Fire Risk Assessment

Property assessed:	1-156 Park Heights 25 Robsart Street London SW9 0BP
Client:	Network Homes Ltd
UPRN:	ROBA0025
Property Classification:	Level 1
Document Print Date:	15/08/2019

FRA Inspection Date:	09/07/2019
FRA Issued to Client:	15/08/2019
FRA valid to:	15/08/2020
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	Neil Sturdy
Assessment Checked by	John Herbison
Date of inspection	09/07/2019
Date of Assessment Issue to Client	15/08/2019

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	15/08/2020

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	0	0
B	1	0	0
C	1	0	0
R	0	0	0
Man1	1	3	3
Man2	0	4	4

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

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Notes	The current temporary evacuation strategy for the building is considered appropriate.
Recommended evacuation strategy for this property	Simultaneous Evacuation

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations		Photo
Question	P.3	Comment: Due to the identification of combustible cladding fitted to the buildings facade, the retrofitting of a common fire alarm system is considered appropriate in conjunction with the decision to operate a simultaneous evacuation strategy. It could not be confirmed if this system is adequate to alert all relevant persons in the event of fire or alternatively if the waking watch procedure is in place to cover this risk; no extension of the system was noted in the sampled flats; alternatively it may be that the waking watch staff are to raise the alarm. See T4.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	248329			
Quantity - Known - Potential	 1 1	Recommendation: The Grade A common area automatic fire detection system should be checked to confirm that suitable detectors and sounders are fitted within the flats to facilitate the temporary evacuation strategy unless confirmed adequate procedures are in place, see T4.		
Priority	Man1	Due Date: 15/09/2019	Status: Not Complete	
Question	Q.11	Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property. The 4 chairs in the reception area.		
Section	Limiting Fire Spread			
Action ID	248333			
Quantity - Known - Potential	 N/A N/A	Recommendation: The soft furnishings in the common areas should be removed.		
Priority	Man1	Due Date: 15/09/2019	Status: Not Complete	
Question	T.9	Comment: Network Homes states that 24 hr Concierge and Waking watch have received training so they are aware of what to do in the event of a fire to assist the evacuation. They are all also issued laynards with reminders of what to do. However, this was questioned at the time of inspection and there were doubts as to appropriate actions required from some staff.		No image available
Section	Procedures and Arrangements			
Action ID	248344			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ensure that staff are nominated to assist with evacuation in the event of a fire.		
Priority	Man1	Due Date: 15/09/2019	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. Office areas.		
Section	Electrical Ignition Sources			
Action ID	240505			
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: 15/11/2019	Status: Not Complete	

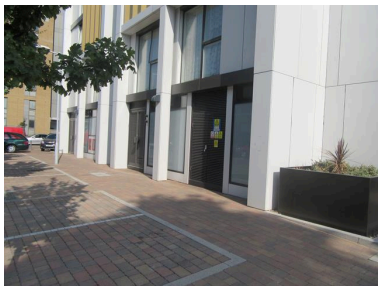
Question	Q.9	Comment: Air con unit noted in the CCTV operations room and air vents in the ceiling of the concierge kitchen.		
Section	Limiting Fire Spread			
Action ID	240509			
Quantity - Known - Potential	 0 2	Recommendation: Recommend management confirm/ ensure that if there is an internal mechanical air circulation/heating system (as noted in the concierge kitchen) that it has damper fitted and works in conjunction with the common area fire alarm system/ smoke control system, along with the air con unit (as noted in the CCTV operations room).		
Priority	Man2	Due Date: 15/11/2019	Status: Not Complete	
Question	T.12	Comment: The property has multiple agencies involved/present who share responsibility for fire safety arrangements and management. SW9, Waking Watch and security staff on site.		No image available
Section	Procedures and Arrangements			
Action ID	248358			
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should confirm/ ensure that there is a documented protocol in place for the coordination of fire safety arrangements and management, including the sharing of relevant fire safety information such as this fire risk assessment.		
Priority	Man2	Due Date: 15/11/2019	Status: Not Complete	
Question	Z.1	Comment: On completion of all relevant cladding works in Q13; this FRA should be reviewed with a view to reverting the evacuation strategy to a Stay Put Policy if suitable.		No image available
Section	Other Issues			
Action ID	248366			
Quantity - Known - Potential	 1 1	Recommendation: On completion of all relevant cladding works in Q13; this FRA should be reviewed with a view to reverting the evacuation strategy to a Stay Put Policy if suitable.		
Priority	Man2	Due Date: 15/11/2019	Status: Not Complete	

