

Fire Risk Assessment

Property assessed: 1-59 (no 13) Cheshunt House
Moorend Avenue Birmingham B37
5TB

Client: Solihull Community Housing

UPRN: 149620000A

Property Classification: Level 1

Document Print Date: 16/12/2020



FRA Inspection Date: 04/11/2020
FRA Issued to Client: 16/12/2020
FRA valid to: 16/12/2021
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 | Solihull Community Housing |
| Assessment Completed by | Peter Swales |
| Assessment Checked by | John Herbison |
| Date of inspection | 04/11/2020 |
| Date of Assessment Issue to Client | 16/12/2020 |

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| 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 |

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| Recommended Reassessment Date | 16/12/2021 |
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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 | 2 | 2 |
| B | 0 | 4 | 4 |
| C | 0 | 5 | 5 |
| R | 0 | 0 | 0 |
| Man1 | 0 | 6 | 6 |
| Man2 | 0 | 23 | 23 |

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

1.3 Evacuation Strategy

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| Evacuation strategy for this property at time of assessment | Stay Put |
| Notes | The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate. |
| Recommended evacuation strategy for this property | Stay Put |

2 Action Plan

2.1 Recommendations from this Assessment




| Details | | Comments/recommendations | | Photo |
|-------------|---------------|---|-----------------------------|---|
| Question | C.4 | <p>Comment: There was unnecessary fire load noted close to the building at the time of inspection. Loose bin bags by the recycling bins. For information, there is a cordoned off area to the rear of the building containing timber cable reels.</p> <p>Recommendation: The combustible items noted should be disposed of safely.</p> | |  |
| Section | Arson | | | |
| Action ID | 573214 | | | |
| Quantity | | <p>Recommendation: All combustible items should be removed from the plant room as soon as possible and the door kept locked.</p> | |  |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man1 | Due Date: 16/01/2021 | Client Status: Not Complete | |
| Question | G.2 | <p>Comment: Combustible items were noted close to an ignition source. Storage in the plant room. This issue should be dealt with as soon as possible.</p> <p>Recommendation: All combustible items should be removed from the plant room as soon as possible and the door kept locked.</p> | |  |
| Section | House-Keeping | | | |
| Action ID | 573235 | | | |
| 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: 16/01/2021 | Client Status: Not Complete | |
| Question | G.3 | <p>Comment: There were combustible items or waste materials in the escape routes. Large quantities of waste and storage on the first, second, fourth and fifth floors. Given the type and substantial quantity involved these should be cleared as soon as possible.</p> <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> | |  |
| Section | House-Keeping | | | |
| Action ID | 573236 | | | |
| 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: 16/01/2021 | Client Status: Not Complete | |
| Question | G.6 | <p>Comment: Other house-keeping issues notes at the time of inspection include - The drying rooms have been provided on each upper floor. Unable to access all drying rooms, accessed on the third floor, had storage and waste within.</p> <p>Recommendation: The combustible storage noted within the drying rooms on the third floor should be removed and the area kept clear.</p> | |  |
| Section | House-Keeping | | | |
| Action ID | 573246 | | | |
| Quantity | | <p>Recommendation: The combustible storage noted within the drying rooms on the third floor should be removed and the area kept clear.</p> | |  |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | Man1 | Due Date: 16/01/2021 | Client Status: Not Complete | |

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| Question | Q.13 | <p>Comment: (a) No information was available on site to confirm if the external wall insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. Advised by management that the wall insulation is mineral wool insulation fixed directly to the wall of the block with a render finish. No information was available to confirm this. (b) The exterior envelope of the premises is predominately masonry but there are vertical glazed/curtain wall sections rising full height which contain window spandrel panels of unknown combustibility. Current regulations require such spandrel panels to achieve a reaction to fire class of A2-s1, d0 or class A1. No information was available on site to confirm if the spandrel panels met this requirement of the Building Regulations with regards to limited combustibility and surface fire spread requirements.</p> | |
| Section | Limiting Fire Spread | | |
| Action ID | 573243 | | |
| Quantity | | <p>Recommendation: Management should confirm that the external wall insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.</p> | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man1 | Due Date: 16/01/2021 | Client Status: Not Complete |
| Question | Q.13 | <p>Comment: (a) No information was available on site to confirm if the external wall insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. Advised by management that the wall insulation is mineral wool insulation fixed directly to the wall of the block with a render finish. No information was available to confirm this. (b) The exterior envelope of the premises is predominately masonry but there are vertical glazed/curtain wall sections rising full height which contain window spandrel panels of unknown combustibility. Current regulations require such spandrel panels to achieve a reaction to fire class of A2-s1, d0 or class A1. No information was available on site to confirm if the spandrel panels met this requirement of the Building Regulations with regards to limited combustibility and surface fire spread requirements.</p> | |
| Section | Limiting Fire Spread | | |
| Action ID | 573244 | | |
| Quantity | | <p>Recommendation: Management should confirm that the window spandrel panels incorporated in the exterior envelope of the block meet current Building Regulations requirements with regards to limited combustibility and surface fire spread properties.</p> | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man1 | Due Date: 16/01/2021 | Client Status: Not Complete |
| Question | M.5 | <p>Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The doors to both flat lobbies on the sixth floor did not fully close into their rebates.</p> | |
| Section | Common Area Fire Doors | | |
| Action ID | 573238 | | |
| Quantity | | <p>Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted - doors to both flat lobbies on the sixth floor did not fully close into their rebates.</p> | |
| - Known | 2 | | |
| - Potential | 2 | | |
| Priority | A | Due Date: 16/03/2021 | Client Status: Not Complete |



