

Fire Risk Assessment

Property assessed: 37-54 Block C Grand Union Heights London HA0 1LB
Client: Network Homes Ltd
UPRN: GRAN0037
Property Classification: Level 1
Document Print Date: 18/11/2021



FRA Inspection Date: 16/10/2021
FRA Issued to Client: 08/11/2021
FRA valid to: 08/11/2022
FRA completed by: Savills (UK) Ltd,
33 Margaret Street, London W1G 0JD
T: 020 7409 8737
E: fireriskhousing@savills.com

savills

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

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

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Network Homes Ltd
Assessment Completed by	Abi Omotoso
Assessment Checked by	John Herbison
Date of inspection	16/10/2021
Date of Assessment Issue to Client	08/11/2021

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	08/11/2022
-------------------------------	------------

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	0	0	0
C	5	0	0
R	1	0	0
Man1	0	1	1
Man2	0	1	1

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

1.3 Evacuation Strategy

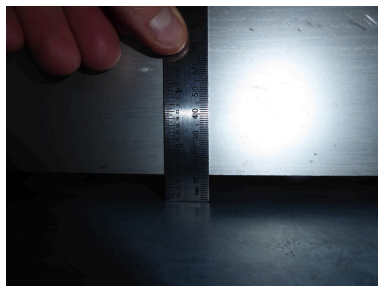
Evacuation strategy for this property at time of assessment	Temporary Simultaneous Evacuation
Notes	The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with NFCC guidance) to implement it.
Recommended evacuation strategy for this property	Stay Put




2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. Wooden panels- 1st floor Given the type and/or substantial quantity involved these should be cleared as soon as possible. Also shoes and bag -5th floor</p>	
Section	House-Keeping		
Action ID	726583		
Quantity		<p>Recommendation: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 08/12/2021	Client Status: Assigned
Question	K.17	<p>Comment: There was no access possible to check compartmentation, fire doors and AOV operation etc. within the smoke shaft due to the nature of the controls provided.</p>	
Section	Means of Escape		
Action ID	726584		
Quantity		<p>Recommendation: Management should check within all smoke shafts to confirm that they are appropriately enclosed with fire-resisting construction and adequately fire-stopped. Checks should also include fire door/AOV fitment (and operation) and the enclosure of any services that may be routed through the shaft.</p>	
- Known	0		
- Potential	6		
Priority	Man2	Due Date: 08/02/2022	Client Status: Assigned

2.2 Recommendations from Previous Assessments

Details		Comments/recommendations	Photo
Question	M.2	<p>Comment: Excessive gaps were noted under and around some common area fire doors which will not resist the passage of cold smoke. These include; around the electrical intake door, around the first floor common area door and electrical riser door, under the second floor common area door, around the fourth floor common area door and around the fifth floor common area door and electrical riser door.</p>	
Section	Common Area Fire Doors		
Action ID	559719		
Quantity		<p>Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.</p>	
- Known	1		
- Potential	1		
Priority	C	Due Date: 17/05/2022	Client Status: Assigned

Question	M.2	<p>Comment: Excessive gaps were noted under and around some common area fire doors which will not resist the passage of cold smoke. These include; around the electrical intake door, around the first floor common area door and electrical riser door, under the second floor common area door, around the fourth floor common area door and around the fifth floor common area door and electrical riser door.</p>	
Section	Common Area Fire Doors		
Action ID	559720		
Quantity		<p>Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.</p>	
- Known	6		
- Potential	6		
Priority	C	Due Date: 17/05/2022	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate. 'Automatic Fire Door Keep Clear' signage needed on all AOV doors in common areas throughout all floors.</p>	
Section	Fire Safety Signs and Notices		
Action ID	559721		
Quantity		<p>Recommendation: An 'Automatic fire door keep clear' sign should be provided to the doors as noted.</p>	
- Known	4		
- Potential	4		
Priority	C	Due Date: 17/05/2022	Client Status: Assigned
Question	O.4	<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on 2nd and 3rd floors.</p>	<p>No image available</p>
Section	Fire Safety Signs and Notices		
Action ID	222816		
Quantity		<p>Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.</p>	
- Known	2		
- Potential	2		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned
Question	O.4	<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on 3rd floor. No Dry Rising Mains sign on 2nd floor.</p>	
Section	Fire Safety Signs and Notices		
Action ID	339065		
Quantity		<p>Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment. (Dry Rising Mains sign on 2nd floor)</p>	
- Known	1		
- Potential	1		
Priority	C	Due Date: 30/03/2022	Client Status: Assigned