2.2 Recommendations from Previous Assessments

Details	Comments/recommendations	Photo

Question	K.5	Comment: Concierge office is fitted with a coded keypad/ latch and key operated cylinder. Externally accessed office doors are fitted with key operated cylinders. Key and coded locks are considered to potentially impede or prevent means of escape. Push button door release fitted to block front and side final exit doors are satisfactory. Panic bar fitted to block side final exit door and push button and lever handle override fitted to ground floor lobby doors leading into main entrance lobby are satisfactory. Stairway lobby doors push/pull open. The main block exit is a sliding door, see K6.	
Section	Means of Escape		
Action ID	45027		
Quantity - Known - Potential	 3 N/A	Recommendation: Remove coded and key operated locks fitted to concierge office and externally accessed office doors and fit easy opening devices.	
Priority	C	Due Date: 15/08/2021	Status: Not Completed
		Review Comment:	

Question	M.8	Comment: Fire doors to services risers/cupboards were found to be unlocked at the time of inspection next to flats 156,133,115 and 24. Common area doors in the concierge area are being wedged open by staff.	
Section	Common Area Fire Doors		
Action ID	45111		
Quantity - Known - Potential	 N/A N/A	Recommendation: Management should inform/remind all staff/residents that self-closing fire doors must not be wedged open.	
Priority	Man1	Due Date: 15/09/2019	Status: Not Completed
		Review Comment:	

Question	Q.13	Comment: The building has Reynobond ACM rain screen cladding from the second floor upwards, over 130mm Kingspan Kooltherm K15 insulation, according to the specification documents supplied. The lower two storeys have a stone cladding material. The ACM cladding has been tested by BRE and is confirmed as PE. The Kingspan insulation used is not A2 (limited combustibility) and would appear to not have a BS8414 test for the exact system used at Park Heights. Kingspan cite a number of desktop study reports in their literature of systems which utilise their insulation with ACM but the cladding is either FR or A2. The rain screen cladding system will therefore require revision or total replacement but a degree of uncertainty exists around what it should be replaced with until government bring forward any changes to the Building Regulations which will result out of Grenfell. Compliance with current Building Regulations could be achieved by using materials for cladding and insulation which are both A2 and Class 0. Systems which rely on the BR135/BS8414 methodology to justify fire performance are currently in some doubt and it would be risky to adopt any until further clarification on the way forward is forthcoming from the regulators. During the Type 4 inspection the sample location was opened and the insulation depth and type checked to be 130mm Kingspan material. A further panel was opened up which coincided with the line of a compartment floor between flats. It was confirmed that the insulation was interrupted along this line by a stone wool cavity barrier, although it appeared that this would not have been fully in contact with the rear of the ACM cladding leaving a gap of around 20mm in places.	
Section	Limiting Fire Spread		
Action ID	45066		
Quantity - Known - Potential	 1 N/A	Recommendation: It is recommended that the rain screen cladding system is revised or replaced to meet the requirements of Building Regulations, including any changes to standards which arise as a result of the Grenfell tower fire. Network Homes have stated that they are in the process of arranging for the ACM cladding to the exterior façade be replaced with a suitable alternative.	
Priority	B	Due Date: 15/08/2020	Status: Not Completed
		Review Comment:	