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| Question | O.1 | Comment: The Fire Action Notice provided is not considered adequate - encourages residents to tackle the fire | |
| Section | Fire Safety Signs and Notices | | |
| Action ID | 573239 | | |
| Quantity | | Recommendation: The incorrect/conflicting Fire Action Notice should be replaced with a notice of a consistent format advising of the recommended 'Stay Put' evacuation policy. | |
| - Known | 11 | | |
| - Potential | 11 | | |
| Priority | A | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | D.2 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | |
| Section | Space Heating | | |
| Action ID | 573233 | | |
| Quantity | | Recommendation: Management should confirm/ensure that the fixed electrical heating appliances in the common area are inspected and tested in accordance with the current edition of the IET Code of Practice for In-service Inspection and Testing of Electrical Equipment and records kept on-site or in a central database. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | G.4 | Comment: There were trip hazards noted within the common escape routes at the time of inspection. Bike on the fourth floor. As the quantity involved is relatively minor and the location is non-critical the issue can be dealt with via written contact with the residents. | |
| Section | House-Keeping | | |
| Action ID | 573237 | | |
| Quantity | | Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | G.6 | Comment: Other house-keeping issues notes at the time of inspection include - The drying rooms have been provided on each upper floor. Unable to access all drying rooms, accessed on the third floor, had storage and waste within. | |
| Section | House-Keeping | | |
| Action ID | 573247 | | |
| Quantity | | Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers the use of the drying rooms. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | G.6 | Comment: Other house-keeping issues notes at the time of inspection include - The drying rooms have been provided on each upper floor. Unable to access all drying rooms, accessed on the third floor, had storage and waste within. | |
| Section | House-Keeping | | |
| Action ID | 573248 | | |
| Quantity | | Recommendation: Management should undertake a check of all other drying rooms for storage - and regularly inspect for issues relating to storage in the drying rooms. | |
| - Known | 1 | | |
| - Potential | 1 | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |



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| Question | K.7 | Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure. | |  |
| Section | Means of Escape | | | |
| Action ID | 573215 | | | |
| Quantity | | Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required. | | |
| - Known | 0 | | | |
| - Potential | 2 | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | K.16 | Comment: There was no information available regarding arrangements in the building for means of escape for people with disabilities. | | No image available |
| Section | Means of Escape | | | |
| Action ID | 573250 | | | |
| Quantity | | Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | L.6 | Comment: No access was possible to any of the flat entrance doors to confirm that they are fitted with adequate self-closing devices. | |  |
| Section | Flat Entrance/Residents' Bedroom/Bedsit Doors | | | |
| Action ID | 573216 | | | |
| Quantity | | Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective. | | |
| - Known | 0 | | | |
| - Potential | 58 | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | L.7 | Comment: There was no access possible to any of the flat entrance doors to confirm that they are fitted with intumescent strips and cold smoke seals. | |  |
| Section | Flat Entrance/Residents' Bedroom/Bedsit Doors | | | |
| Action ID | 573217 | | | |
| Quantity | | Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that strips and seals are fitted and remain effective. | | |
| - Known | 0 | | | |
| - Potential | 58 | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |

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| Question | P.5 | Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system. | |
| Section | Means of Giving Warning in Case of Fire | | |
| Action ID | 573219 | | |
| Quantity | | Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard. | |
| - Known | 0 | | |
| - Potential | 58 | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | Q.2 | Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. (a) Boxed-in areas on the stairs (b) Flush service risers in both flat lobbies on all upper floors (c) Metal trunking throughout the building within the risers (d) Over the false ceiling tiles (e) Boxed-in areas in the waste/ dry riser lobbies. | |
| Section | Limiting Fire Spread | | |
| Action ID | 573240 | | |
| Quantity | | Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ ensure that compartmentation within is adequate. | |
| - Known | 0 | | |
| - Potential | 5 | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | Q.3 | Comment: No access was possible to check fire resistance and firestopping within the electrical sub-station due to a non-standard lock being fitted. From sample inspection, other services risers/cupboards appear to be adequately fire-resisting and firestopped. For information, the fire paste installed in some areas is not applied evenly. | |
| Section | Limiting Fire Spread | | |
| Action ID | 573249 | | |
| Quantity | | Recommendation: Management should check within the electrical sub-station as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped. | |
| - Known | 0 | | |
| - Potential | 1 | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | Q.9 | Comment: There are circular vents above the fire lobby doors to the stairs on all upper floors within the lift lobby. | |
| Section | Limiting Fire Spread | | |
| Action ID | 573242 | | |
| Quantity | | Recommendation: The mechanical ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |



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| Question | T.3 | Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. | |
| Section | Procedures and Arrangements | | |
| Action ID | 573221 | | |
| Quantity | | Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building or at a central location. This should cover all arrangements for the effective planning, organisation, control, monitoring and review of the preventative and protective measures in place and should include a plan for responding in the immediate aftermath of a fire incident. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | T.11 | Comment: It is not known if routine fire safety checks are being carried out. | |
| Section | Procedures and Arrangements | | |
| Action ID | 573222 | | |
| Quantity | | Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | V.1 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | |
| Section | Testing and Maintenance | | |
| Action ID | 573223 | | |
| Quantity | | Recommendation: Management should confirm/ensure that the L5 common area fire detection system (provided for control of the waste chute room sprinkler system) is tested and serviced as required in accordance with BS 5839-1 and records kept on-site or in a central database. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |
| Question | V.2 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | |
| Section | Testing and Maintenance | | |
| Action ID | 573224 | | |
| Quantity | | Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database. | |
| - Known | N/A | | |
| - Potential | N/A | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete |





No image available



No image available



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| Question | V.5 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | |  |
| Section | Testing and Maintenance | | | |
| Action ID | 573225 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | V.8 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | |  |
| Section | Testing and Maintenance | | | |
| Action ID | 573226 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | V.9 | Comment: No information was available to confirm that the drop key switch is inspected tested and maintained in accordance with relevant guidance. The switch did not work satisfactorily when tested. | |  |
| Section | Testing and Maintenance | | | |
| Action ID | 573227 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | V.10 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | | No image available |
| Section | Testing and Maintenance | | | |
| Action ID | 573229 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that lifts are inspected, tested and serviced in accordance with the relevant legislation and guidance and records kept on-site or in a central database. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | V.11 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | | No image available |
| Section | Testing and Maintenance | | | |
| Action ID | 573230 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that the sprinkler system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |

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| Question | W.1 | Comment: No log book was available on site during the inspection. | | No image available |
| Section | Records | | | |
| Action ID | 573231 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | W.4 | Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection. | | No image available |
| Section | Records | | | |
| Action ID | 573232 | | | |
| Quantity | | Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database. | | |
| - Known | N/A | | | |
| - Potential | N/A | | | |
| Priority | Man2 | Due Date: 16/03/2021 | Client Status: Not Complete | |
| Question | C.1 | 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. There is a concierge button on the door entry system which connects to a remote concierge service who can give access and oversee the premises via CCTV located externally and throughout the premises. However, the front entrance door has a smashed lower glazing panel. | |  |
| Section | Arson | | | |
| Action ID | 573234 | | | |
| Quantity | | Recommendation: Replace the block entrance door lower glazing panel. | | |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | B | Due Date: 16/12/2021 | Client Status: Not Complete | |
| Question | Q.5 | Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire-resisting construction of at least 30 minutes. Hopper doors ARE self-closing and HAVE adequate seals. A fusible link damper IS fitted to the base of the waste chute. A sprinkler IS provided at the base of the waste chute. However, the waste hopper on the eight floor is stuck open. | |  |
| Section | Limiting Fire Spread | | | |
| Action ID | 573241 | | | |
| Quantity | | Recommendation: The defective eighth floor hopper door to the waste chute as noted should be repaired or replaced as required. | | |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | B | Due Date: 16/12/2021 | Client Status: Not Complete | |

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| Question | Q.7 | <p>Comment: The electrical intake/meter enclosures did not appear to be adequately fire-resisting. (a) the two electrical cupboards in the ground floor common areas had gaps and holes where services pass (infilled with insulation materials). (b) the main electrical plant room in the staffed areas - had poorly applied fire paste.</p> | |  |
| Section | Limiting Fire Spread | | | |
| Action ID | 573220 | | | |
| Quantity | | <p>Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes - both common area ground floor electrical cupboards and the main plant area.</p> | | |
| - Known | 3 | | | |
| - Potential | 3 | | | |
| Priority | B | Due Date: 16/12/2021 | Client Status: Not Complete | |
| Question | V.9 | <p>Comment: No information was available to confirm that the drop key switch is inspected tested and maintained in accordance with relevant guidance. The switch did not work satisfactorily when tested.</p> | |  |
| Section | Testing and Maintenance | | | |
| Action ID | 573228 | | | |
| Quantity | | <p>Recommendation: The defective Fire Service drop key override switch should be repaired.</p> | | |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | B | Due Date: 16/12/2021 | Client Status: Not Complete | |
| Question | C.2 | <p>Comment: Paladin bins were stored in an integral bin storage room located at the rear of the building. This room is linked to the waste chute system. However, there were loose recycling Paladin and wheelie bins - with no bin storage area.</p> | |  |
| Section | Arson | | | |
| Action ID | 573213 | | | |
| Quantity | | <p>Recommendation: A suitable bin storage area should be provided at a safe distance from the building including any necessary hard standing, fencing and security arrangements - for the recycling bins.</p> | | |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | C | Due Date: 16/06/2022 | Client Status: Not Complete | |
| Question | K.14 | <p>Comment: The flat and stair lobbies are not provided with ventilation openings for the control of smoke. The drying rooms have openable windows with permanent vents above and there are permanent and manually openable vents in the lobbies to the dry riser/waste chute rooms. There are permanent vents to the waste chute rooms. There is a permanently open vent to the head of the stair but this has been slatted over reducing the free area.</p> | |  |
| Section | Means of Escape | | | |
| Action ID | 573251 | | | |
| Quantity | | <p>Recommendation: The slats to the vent at the head of the stair should be reconfigured so that the vent has a free area of at least 1m2.</p> | | |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | C | Due Date: 16/06/2022 | Client Status: Not Complete | |