Question	Q.14	<p>Comment: The timber decked balconies would not comply with current Building Regulations however were acceptable at the time of construction. Current Building Regulations require ' specified attachments' such as balconies attached to external walls of blocks over 18m storey height to be constructed from non-combustible materials. Advice note 21 recommends this should be completed as soon as practical.</p>		<p>No image available</p>
Section	Limiting Fire Spread			
Action ID	339067			
Quantity		<p>Recommendation: It is recommended that the combustible materials used in the balcony decks are replaced with non-combustible materials to comply with current guidance as soon as practical (Advice Note 21 Paragraph.1.4).</p>		
- Known	18			
- Potential	18			
Priority	R	Due Date: N/A	Client Status: Assigned	

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 that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of 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 particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements 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 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
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	18 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	GRAN0037
Number Range	37-54
Building Name	Block C
Street Number	
Street	Grand Union Heights
City/Town	London
Postcode	HA0 1LB
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	6
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	6
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	Block C Grand Union Heights is part of a complex of five blocks (A-E). There is a main entrance at ground level which gives access through an internal common area to a first floor podium from which the individual blocks can be accessed from their first floor entrances. Block C (37-54) is a 5 storey block with a first floor entrance door, level access leading to a stair enclosure with stair to the upper floors and doors to an electric cupboard and a lobby accessing a lift and flats 37-40. The upper flats 41-44, 45-48, 49-52, 53-54 are accessed from lobbies off the stairway at second, third, fourth and fifth floor levels. There is a riser cupboard with electrical and water services located in each of the flat access lobbies. There is an AOV on each upper floor in the flat access lobbies and at the head of the stair way. Dry riser outlet in each flat access lobby. The block has one lift, the main entrance has one lift (ground to first floor).
Extent of Common Areas (area assessed)	Block entrance hall, flat lobbies, stairs and landings, external first floor podium.
Areas of the building to which access was not available.	Flats
Total number of Flats/Bedsits/Bedrooms (as applicable)	18
Number accessed off the Common Area	18
Flats/Bedsits/Bedrooms sample inspected	None
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	3

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2000
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	External cladding system, mixture of composite and timber panels.
Other Construction Information	Due to structural movement and the identification of poor construction issues in this building in late 2016, the compartmentation was regarded as unsuitable for a 'stay-put' fire strategy and so the building was subsequently installed with a common area fire alarm system and the fire safety (evacuation) strategy was changed to 'simultaneous evacuation'. Residents were informed of the changes to the fire safety strategy (via letters issued on 25/08/16, 01/09/16 and 28/09/16). Works were undertaken to upgrade the compartmentation within the building and these works were completed and signed off by Bureau Veritas Building Control UK on 14/11/2017. The simultaneous evacuation strategy remains in place at this present time. A waking watch is provided 24/7 with one security guard.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No Network Homes staff on site at the time of inspection. Ad hoc visits by the housing manager. Third party employed security officer on-site at the time of inspection – one security guard provides 24 hour waking watch.
Person managing fire safety in the premises	Laura Jones – Fire and Asbestos Manager
Person consulted during the FRA	None
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site at all times - see comment
-Comments	Number of staff is:-3rd party employed temporary security officer on-site at time of the inspection. One security guard provides 24 hour waking watch.
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 typical of the general population

Other information	
Fire loss experience (since last FRA)	No further information; no evidence of fire loss observed
Any other relevant information	No further information

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 and the Fire Safety Act (2021)
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	PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

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 premises 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 7671:2018 (as amended). The date recorded on the label for the last test is 01/21

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

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

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

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

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

Comment: Network Homes advises that a policy is in place prohibiting the use of common electrical power points for personal use. No breach of this policy was noted at the time of inspection.

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

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

B. Smoking Policies

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

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

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

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

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

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

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering 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 entrance door to the premises is self-closing and is fitted with an intercom and door release system and was 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 bins were stored in a ground floor integral bin storage room at the time of inspection. The room is accessed from the ground floor entrance hall and through secure external doors. See report block A.

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

Comment: Paladin bins were stored in an integral bin storage room at the time of inspection. The external doors were locked at the time of inspection. See report for block A.

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 fixed heating systems are serviced annually under a servicing contract (every 5 years for electrical storage/panel heaters).

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)

No

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

E. Cooking

Question - E.1: Are common cooking facilities provided in the block?

No

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

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?

Yes

Comment: A lightning protection system is provided. See report for block A.

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. See report for block A.

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?

No

Comment: There were combustible items or waste materials in the escape routes. Wooden panels- 1st floor Given the type and/or substantial quantity involved these should be cleared as soon as possible. Also shoes and bag -5th floor

Recommendation: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.