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	24 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	ROBA0025
Number Range	1-156
Building Name	Park Heights
Street Number	25
Street	Robsart Street
City/Town	London
Postcode	SW9 0BP
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	20
Total No. of Floors (common area only)	20
Total No. of Storeys (ground and above)	20
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A detached split level purpose built block of flats. 156 flats - 81 in 15 story block and 75 in 20 story block. All flats are accessed/egressed via one block door on front elevation leading into an entrance lobby containing a concierge desk, three bicycle stores and access to two (one for each high rise block) corridors. One corridor contains a cleaners cupboard, two passenger lifts, protected stairway, service cupboards, and alternative access. The other corridor contains two passenger lifts, protected stairway, service cupboards, alternative exit, and a staff/concierge area. The staff/concierge area contains a CCTV office covering estate, one staff kitchen, one comms cupboard, one staff WC, access to the concierge desk and service riser cupboards. All upper floors are similar with an accommodation corridor accessed off the stairway containing residents flats, service riser cupboards, smoke shaft, and 2 x passenger lifts. One office space which is externally accessed beneath the 20 story block, contains staff WC, kitchen and electrical cupboard. Externally accessed M&E plant rooms are located on ground floor of building. Service riser cupboards located within all flat corridors. Four lifts - two per block. One lift in each block is a fireman's lift. Each block has own protected stairway. Three maisonette flats located on the rear elevation with independent access will not form part of this report.
Extent of Common Areas (area assessed)	Entrance lobby, accommodation corridors, two protected stairways, service riser cupboards, CCTV and all other staffed rooms, roof terraces and externally accessed plant rooms.
Areas of the building to which access was not available.	Flats apart from sample inspected, coms room, service riser cupboards apart from sample inspected.
Total number of Flats/Bedsits/Bedrooms (as applicable)	159
Number accessed off the Common Area	156
Flats/Bedsits/Bedrooms sample inspected	Flats 44, 46 & 80

Building Layout Information	
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	3
Block Accessibility	Level
Total No. of Common Staircases	2

Construction Information	
Construction Type	Steel Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2016
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Rain Screen Cladding
External Wall Finish Type	ACM
Other Construction Information	Current ACM cladding confirmed as combustible and was being removed at the time of the inspection.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Site supervisor on site normal working hours. Waking watch is present 24/7.
Person managing fire safety in the premises	Laura Jones - Fire and Asbestos Manager
Person consulted during the FRA	The on-site concierge who provided fob and service cupboard master keys.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Up to nine day staff, 0700-1900. Up to eight night staff 1900-0700.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported, no evidence noted.

Other information	
Any other relevant information	It is understood that there is a waking watch for the block and that a temporary simultaneous evacuation policy has been introduced (it is not known if this is, in fact, a Phased Evacuation). It could not be confirmed if the AFD system in place at the time of the inspection was adequate, or set up, to be able to provide a suitable warning of fire for residents; or if the waking watch was responsible for initiating any evacuation. These issues have been addressed in this report. It is also understood that following confirmation that the ACM cladding on the building and underlying insulation materials were being replaced / removed at the time of inspection.

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

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

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

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: Network Homes advise that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2008 (as amended). There was no evidence on site to confirm the last inspection and testing date of the common area fixed electrical installation.	

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	No
Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed. Office areas.	
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: 240505	

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.	

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Yes
Comment: Use of multi-way adaptors or extension leads in the common areas WAS acceptable during the 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: Network Homes advise that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	

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

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The block entrance door and internal access doors 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: Paladin/Wheelie bins were stored in a fenced external bin storage area 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 a fenced external bin storage area 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 convector radiators.	

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out however informed that Park Heights was built in 2016 and all electrics were commissioned during the development. Network Homes undertake 5 year domestic and communal electrical tests and will test Park heights in 2021	

Question - D.3: Are the common areas of the building provided with any form of PORTABLE space heating system? (State type provided)	Yes
Comment: There are portable electric heaters in use within the common area.	

Question - D.4: Is the portable space heating provided within the common areas regarded as adequate and safe?	Yes
Comment: The portable space heating provided within the common areas is considered adequate and safe. Also, see A4	

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	Yes
Comment: There are common cooking facilities provided in the staffed areas of the block with domestic standard appliances only	

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

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

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

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

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system was not seen but is presumed to be provided due to the height of the building.	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: See F1	

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: The common areas are clean, on-site staff undertake cleaning duties.	

