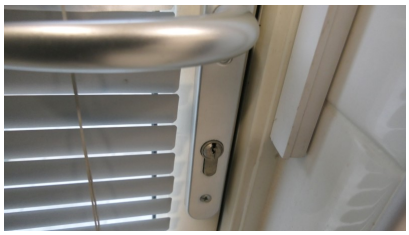
K. Means of Escape

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

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

Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of 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)?	No
Comment: Automatic, electronic sliding doors are installed at the main entrance lobby providing access/egress to the building. The buggy store (accessed from within the entrance lobby) has doors that are lockable via key from inside. The staff laundry area located towards the rear of the building also has a door that is lockable by key from inside. All other exit doors are provided with manually openable fittings or electronic override points.	
Recommendation: The Euro key lock on the door(s) to the rear staff laundry area and the buggy store as noted should be replaced with an easy opening device (e.g. thumb turn) to enable the doors to be opened from the inside without the use of a key.	
Priority: A | Known Quantity: 2 | Potential Quantity: N/A | Action ID: 129967	

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 automatic electronic sliding doors fitted to the main reception lobby access/egress doors are provided with override facilities and/or are designed to 'fail safe' on power failure. (See also K.5)	
Recommendation: Management should confirm that the automatic sliding 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: 129968

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

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

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

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	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. However, if residents are considered to be incapable of independent evacuation (following completion of the person-centred fire risk assessments recommended in K.16) then additional cross-corridor doors may be required so that no person should need to travel more than 7.5m from their flat entrance door along a corridor or lobby before reaching a fire door (accessing either a protected stairway enclosure or another section of corridor).	

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

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Not Applicable
Comment: There are no permanent or manually operated ventilation openings for control of smoke within the communal escape routes. Adequate AOV smoke control systems are provided within the building (See also K.15)	

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with an adequate automatic or remotely operated smoke ventilation system.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. The NFCC Specialized Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings. The premises are designated as 'extra care' with sufficient numbers of staff available at all times.	

Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape noted at the time of inspection. (Premises information box present but not accessed - Gerda key required)	

Question - K.19: What is the current evacuation strategy for the property?	Stay Put
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
Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	

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

L. Flat Entrance Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
Comment: Flat entrance doors appear to be FD30(S) 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?	Not Applicable
Comment: There is no glazing present to any flat entrance doors in this property	

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

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

Question - L.6: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices?				Not Known
Comment: Sampled flat(s) 10 and 20 entrance doors are fitted with an adequate self-closing device. No access to other flats.				
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129969	

Question - L.7: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals?	Yes
Comment: Sampled flats 10 and 20 are fitted with suitable intumescent strips and cold smoke seals. All other flat entrance doors are deemed to be fitted with suitable intumescent strips and cold smoke seals.	

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 FD30(S) fire rated. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire doors in good condition - and not in need of repair?	No
Comment: All common area fire rated fire doors appear to be in good condition except for service riser cupboard door(s) located on the second floor electrical service riser which have sustained water damage and require replacement.	
Recommendation: The common area fire door(s) as noted should be replaced with suitable replacement FD30(S) lockable fire door(s) as required.	

Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 129970

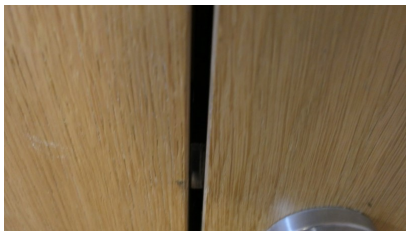
Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
Comment: All glazing to common area fire doors (where fitted) appears to be appropriately fire rated	

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

Question - M.5: Are common area fire 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?	No
Comment: The following common fire door issue(s) were noted at the time of inspection:- Doors are poorly fitted and there are excessive gaps (in excess of 6mm) to a vast majority of the common area service riser cupboard doors throughout the building.	
Recommendation: The service riser cupboard fire doors throughout the property should be adjusted to reduce the perimeter gap between the meeting set(s) of door(s) and/or frame(s) to a maximum of 3mm as required. Where this is not possible due to insufficient width of door then the door should be replaced as necessary.	