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|-------------|-------------------------------|---|-----------------------------|---|
| Question | K.14 | <p>Comment: The flat and stair lobbies are not provided with ventilation openings for the control of smoke. The drying rooms have openable windows with permanent vents above and there are permanent and manually openable vents in the lobbies to the dry riser/waste chute rooms. There are permanent vents to the waste chute rooms. There is a permanently open vent to the head of the stair but this has been slatted over reducing the free area.</p> | | No image available |
| Section | Means of Escape | | | |
| Action ID | 573252 | | | |
| Quantity | | <p>Recommendation: Smoke vents with a clear opening area of 1.5m² should be provided to the lobbies protecting the single escape stair in this purpose-built block (see LGA Purpose Built Guide Clause 62 benchmark guidance for blocks over six storeys). This can be via permanent or automatic vents. Alternatively, a mechanical smoke ventilation system could be provided.</p> | | |
| - Known | 20 | | | |
| - Potential | 20 | | | |
| Priority | C | Due Date: 16/06/2022 | Client Status: Not Complete | |
| 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 at each floor level. Some floors have the lift signage combined with the fire action notices (no suitable). Ground floor lifts should also be provided with prominent additional signage.</p> | |  |
| Section | Fire Safety Signs and Notices | | | |
| Action ID | 573218 | | | |
| 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 | 10 | | | |
| - Potential | 10 | | | |
| Priority | C | Due Date: 16/06/2022 | Client Status: Not Complete | |
| Question | X.1 | <p>Comment: Surface-mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire-resisting fixings to prevent premature collapse - above flat doors - the plastic covers are missing in some sections.</p> | |  |
| Section | Electrical Services | | | |
| Action ID | 573245 | | | |
| Quantity | | <p>Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate).</p> | | |
| - Known | 1 | | | |
| - Potential | 1 | | | |
| Priority | C | Due Date: 16/06/2022 | Client Status: Not Complete | |

3 Introduction and Scope



3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

| | |
|------------|---|
| Article 3 | Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord. |
| Article 4 | Defines the meaning of general fire precautions |
| Article 5 | States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in the premises. |
| Article 6 | Lists exemptions, which includes domestic premises occupied as a single private dwelling. |
| Article 8 | Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons. |
| Article 9 | Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and if there is reason to suspect that it is no longer valid there has been a significant change. |
| Article 11 | Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord. |
| Article 13 | Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force. |
| Article 14 | Requires that escape routes and exits are kept clear and accessible at all times. |
| Article 15 | Highlights the need for fire drills and competent persons to assist in their undertaking. |
| Article 17 | Requires suitable maintenance of fire safety facilities and equipment. |
| Article 19 | Requires communication with employees, including the significant findings of the fire risk assessment. |
| Article 20 | Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place. |
| Article 21 | Requires that employees are provided with suitable and appropriate training. |
| Article 22 | Requires co-operation / coordination where two or more responsible persons share duties in premises. |
| Article 23 | Lists the general duties of employees at work. |

3.3 Risk Level

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

| Risk level | Action and time table |
|-------------|---|
| Trivial | No action is required and no detailed records need be kept. |
| Tolerable | No major additional controls required. However, there might be a need for improvements that involve minor or limited cost |
| Moderate | It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures |
| Substantial | Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken. |
| Intolerable | Building (or relevant area) should not be occupied until the risk is reduced. |

It should be noted that, although the purpose of estimating the risk level is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

| Recommendation Priorities: | Recommended Timescales |
|----------------------------|------------------------|
| U | 1 day |
| A | 3 months |
| B | 12 months |
| C | 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 | 149620000A |
| Number Range | 1-59 (no 13) |
| Building Name | Cheshunt House |
| Street Number | |
| Street | Moorend Avenue |
| City/Town | Birmingham |
| Postcode | B37 5TB |
| Property Designation | General Needs (6 Storeys and over) |