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: Network Homes advise that fire safety conditions are imposed on outside contractors when working on the premises.	

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

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

I. Dangerous Substances

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

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	Yes
Comment: 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: Flats discharge into a corridor leading to a protected stairway which leads into ground floor corridor/lobby. Ground floor corridor/lobby leads to block front or alternative side final exit doors. Ground floor staffed area's under 15 storey block discharge into staff corridor leading to lobby which leads to the side or front block final exit doors and away from the building. Other externally accessed staffed area discharges directly to outside and away from the building. The recent fatal Grenfell Tower fire has resulted in a number of high rise blocks reverting to a Simultaneous Evacuation policy until issues with cladding have been resolved. Park Heights has been identified as having a similar cladding system to Grenfell Tower which is, therefore, a fire risk to be considered. Following the Type 4 inspection and subsequent information available, it is recommended that Park Heights has a similar all-out strategy. This conclusion is despite an evaluation of the full range of fire protection measures provided in Park Heights in accordance with current Building Regulations including:- sprinklers within flats which will delay or prevent fire development, mechanical smoke extraction which will ensure stair cores remain smoke free and limit corridor smoke logging, Grade D LD2 smoke alarm systems within flats which will provide early warning, modern FD30S S/C fire doors to flat entrances and protected stairs and generally good standards of compartmentation internally. Additional management provisions including 24 hr concierge service and regular cleaning are also of benefit to this outcome. It is imperative that NHG provides all required testing, servicing and maintenance of fire safety systems in the building, as noted elsewhere in this report so that these can be relied upon to function as intended. The escape routes are considered adequate, with these mitigating control measures to facilitate the current, controlled, temporary simultaneous evacuation.	

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: Protected stairways and lobby. Information provided from Type 4 inspection indicates that flats have internal protected corridors with FD20 doors. No self closers are provided as these are not required under Building Regulations. A number of residents confirmed that following advice is given during recent meetings by Network Homes Fire Safety Officer they now close their kitchen/living room doors before going to bed.	

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; see K1.	

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	No
Comment: Concierge office is fitted with a coded keypad/latch and key operated cylinder. Externally accessed office doors are fitted with key operated cylinders. Key and coded locks are considered to potentially impede or prevent means of escape. Push button door release fitted to block front and side final exit doors are satisfactory. Panic bar fitted to block side final exit door and push button and lever handle override fitted to ground floor lobby doors leading into main entrance lobby are satisfactory. Stairway lobby doors push/pull open. The main block exit is a sliding door, see K7. The previous recommendation to remove the keypad has not been completed despite confirmation this had been actioned by Network Homes.	

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?	Yes
Comment: It could not be ascertained on site 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 however informed that fail-safe operation of all secure door entry system has been confirmed as working by Digi Group and AJS.	

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, also see K7 regarding entrance sliding doors.	

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances in flat corridors of approximately 9 meters are deemed satisfactory owing to the provision of FD30S flat doors and mechanical smoke and heat extraction. Maximum travel distance within the ground floor main lobby of approximately 9 meters is deemed acceptable owing to the provision of alternative escape routes. The extended travel distance of approximately 11m within 15 storey block ground floor corridor is deemed acceptable owing to the provision of an AOV and FD60S / FD30S door sets and the option of an alternative escape route. The extended travel distance of approximately 13.5 meters within 20 storey block ground floor corridor is considered acceptable owing to the provision of an alternative escape route and FD60S / FD30S door sets.	

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

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: Protected stairways and lobbies provided where required; the lack of a lobby to the stair is mitigated by the mechanical smoke ventilation system noted. Any additional doors fitted would be detrimental to this system. Considered satisfactory.	

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. Mechanical smoke ventilation system fitted to flat lobbies.	

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

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: Mechanical smoke and heat extraction provided in flat corridors, AOV's provided at the head of both protected stairway's and AOV provided in ground floor corridor to the 15 storey block. Associated smoke detection and MCP's provided in stairways and flat corridors.	

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. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises.	

Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: All other 'means of escape' issues are satisfactory	

Question - K.19: What is the current evacuation strategy for the property?	Simultaneous Evacuation
Comment: The buildings external cladding system has been confirmed as combustible. Until the cladding system has been removed the building is operating a simultaneous evacuation strategy.	

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The current temporary evacuation strategy for the building is considered appropriate.	

Question - K.21: What is the recommended evacuation strategy for the property?	Simultaneous Evacuation
Comment: A building of this design and occupancy would generally practice a 'stay put'fire strategy. The evacuation strategy will require reviewing upon completion of works to remove the combustible cladding from the buildings external facade. See K1 and Q13.	

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

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

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
Comment: As far as could be ascertained from a sampled inspection of flats 44, 46 & 80 and external visual inspection of remaining doors.	

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 flats 44, 46 & 80 entrance doors are fitted with adequate self-closing devices. No access to other flats. Network Homes confirmed previous recommendation is complete; a programme of flat entrance door checks is in place.	

Question - L.7: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals?	Yes
Comment: Sampled flats 44, 46 & 80 entrance doors are fitted with intumescent strips and cold smoke seals. No access to other flats but due to the similar design assumed smoke seals are fitted to all flat entrance doors.	

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

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Labeling noted to sampled door identifies the door as FD60 standard (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
Comment: From a sampled inspection, common area fire rated fire doors appear to be in good condition.	

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

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

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
Comment: As far as could be ascertained on the day of inspection.	

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

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
Comment: Common area fire doors are considered adequate. (Subject to any issues noted elsewhere in this report) Advised that SW9 Housing Team undertake weekly estate inspections to test the fire alarm and inspect all communal areas. As part of this task, they also inspect and check the risers are clear and locked. There is also a waking watch on site who also undertake these checks – walking through each communal area 24/7	

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

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

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

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	Yes
Comment: Do not use lift in the event of fire signage provided.	

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)	Yes
Comment: Due to the change in the buildings fire evacuation strategy a Grade A automatic fire alarm system has been retrofitted within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders.	

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

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?			No
Comment: Due to the identification of combustible cladding fitted to the buildings facade, the retrofitting of a common fire alarm system is considered appropriate in conjunction with the decision to operate a simultaneous evacuation strategy. It could not be confirmed if this system is adequate to alert all relevant persons in the event of fire or alternatively if the waking watch procedure is in place to cover this risk; no extension of the system was noted in the sampled flats; alternatively it may be that the waking watch staff are to raise the alarm. See T4.			
Recommendation: The Grade A common area automatic fire detection system should be checked to confirm that suitable detectors and sounders are fitted within the flats to facilitate the temporary evacuation strategy unless confirmed adequate procedures are in place, see T4.			No image available
Priority: Man1	Known Quantity: 1	Potential Quantity: 1	Action ID: 248329

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the flats installed to a suitable standard? (Grade D2 LD3 minimum standard)	Yes
Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flats 44, 46 & 80. Informed by Network Homes that all flats have Grade D LD3 smoke alarm	

Question - P.6: Is a system for remote monitoring of fire alarm signals required, such as social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an ARC?	Not Applicable
Comment: Remote fire alarm system monitoring is not a requirement for this property type and occupancy.	

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. The actuation key was noted as in the panel but is considered acceptable as within the concierge office.	

Q. Limiting Fire Spread

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

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Yes
Comment: Sample inspected voids above suspended ceilings were adequately enclosed and fire stopped.	

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

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes
Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.	

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

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not 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: Air con unit noted in the CCTV operations room and air vents in the ceiling of the concierge kitchen.	

Recommendation: Recommend management confirm/ensure that if there is an internal mechanical air circulation/heating system (as noted in the concierge kitchen) that it has damper fitted and works in conjunction with the common area fire alarm system/smoke control system, along with the air con unit (as noted in the CCTV operations room).