Priority: Man1

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 726583

Question - G.4: Are escape routes kept clear of any trip hazards?

No

Comment: There were trip hazards noted within the common escape routes at the time of inspection. See G.3.

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: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that a policy is in place and has been communicated to residents which covers what can and cannot be stored and used on balconies. This includes policy/ advice on combustible storage, smoking materials and barbecue use.

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: 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. Although the stay put evacuation strategy has been changed and the numbers arriving simultaneously will have increased at exits it is considered the exits will be sufficient.	
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. Although the stay put evacuation strategy has been changed and the numbers arriving simultaneously will have increased at exits it is considered the exits will be sufficient.	
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with an electrically operated access control system. Intercom and door release system with a magnetic lock.	
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: Management confirmed that the access control system fails safe (i.e. releases) if the power supply is interrupted.	
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?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety. 1st phase to the podium and relative safety, then via internal escape route final exit and ultimate safety.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Openable windows	
Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Yes
Comment: The stairs and lobbies are provided with an adequate automatic operated smoke ventilation system. AOV system at head of stair enclosure and in all flat access lobbies.	
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Yes
Comment: The Network Homes fire action notice displayed in the property includes a contact reference for tenants to contact Network Homes if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.	

Question - K.17: Are all other means of escape issues satisfactory? [1] No

Comment: There was no access possible to check compartmentation, fire doors and AOV operation etc. within the smoke shaft due to the nature of the controls provided.

Recommendation: Management should check within all smoke shafts to confirm that they are appropriately enclosed with fire-resisting construction and adequately fire-stopped. Checks should also include fire door/AOV fitment (and operation) and the enclosure of any services that may be routed through the shaft.



Priority: Man2 Known Quantity: 0 Potential Quantity: 6 Action ID: 726584

Question - K.18: Are all other means of escape issues satisfactory? [2] Yes

Comment: There were no other means of escape issues noted at the time of inspection.

Question - K.19: What is the current evacuation strategy for the property? Temporary Simultaneous Evacuation

Comment: Management has put in place a temporary Simultaneous Evacuation strategy (in line with the recommendations in the NFCC "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats" Guide) whilst defects within the building are resolved. This includes a 'waking watch' service.

Question - K.20: Is the current evacuation strategy for the property considered appropriate? No

Comment: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with NFCC guidance) to implement it.

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

Comment:

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 appear to be FD30 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 sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
--	-----

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and seals) as part of a rolling programme. No access to flats.

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?	Yes
--	-----

Comment: Network Homes advises that flat entrance doors are checked for adequacy (including self-closers and intumescent strips and seals) as part of a rolling programme. No access to flats.

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. Letterboxes in the entrance hall of the block.

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. All appear to be timber FD30S and FD60S fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair? No

Comment: Excessive gaps were noted under and around some common area fire doors which will not resist the passage of cold smoke. These include; around the electrical intake door, around the first floor common area door and electrical riser door, under the second floor common area door, around the fourth floor common area door and around the fifth floor common area door and electrical riser door. Network Homes confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

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

Comment: All glazing to common area fire doors appears to be appropriately fire rated. Georgian wired glazing.

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: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required? 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)

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. Internal and external escape routes covered.

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 appears to be 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; unsuitability of generic notices and location/visibility of any notices provided) Yes

Comment: A suitable Fire Action Notice indicating the temporary Simultaneous Evacuation strategy and waking watch was displayed within the common area. When identified defects have been rectified and the property reverts to Stay Put the fire action notices will require to be replaced. Until then the temporary Simultaneous Evacuation fire action notice should remain in place.

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) No

Comment: Fire door signage is not considered adequate. 'Automatic Fire Door Keep Clear' signage needed on all AOV doors in common areas throughout all floors. Network Homes confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

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.) No

Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on 3rd floor. No Dry Rising Mains sign on 2nd floor. Network Homes confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

Question - O.5: Are all other fire safety signs issues satisfactory? [2] 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 a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details) Yes

Comment: There is a Grade A automatic fire alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders. Extended into individual flats with heat detection.

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 detection/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: A temporary 'Simultaneous Evacuation' strategy is currently in place within the building due to identified construction deficiencies and external cladding issues. A suitable fire alarm system to BS5839-1 category L5 to support the temporary 'Simultaneous Evacuation' strategy is currently provided within the building and from sample inspection, the system has been extended into flats in accordance with the NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats', Appendix 2. This will be required to be reviewed following completion of the required construction works. Previous recommendation no longer considered required/appropriate. Marked as superseded.

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard) Yes

Comment: Network Homes advises that flats are checked for working hard-wired smoke alarms as part of a rolling programme. No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.