| Building Layout Information | |
|--|---|
| Total No. of Floors | 10 |
| Total No. of Floors (common area only) | 10 |
| Total No. of Storeys (ground and above) | 10 |
| Ground Floor Area (m2) (if applicable) | n/a |
| Total Area of All Floors (m2) (if applicable) | n/a |
| Building Layout Description | <p>A detached purpose-built residential tower block of flats. Ten storeys. Fifty-eight flats in total. The flats are accessed by the main entrance door over a single threshold, with an alternative entrance door to the rear. Flat layout per floor - Ground floor – Flats 1-4, First floor – Flats 5-10. Second floor – Flats 11-17. Third floor – Flats 18-23. Fourth floor – Flats 24-29. Fifth floor – Flats 30-35. Sixth floor – Flats 36-41. Seventh floor – Flats 42-47. Eighth floor – Flats 48-53. Ninth floor - Flats 54-59. Ground floor – Entrance lobby containing two flat lobbies each with a services risers and an electrical cupboard. Lift lobby. Lobby containing the dry riser inlet and a door to the staff only areas. Rear lobby to the rear door and access to the stair lobby. Single lobby protected stairway. Upper floors have the same floor plans. The stairs directly lead to the lift lobby, Either side of the lift lobby are two flat lobbies. The front flat lobbies have four flats, two electrical/ services riser and access to the drying room. The rear flat lobbies have two flats, two service risers and access to the waste hopper room and the dry riser outlet cupboard. Raking ladder to the lift room and access to the flat roof. The ground floor also has staff-only areas which are internally and externally accessed - containing store cupboards, kitchenette, WC, rest area and plants areas. Externally accessed waste chute and electrical sub-station rooms to the rear. Dry-riser provided and a sprinkler to the bin chute bin store only</p> |
| Extent of Common Areas (area assessed) | Front and rear lobbies - Stairs – Landings - Flat lobbies - Services risers - Waste hopper rooms - Flat roof - Plant room - Waste chute room - Staff areas and stores - Some drying rooms - Lift room |
| Areas of the building to which access was not available. | No flats sample inspected - Some drying rooms - Electrical sub-station |
| Total number of Flats/Bedsits/Bedrooms (as applicable) | 58 |
| Number accessed off the Common Area | 58 |

| Building Layout Information | |
|--|--|
| Flats/Bedsits/Bedrooms sample inspected | No residents flats were inspected as agreed with Solihull Community Housing. |
| Building Use | Single Use |
| Details of ancillary use (if applicable) | |
| Total No. of Common Entrances/Exits | 2 |
| Block Accessibility | Level |
| Total No. of Common Staircases | 1 |

| Construction Information | |
|---|---|
| Construction Type | Concrete Frame |
| Property Type | Purpose Built |
| Date of Construction or Conversion (year approx.) | 1960 |
| Floor Construction Type | Concrete |
| Stair Construction Type | Concrete |
| External Wall Construction Type | External Wall Insulation |
| External Wall Finish Type | Render |
| Other Construction Information | There is no Flat 13. Solar panels on the flat roof. There appear to be asbestos ceiling tiles and wall partitions within this property. |

| Occupant Information | |
|---|--|
| Management Extent | Partially Managed Building (Manager or Senior Staff not onsite regularly) |
| Details of any onsite management | None on site however occasional staff attendance assumed. 24/7 remote concierge service provided with CCTV coverage. |
| Person managing fire safety in the premises | Mark Pinnell - Head of Asset Management |
| Person consulted during the FRA | Mr Alex Robson - Project Manager. Consulted prior to inspections to gain access keys. |
| Number of Residents | Assumed to be two residents per flat |
| -Comments | Exact numbers not known |
| Number of Employees | No staff on site |
| -Comments | Occasional staff attendance expected - low numbers anticipated |
| 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 evidence of recent fire loss or damage |
| Any other relevant information | None |

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 | BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' BS 9251:2014 - 'Fire sprinkler systems for domestic and residential occupancies' BS 9990 2015 Non automatic fire fighting systems PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012 |

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/ plant room 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: The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test:- 13/07/2020.

| | |
|---|-----|
| 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? | Yes |
|--|-----|

Comment: Management advises that all portable electrical appliances in common areas are inspected and tested annually as part of a rolling programme.

| | |
|---|-----|
| 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: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.

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

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

B. Smoking Policies

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

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

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

Comment: Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006 and residents are permitted to smoke within their private accommodation only.

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)

No

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. There is a concierge button on the door entry system which connects to a remote concierge service who can give access and oversee the premises via CCTV located externally and throughout the premises. However, the front entrance door has a smashed lower glazing panel.

Recommendation: Replace the block entrance door lower glazing panel.



Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 573234

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

No

Comment: Paladin bins were stored in an integral bin storage room located at the rear of the building. This room is linked to the waste chute system. However, there were loose recycling Paladin and wheelie bins - with no bin storage area.

Recommendation: A suitable bin storage area should be provided at a safe distance from the building including any necessary hard standing, fencing and security arrangements - for the recycling bins.



Priority: C

Known Quantity: 1

Potential Quantity: 1

Action ID: 573213

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

No

Comment: There was unnecessary fire load noted close to the building at the time of inspection. Loose bin bags by the recycling bins. For information, there is a cordoned off area to the rear of the building containing timber cable reels.

Recommendation: The combustible items noted should be disposed of safely.



Priority: Man1

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573214

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 bar type heater in the lift room.

Question - D.2: Is the fixed heating system within the common areas maintained annually?

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that the fixed electrical heating appliances in the common area are inspected and tested in accordance with the current edition of the IET Code of Practice for In-service Inspection and Testing of Electrical Equipment and records kept on-site or in a central database.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573233

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.

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

Yes

Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection.

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?

Yes

Comment: The common areas are clean and a cleaning rota is displayed.

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?

No

Comment: Combustible items were noted close to an ignition source. Storage in the plant room. This issue should be dealt with as soon as possible.

Recommendation: All combustible items should be removed from the plant room as soon as possible and the door kept locked.