Priority: Man2	Known Quantity: 0	Potential Quantity: 2	Action ID: 240509

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?				No
Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property. The 4 chairs in the reception area.				
Recommendation: The soft furnishings in the common areas should be removed.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 248333	

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems and balconies if provided)	No
Comment: It is believed that the cladding and insulation to the building is in the process of being removed/replaced. FROM PREVIOUS REPORT: The building has Reynobond ACM rain screen cladding from the second floor upwards, over 130mm Kingspan Kooltherm K15 insulation, according to the specification documents supplied. The lower two storeys have a stone cladding material. The ACM cladding has been tested by BRE and is confirmed as PE. The Kingspan insulation used is not A2 (limited combustibility) and would appear to not have a BS8414 test for the exact system used at Park Heights. Kingspan cite a number of desktop study reports in their literature of systems which utilise their insulation with ACM but the cladding is either FR or A2. The rain screen cladding system will therefore require revision or total replacement but a degree of uncertainty exists around what it should be replaced with until government bring forward any changes to the Building Regulations which will result out of Grenfell. Compliance with current Building Regulations could be achieved by using materials for cladding and insulation which are both A2 and Class 0. Systems which rely on the BR135/BS8414 methodology to justify fire performance are currently in some doubt and it would be risky to adopt any until further clarification on the way forward is forthcoming from the regulators. During the Type 4 inspection the sample location was opened and the insulation depth and type checked to be 130mm Kingspan material. A further panel was opened up which coincided with the line of a compartment floor between flats. It was confirmed that the insulation was interrupted along this line by a stone wool cavity barrier, although it appeared that this would not have been fully in contact with the rear of the ACM cladding leaving a gap of around 20mm in places.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.	

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Yes
Comment: Extinguishers were provided as follows:- CO2 and foam extinguishers provided in the plant rooms and staffed CCTV room and concierge area.	

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?	Yes
Comment: The provision of portable fire extinguishers is considered appropriate for this property however informed on site that not all staff/ occupants are trained in their safe usage.	

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

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

S. Other Fire Safety Systems and Equipment

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

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire mains:- Dry and wet riser inlets located externally at the side of the block with dry riser outlets sited in 1st to 14th floor of 15 storey block protected stairway and wet riser outlets 1st to 19th floor of 20 storey block protected stairway.	

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:- Firemans lifts provided serving the 15 and 20 storey blocks.	

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)	Yes
Comment: A sprinkler system is provided within the residents' flats.	

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

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
Comment: None noted	

Fire Safety Management

T. Procedures and Arrangements

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

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 advises that a dedicated Fire Safety Team is in place within the organisation to assist in undertaking preventative and protective fire safety measures as required.	

Question - T.3: Is there a suitable record of the fire safety arrangements?	Yes
Comment: Fire safety notices advising the buildings full evacuation fire strategy posted in the common parts.	

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Not Known
Comment: Documented procedures for residents in event of a fire were contained within the Fire Action Notices displayed. A fire safety plan has been created for Park Heights that details fire safety measures in place and an evacuation plan; however when questioned, some site staff were unsure of what to do in the event of fire. See T9.	

Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is staffed 24 hours. Information received on site, duty staff member would call the fire brigade.	

Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: Assembly point is in place in Slade Gardens. All residents have been notified of this numerous times via letter and there is a sign detailing this in the concierge office which is manned 24hrs.	

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: Informed that Network Homes are continually assessing residents to identify any that are vulnerable and will have difficulty evacuating by letter, neighbourhood assessment etc. Details of any residents identified are stored in the Premises Information Block so the LFB can prioritise their evacuation in the event of a fire.	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: From information received on-site, it would appear that staff have not been nominated to use fire extinguishing appliances in the event of a fire. Fire safety training has been provided to staff at Park Heights. However in the event of a fire their instruction is to assist with an evacuation only and not to attempt to tackle a blaze.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?				Not Known
Comment: Network Homes states that 24 hr Concierge and Waking watch have received training so they are aware of what to do in the event of a fire to assist the evacuation. They are all also issued laynards with reminders of what to do. However, this was questioned at the time of inspection and there were doubts as to appropriate actions required from some staff.				
Recommendation: Management should confirm/ensure that staff are nominated to assist with evacuation in the event of a fire.				No image available
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 248344	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
Comment: Management advises that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out on a weekly basis whilst the buildings combustible clad facade and full evacuation strategy is in place.	