Priority: C	Known Quantity: 30	Potential Quantity: N/A	Action ID: 129971

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)	Yes
Comment: A suitable Fire Action Notice(s) indicating the recommended Stay Put evacuation strategy was displayed within the common area.	

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

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

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	Yes
Comment: 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/Part 1 system installed in this Sheltered Housing scheme comprising fire alarm panel(s), smoke/detection, sounders and manual call points within the common areas, including residential corridors. The system is extended into individual flats.	

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

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: The 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 extended into individual flats but with heat detection only and no sounder provision. It has been confirmed that the sound pressure level within flats from the common system does not exceed 45 dB(A).	

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)	No
Comment: It is understood an actuation of a detector in a flat will sound the alarm within that flat, the lobby of that flat, the communal dining / lounge and office areas on the ground floor and the basement. An actuation of the AFD in the basement or ground floor facilities will sound in the basement and the ground floor facilities only. Information from staff and sampled flat reports the AFD in the communal areas can clearly be heard within flats.	

Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129973	
Recommendation: Sound pressure levels within the flats should be tested on activation of the common alarm to ensure they do not exceed 45dB				No image available
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 130307	

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 on duty staff. The building is staffed at all times by Mayfair Home Care that provide the resident nursing care service. (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?	Yes
Comment: The smoke/heat alarm systems within the flats are adequately monitored via the on-site staff monitoring system.	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]	Yes
Comment: There were no other fire detection and alarm issues noted at the time of inspection.	

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property ? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

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

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

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes
Comment: There are adequate fire-stopping measures as required where the various pipes pass through fire resisting construction.	

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

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

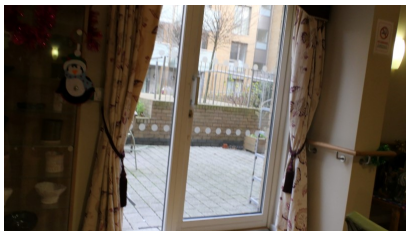
Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Yes
Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.	

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

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)			Not Known
Comment: It is not known if the commercial kitchen extraction/ ventilation system is installed with suitable dampers between compartments.			
Recommendation: Extraction and ventilation system maintenance contractor to confirm that dampers are present in system and activate during alarm conditions.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129974

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

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/ growth?	Yes
Comment: From sample inspection, soft furnishings in the common areas are appropriately labelled as conforming to BS 7176 for medium hazard premises.	

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

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129975

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: The external walls of the building predominantly face brickwork and are deemed to be satisfactory with regard to external fire spread.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	No
Comment: There are a number of breaches in compartmentation where investigative inspection works have been carried out within the lower ground floor lobby area(s).	
Recommendation: Recommend the various breaches in compartmentation are reinstated and made good with suitable fire resisting materials as required as soon as investigative work has been completed.	

Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 129976

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

R. Fire Extinguishing Appliances

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

Question - R.5: Are portable fire extinguishers required in the common areas?	No
Comment: Fire extinguishers are not required in the common areas of this property as staff are not trained in their safe use.	

S. Other Fire Safety Systems and Equipment

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a dry-rising fire fighting mains	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Yes
Comment: The building is provided with a lift(s) used for fire safety purposes. A fire fighters key operated over-ride control panel and intercom system is provided at access level	

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

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

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

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	Yes
Comment: The following relevant fire safety system/equipment was installed- A disabled refuge communication system and control panel is provided. Communication points are provided within the protected lift lobbies on each upper floor level within the building and on the landing areas of the rear protected stairway. Th control panel is provided at access level within the communal entrance llobby of the building.	

Question - S.8: Is any other relevant fire safety system or equipment installed? [2] (state type of system and comment as necessary)	Yes
Comment: The following relevant fire safety system/equipment is installed:- There is an Ansul R-102 Wet Chemical Fire Suppression System is installed within the commercial kitchen area.	

Question - S.9: Is any other relevant fire safety system or equipment installed? [3] (state type of system and comment as necessary)	No
Comment: There are no other relevant fire safety systems or equipment installed.	