Priority: Man1

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573235

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. Large quantities of waste and storage on the first, second, fourth and fifth floors. Given the type and substantial quantity involved these should be cleared as soon as possible.

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: 573236

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. Bike on the fourth floor. As the quantity involved is relatively minor and the location is non-critical the issue can be dealt with via written contact with the residents.

Recommendation: Management should contact residents to advise that the common area/escape routes should be kept free from all trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573237

Question - G.5: Are any hazardous materials noted being stored correctly?

Not Applicable

Comment: No hazardous materials were noted in the common area at the time of inspection.

Question - G.6: Are all other house-keeping issues satisfactory?

No

Comment: Other house-keeping issues noted at the time of inspection include - The drying rooms have been provided on each upper floor. Unable to access all drying rooms, accessed on the third floor, had storage and waste within.

Recommendation: The combustible storage noted within the drying rooms on the third floor should be removed and the area kept clear.



Priority: Man1

Known Quantity: 1

Potential Quantity: 1

Action ID: 573246

Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers the use of the drying rooms.



Priority: Man2

Known Quantity: 1

Potential Quantity: 1

Action ID: 573247

Recommendation: Management should undertake a check of all other drying rooms for storage - and regularly inspect for issues relating to storage in the drying rooms.



Priority: Man2

Known Quantity: 1

Potential Quantity: 1

Action ID: 573248

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?

Yes

Comment: Information was received confirming that fire safety conditions are imposed on outside contractors when working on the premises.

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

Yes

Comment: Information was received confirming that there are satisfactory controls in place over works carried out on the premises by outside contractors.

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)

Yes

Comment: Information was received confirming that there are satisfactory controls in place over works carried out on the premises by in-house staff.

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?

No

Comment: No dangerous substances were 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. For information, there was a high fire loading due to old tenancy/ admin records stored in the staff-only areas on the ground floor.

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. Stairs from the ninth floor via a protected stairway to the final rear exit door. The front main entrance door is also available to the residents on the ground floor. | |
| Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed) | Yes |
| Comment: The escape stairs are provided with adequate lobby protection. | |
| Question - K.3: Is there adequate provision of exits for the numbers who may be present? | Yes |
| Comment: The provision of exits is considered adequate for the number of people expected to be present. | |
| Question - K.4: Is there adequate exit width for the numbers who may be present? | Yes |
| Comment: The exit widths provided appear adequate for the numbers expected to be present. | |
| Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)? | Yes |
| Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors. | |
| Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision) | Yes |
| Comment: Doors on escape routes are provided with electrically operated access control systems. | |
| Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure? | Not Known |
| Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure. | |
| Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required. | |
| Priority: Man2 | Known Quantity: 0 |
| Potential Quantity: 2 | Action ID: 573215 |



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 where more than 60 people are expected to use them.

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. (a) Maximum distance from the flat entrances door to the lift lobby door - 4.25m (b) Maximum distance from flat lobby doors to the stair lobby door - 3.9m (c) Minimum distance from flat lobby doors to the stair lobby door - 1.6m.

Question - K.10: Are the precautions for all inner rooms suitable?

Not Applicable

Comment: No inner rooms were identified at the time of inspection.

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?

Yes

Comment: Corridors are provided with smoke control doors where required.

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?

Yes

Comment: Corridors are sub-divided where appropriate.

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)

No

Comment: The flat and stair lobbies are not provided with ventilation openings for the control of smoke. The drying rooms have openable windows with permanent vents above and there are permanent and manually openable vents in the lobbies to the dry riser/waste chute rooms. There are permanent vents to the waste chute rooms. There is a permanently open vent to the head of the stair but this has been slatted over reducing the free area.

Recommendation: The slats to the vent at the head of the stair should be reconfigured so that the vent has a free area of at least 1m².



Priority: C

Known Quantity: 1

Potential Quantity: 1

Action ID: 573251

Recommendation: Smoke vents with a clear opening area of 1.5m² should be provided to the lobbies protecting the single escape stair in this purpose-built block (see LGA Purpose Built Guide Clause 62 benchmark guidance for blocks over six storeys). This can be via permanent or automatic vents. Alternatively, a mechanical smoke ventilation system could be provided.

No image available

Priority: C

Known Quantity: 20

Potential Quantity: 20

Action ID: 573252

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

Not Applicable

Comment: The building is provided with permanent or manual smoke ventilation - See K.14 for details.

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?

Not Known

Comment: There was no information available regarding arrangements in the building for means of escape for people with disabilities.

Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example.

No image available

Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573250

Question - K.17: Are all other means of escape issues satisfactory? [1]

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?

Stay Put

Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Question - K.20: Is the current evacuation strategy for the property considered appropriate?

Yes

Comment: The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

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

Stay Put

Comment:

L. Flat Entrance/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 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?

Yes

Comment: The fire rated flat entrance doors appear to be in good condition.

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?

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 these premises.

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?

Not Known

Comment: No access was possible to any of the flat entrance doors to confirm that they are fitted with adequate self-closing devices.

Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.



Priority: Man2

Known Quantity: 0

Potential Quantity: 58

Action ID: 573216

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?

Not Known

Comment: There was no access possible to any of the flat entrance doors to confirm that they are fitted with intumescent strips and cold smoke seals.