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
Comment: Advised that SW9 Housing Team undertake weekly estate inspections to test the fire alarm and inspect all communal areas. As part of this task they also inspect and check the risers are clear and locked. There is also a waking watch on site who also undertake these checks – walking through each communal area 24/7.	

Question - T.12: Are all other fire safety management issues satisfactory?				No
Comment: The property has multiple agencies involved/present who share responsibility for fire safety arrangements and management. SW9, Waking Watch and security staff on site.				
Recommendation: Management should confirm/ensure that there is a documented protocol in place for the coordination of fire safety arrangements and management, including the sharing of relevant fire safety information such as this fire risk assessment.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 248358	

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training? To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers?	Yes
Comment: Management has advised that staff are appropriately and adequately trained on relevant aspects of fire safety. Also see T9.	

Question - U.4: Are fire drills carried out at appropriate intervals?	Yes
Comment: A programme of staff evacuation practice is in place.	

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: Access to fire safety records relating to the fire alarm system was not provided at the time of inspection however informed that SW9 test the alarm system weekly and it is further tested by AJS on a quarterly basis.	

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: Notified that Network Homes ensure that monthly flick tests are undertaken by our contractor AJS along with the 3hr duration test annually.	

Question - V.3: Are fire extinguishers tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: No access provided to fire safety records at the time of inspection. Informed that Network Home have a testing regime for dry/wet risers every six months.	

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?	Yes
Comment: No evidence was available on-site to confirm regular inspection, testing, and servicing of the system is being carried out. Informed that Network Home have a testing regime for Lightning Protection to ensure that all systems are tested annually.	

Question - V.6: Are fire blankets inspected and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Informed that Network Homes have a servicing regime in place for all AOV & Smoke control systems. The AOV system at Park Heights is tested monthly by our contractor AJS.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: No access provided to fire safety records at the time of inspection. The access control system has been tested in 2018 and following remedial works undertaken is now confirmed as working and failing safe in the event of a power cut or fire safety activation.	

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: No access provided to fire safety records at the time of inspection. Informed by Network homes that lifts at Park Heights are serviced by the manufacturer Orona. Zurich Insurance undertakes the statutory LOLER inspection every 6 months.	

Question - V.11: Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Informed by Network Homes that a servicing regime is in place for the sprinkler system in each flat is inspected annually by their contractor AJS.	

W. Records

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

Question - W.2: Are details of fire drills recorded?	Yes
Comment: No records of fire drills were available on site However informed by Network homes that records are kept centrally.	

Question - W.3: Are details of fire safety training recorded?	Yes
Comment: No access provided to fire safety records at the time of inspection. Informed that Network Homes fire safety team record all fire safety training to ensure that required staff are trained frequently.	

Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	

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.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

Question - W.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.10: Are fire blanket inspections and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

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 automatic door systems are inspected, tested and serviced in accordance with relevant guidance, and that reactive maintenance is provided for access control systems.	

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	

Question - W.15: Are the sprinkler systems inspections, tests and services recorded?	Yes
Comment: Network Homes advise 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 surface mounted wiring systems noted within the common escape routes.	

Y. Gas Services

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

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]				No
Comment: On completion of all relevant cladding works in Q13; this FRA should be reviewed with a view to reverting the evacuation strategy to a Stay Put Policy if suitable.				
Recommendation: On completion of all relevant cladding works in Q13; this FRA should be reviewed with a view to reverting the evacuation strategy to a Stay Put Policy if suitable.				No image available
Priority: Man2	Known Quantity: 1	Potential Quantity: 1	Action ID: 248366	

Question - Z.2: Are all other issues deemed satisfactory? [2]	Yes
Comment: There were no other relevant issues noted at the time of inspection.	

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Network Homes Ltd
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-156 Park Heights 25 Robsart Street London SW9 0BP
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: 15/08/2019
Part 6	Recommended date for reassessment of the premises: 15/08/2020
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 15/08/2019