Fire Safety Management

T. Procedures and Arrangements

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

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

Question - T.3: Is there a suitable record of the fire safety arrangements?			Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.			
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129977

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for residents are displayed in the Fire Action Notice(s).	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. Staff on site will investigate and call the fire service as required.	

Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly point(s) are required.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Yes
Comment: There would appear to be adequate procedures in place for the evacuation of people with disabilities, as it has been indicated that all can self-evacuate. It is understood staff on duty would assist in evacuation as this is an extra care scheme with staff on duty at all times. Additional procedures may be required depending on the outcome of the Person-Centred Fire Risk Assessments recommended in K.16	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: No portable fire extinguishers are provided within the building.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Yes
Comment: From information received on-site, it would appear that staff have been nominated to assist with any evacuation in the event of a fire. There is a 'stay put' fire evacuation strategy in place.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?				Not Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.				
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129980	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)				Not Known
Comment: It is not known if routine fire safety checks are being carried out				
Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129981	

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

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training? To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers?				Not Known
Comment: It is not known if staff receive appropriate and adequate fire safety training.				
Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129982	

Question - U.2: Are the staff nominated to assist with evacuations, in event of fire, given appropriate additional training?			Not Known
Comment: It is not known if staff nominated to assist with fire evacuations receive appropriate additional training.			
Recommendation: Management should confirm/ensure that staff nominated to assist with fire evacuations receive appropriate additional training.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129983

Question - U.4: Are fire drills carried out at appropriate intervals?			Not Known
Comment: There was no information available to confirm that fire drills are carried out at appropriate intervals.			
Recommendation: Management should confirm/ensure that fire drills are carried out at intervals considered appropriate for the building and occupancy type. Recommended interval:- Six-monthly.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129985

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: Network Homes advise that fire alarm systems are inspected, tested and maintained as per BS5839 (part 1 or part 6:2013 as appropriate) and records are held centrally.	

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: Network Homes advise that emergency lighting is inspected, tested and maintained as per BS EN 50172:2004/BS 5266-8:2004 and BS5266-1:2016 and records are held centrally.	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Management has advised that six monthly inspections and annual testing and servicing of wet or dry fire mains are carried out where these systems are fitted in properties.	

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?	Yes
Comment: Management has advised that annual inspection and testing of lightning protection systems takes place where fitted to properties.	

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Network Homes advise that smoke control systems are inspected, tested and maintained in accordance with the recommendations in BS9999.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Network Homes advise that door access systems (including fire service drop key overrides where fitted) are maintained in accordance with NSI Code of Practice ICP30 and records held centrally.	

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Yes
Comment: Management has advised that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance	

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 disable refuge communication system is being carried out.			
Recommendation: The disabled refuge 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 system are working adequately.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129988

Question - V.15: Is the fire safety system or equipment detailed in S8 inspected, tested and serviced in accordance with relevant guidance? [2]			Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the Ansul R-102 Wet Chemical fire suppression system is being carried out.			
Recommendation: Management should confirm ensure that the Ansul R-102 Wet Chemical fire suppression system as noted 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: 129989

W. Records

Question - W.1: Is there a log book on the premises?			No
Comment: No log book was available on site during the inspection			
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129991

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?				Not Known
Comment: No training records were available on site during the inspection				
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129993	

Question - W.4: Are routine in-house fire safety checks recorded?				Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.				
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 129994	

Question - W.5: Are fire alarm system inspections, tests and servicing recorded?	Yes
Comment: Network Homes advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Network Homes advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database	

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Yes
Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database	

Question - W.11: Are the smoke control system inspections, tests and servicing recorded?	Yes
Comment: Network Homes advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Network Homes advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded?	Yes
Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database	

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 significant 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)	Yes
Comment: Gas installation pipework/meters were noted within the common parts	

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?	Yes
Comment: The fixed gas installations within the common areas suitably enclosed in fire resisting construction where required	

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)	Yes
Comment: The location and routing of the fixed gas installations within the common areas is considered to be adequate.	

Z. Other Issues

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

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: Flats 1-46 Helmi House 43 Robsart Street London SW9 0BQ
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: 17/01/2019
Part 6	Recommended date for reassessment of the premises: 17/01/2020
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)

Date of Issue 17/01/2019