Recommendation: Management should establish an ongoing rolling programme of checks to all flat entrance doors to confirm that strips and seals are fitted and remain effective.



Priority: Man2

Known Quantity: 0

Potential Quantity: 58

Action ID: 573217

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

Yes

Comment: Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]

Yes

Comment: There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?

Yes

Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Notional timber FD30 fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). The stair doors appear to be FD30S doors with Georgian wired glazing. Doors to the stairway should be FD60S but are considered adequate as there is double door protection provided between the stair and the accommodation.

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair? Yes

Comment: All common area fire rated fire doors and frames appear to be in good condition.

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

Comment: All glazing to common area fire doors appears to be the original Georgian wired fire-rated. Current regulation would require glazing to the stairway and accommodation lobby doors to be 60-minute integrity and insulation below 1100mm - side panels or 100mm - doors.

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

Comment: Fanlights/side panels to common area fire doors appear to be the original Georgian-wired fire rated. Current regulation would require glazing to the stairway and accommodation lobby door side panels to be 60-minute.

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required? No

Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The doors to both flat lobbies on the sixth floor did not fully close into their rebates.

Recommendation: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted - doors to both flat lobbies on the sixth floor did not fully close into their rebates.



Priority: A Known Quantity: 2 Potential Quantity: 2 Action ID: 573238

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. Some doors have combined strips and seals (Lorient perimeter smoke seals) other doors have separate intumescent strips on the doors and smoke seals on the frames. Reported that the in-house maintenance team undertake a rolling programme of checks, repairs and replacement with fire doors and compartmentation seals issues. Most are seals painted over - but deemed satisfactory.

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: There are no common area fire doors within this property.

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 premises.

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)

No

Comment: The Fire Action Notice provided is not considered adequate - encourages residents to tackle the fire

Recommendation: The incorrect/conflicting Fire Action Notice should be replaced with a notice of a consistent format advising of the recommended 'Stay Put' evacuation policy.



Priority: A

Known Quantity: 11

Potential Quantity: 11

Action ID: 573239

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. There are some services cupboards that have 'Fire Door - Keep Shut' signage - satisfactory.

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 at each floor level. Some floors have the lift signage combined with the fire action notices (no suitable). Ground floor lifts should also be provided with prominent additional signage.

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



Priority: C

Known Quantity: 10

Potential Quantity: 10

Action ID: 573218

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 an L5 automatic fire detection/alarm system installed within the bin chute bin store and the ground floor staff areas (including the storage sheds, and electrical intake/plant areas).

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: The L5 system installed is appropriate for early warning in the ancillary rooms in which it is installed.

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)

Not Known

Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.

Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.



Priority: Man2

Known Quantity: 0

Potential Quantity: 58

Action ID: 573219

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?

No

Comment: A system for remote monitoring of fire alarm signals is not considered necessary in these premises. The 24/7 concierge service is linked to the fire alarm system and door entry system.

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 premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

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

No

Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. (a) Boxed-in areas on the stairs (b) Flush service risers in both flat lobbies on all upper floors (c) Metal trunking throughout the building within the risers (d) Over the false ceiling tiles (e) Boxed-in areas in the waste/ dry riser lobbies.

Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.



Priority: Man2

Known Quantity: 0

Potential Quantity: 5

Action ID: 573240

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

Not Known

Comment: No access was possible to check fire resistance and firestopping within the electrical sub-station due to a non-standard lock being fitted. From sample inspection, other services risers/cupboards appear to be adequately fire-resisting and firestopped. For information, the fire paste installed in some areas is not applied evenly.

Recommendation: Management should check within the electrical sub-station as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped.



Priority: Man2

Known Quantity: 0

Potential Quantity: 1

Action ID: 573249

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. For information, the fire paste installed in some areas is not applied evenly.

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)

No

Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire-resisting construction of at least 30 minutes. Hopper doors ARE self-closing and HAVE adequate seals. A fusible link damper IS fitted to the base of the waste chute. A sprinkler IS provided at the base of the waste chute. However, the waste hopper on the eight floor is stuck open.

Recommendation: The defective eighth floor hopper door to the waste chute as noted should be repaired or replaced as required.



Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 573241

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

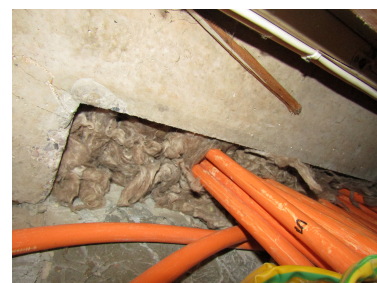
Comment: There were no roof voids noted above the common areas - the building has a flat roof.

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)

No

Comment: The electrical intake/meter enclosures did not appear to be adequately fire-resisting. (a) the two electrical cupboards in the ground floor common areas had gaps and holes where services pass (infilled with insulation materials). (b) the main electrical plant room in the staffed areas - had poorly applied fire paste.

Recommendation: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes - both common area ground floor electrical cupboards and the main plant area.



Priority: B

Known Quantity: 3

Potential Quantity: 3

Action ID: 573220

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: There are circular vents above the fire lobby doors to the stairs on all upper floors within the lift lobby.