Question - P.6: Is remote monitoring of fire alarm signals required, via 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 Alarm Receiving Centre? 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 were no other fire detection/alarm system 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 but due to structural movement and the identification of poor construction issues, the compartmentation in this building is regarded as unsuitable for a stay put policy and therefore a 'simultaneous evacuation' strategy is appropriate.

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings) Not Applicable

Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped? Yes

Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.

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

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

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

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 Applicable

Comment: There were no common ventilation systems noted within this property.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification) Yes

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

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

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

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, spandrel panels and balconies etc. if provided). Yes

Comment: Management confirms via the Riskhub Client Portal that the materials used for the external walls are adequate with regard to combustibility and fire spread. The previous recommendation has been Approved.

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] No

Comment: The timber decked balconies would not comply with current Building Regulations however were acceptable at the time of construction. Current Building Regulations require 'specified attachments' such as balconies attached to external walls of blocks over 18m storey height to be constructed from non-combustible materials. Advice note 21 recommends this should be completed as soon as practical. Network Homes confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

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) Not Applicable

Comment: Portable extinguishers are not provided in this building and are not required given the use and occupancy type.

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? Yes

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

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

Comment: The building is provided with fire mains:- Dry riser with inlet adjacent to main ground floor entrance to the complex with each block identified. and outlets in each flat access lobby in each block.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)

No

Comment: The building has a lift(s) but not one used for fire safety purposes.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)

No

Comment: The building has no apparatus for the evacuation of people with disabilities.

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)

No

Comment: A sprinkler system is not provided in the block as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.

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: 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: General Needs (6 storeys and over)	
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?	Yes
Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.	
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 Notices.	
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. The building is provided with security staff. The staff on duty or residents will call the fire service if necessary.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Yes
Comment: The assembly points identified are considered suitable. Located in Sainsbury Car Park.	
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: The building has a temporary simultaneous evacuation strategy with security staff on site. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).	
Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: Not applicable to this property at the time of this assessment. No fire extinguishers. Security staff to identify and warn residents if a fire occurs.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
--	----------------

Comment: The building has a temporary simultaneous evacuation strategy with security staff on site. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).

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.

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
---	-----

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

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
--	-----

Comment: 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)?	Not Applicable
--	----------------

Comment: The building has no staff present so fire safety training is not required. Security staff employed by third party.

Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
---	----------------

Comment: The building has a temporary simultaneous evacuation strategy with security staff. Residents are expected to self-evacuate if necessary. Fire drills not practical for residents in these premises.

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: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
--	-----

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Network Homes advises that the system/equipment is tested and serviced in accordance with relevant guidance.

W. Records

Question - W.1: Is there a logbook available for inspection on-site, either in paper or online digital format? Yes

Comment: Management confirms via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been marked Approved.

Question - W.2: Are details of fire drills recorded in the log book or digital log book system? Not Applicable

Comment: The building has a temporary simultaneous evacuation strategy with security staff. Residents are expected to self-evacuate if necessary. Fire drills not practical for residents in these premises.

Question - W.3: Are details of fire safety training recorded in the log book or digital log book system? Not Applicable

Comment: Security staff employed by third party. No Network Homes staff.

Question - W.4: Are routine in-house fire safety checks recorded in the log book or digital log book system? Yes

Comment: Management confirms via the Riskhub Client Portal that appropriate records are held. The previous recommendation has been marked Approved.

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.8: Are fire mains inspections, tests and services recorded? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.11: Are the smoke control system inspections, tests and servicing recorded? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.12: Are the access control system inspections, tests and servicing recorded? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.13: Are drop key override switch facilities inspections, tests and services recorded? Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)	Yes
---	-----

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

Y. Gas Services

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

Comment: There were no gas installations noted within the common parts of the building

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	Yes
---	-----

Comment: There were no other relevant issues noted at the time of inspection. The integral/basement car park is shared by and connected to a number of different premises and should be the subject of a separate fire risk assessment. The car park area is shared with Sainsburys and recommendations are noted in FRA on Block A.

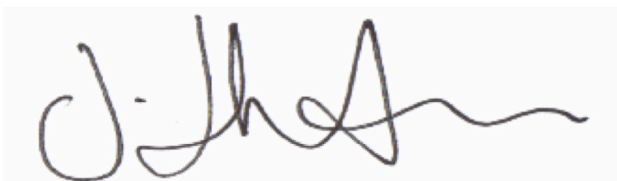
BAFE Certificate

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: 37-54 Block C Grand Union Heights London HA0 1LB
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: 08/11/2021
Part 6	Recommended date for reassessment of the premises: 08/11/2022
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

08/11/2021