Recommendation: The mechanical ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573242

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

Yes

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

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?

Not Applicable

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

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).

Not Known

Comment: (a) No information was available on site to confirm if the external wall insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. Advised by management that the wall insulation is mineral wool insulation fixed directly to the wall of the block with a render finish. No information was available to confirm this. (b) The exterior envelope of the premises is predominately masonry but there are vertical glazed/curtain wall sections rising full height which contain window spandrel panels of unknown combustibility. Current regulations require such spandrel panels to achieve a reaction to fire class of A2-s1, d0 or class A1. No information was available on site to confirm if the spandrel panels met this requirement of the Building Regulations with regards to limited combustibility and surface fire spread requirements.

Recommendation: Management should confirm that the external wall insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.



Priority: Man1

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573243

Recommendation: Management should confirm that the window spandrel panels incorporated in the exterior envelope of the block meet current Building Regulations requirements with regards to limited combustibility and surface fire spread properties.



Priority: Man1

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573244

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:- Carbon dioxide extinguishers in the plant and lift rooms.

| | |
|--|-----|
| Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy? | Yes |
|--|-----|

Comment: The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be 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 type, number and location of portable fire extinguishers are considered adequate for the risks present.

| | |
|--|-----|
| Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible? | Yes |
|--|-----|

Comment: The portable fire extinguishers 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? | Yes |
|---|-----|

Comment: A drop key override switch facility is provided however, the switch did not work satisfactorily when tested. See V.9 for recommendation.

| | |
|--|-----|
| 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 main:- Dry riser system installed. Inlet inside the building in the ground floor lift lobby. Outlets are within the risers of the rear flat lobbies. The dry riser outlet cabinet on the flat roof.

| | |
|---|-----|
| 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 used for fire safety purposes:- a firefighter's override switch provided on the ground floor level

| | |
|---|----|
| Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.) | No |
|---|----|

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

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

Comment: The sprinkler system in the building is provided for the waste chute room only.

| | |
|--|----|
| 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: Ten storey general needs - purpose-built flats | | | |
| 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 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? | | | No |
| Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. | | | |
| Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building or at a central location. This should cover all arrangements for the effective planning, organisation, control, monitoring and review of the preventative and protective measures in place and should include a plan for responding in the immediate aftermath of a fire incident. | | | No image available |
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 573221 |
| 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 both residents and staff were made available during the inspection, and 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: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire. | | | |
| Question - T.6: Are there suitable fire assembly points away from any risk? | | | Not Applicable |
| Comment: The building has a Stay Put evacuation strategy and no general assembly points are required. | | | |
| Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present? | | | Not Known |
| Comment: It is not known if adequate procedures are in place for the evacuation of persons with disabilities. See K.16. | | | |

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?

Not Applicable

Comment: There is no staff presence in the building except for occasional attendance.

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?

Not Applicable

Comment: There is no staff presence in the building except for occasional attendance.

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)

Not Known

Comment: It is not known if routine fire safety checks are being carried out.

Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.

No image available

Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573222

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.

Question - U.4: Are fire drills carried out at appropriate intervals?

Not Applicable

Comment: The building has a Stay Put evacuation strategy so fire drills are not required.

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that the L5 common area fire detection system (provided for control of the waste chute room sprinkler system) is tested and serviced as required in accordance with BS 5839-1 and records kept on-site or in a central database.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573223

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

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573224

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?

Yes

Comment: From sample inspection, it would appear that fire extinguisher servicing is carried out annually. Last service date noted was:- 06/2020.

Question - V.4: Are fire mains inspected, 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. Visual inspection carried out on 02/2020.

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

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573225

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

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573226

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?

No

Comment: No information was available to confirm that the drop key switch is inspected tested and maintained in accordance with relevant guidance. The switch did not work satisfactorily when tested.

Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.



Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573227

Recommendation: The defective Fire Service drop key override switch should be repaired.



Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 573228

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)

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that lifts are inspected, tested and serviced in accordance with the relevant legislation and guidance and records kept on-site or in a central database.

No image available

Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573229

Question - V.11: Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?

Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that the sprinkler system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.

No image available

Priority: Man2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 573230

W. Records

| | | | | |
|---|---------------------|-------------------------|-------------------|--------------------|
| Question - W.1: Is there a log book on the premises? | | | | No |
| Comment: No log book was available on site during the inspection. | | | | |
| Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate. | | | | No image available |
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 573231 | |
| Question - W.2: Are details of fire drills recorded? | | | | Not Applicable |
| Comment: The building has a Stay Put evacuation strategy so fire drills are not required. | | | | |
| Question - W.3: Are details of fire safety training recorded? | | | | Not Applicable |
| Comment: There are no staff present on-site so fire safety training is not required. | | | | |
| Question - W.4: Are routine in-house fire safety checks recorded? | | | | Not Known |
| Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection. | | | | |
| Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database. | | | | No image available |
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 573232 | |
| 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: There were records on site of regular inspection, testing and/or servicing of the system installed. | | | | |

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.)

Not Known

Comment: Surface-mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire-resisting fixings to prevent premature collapse - above flat doors - the plastic covers are missing in some sections.

Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate).



Priority: C

Known Quantity: 1

Potential Quantity: 1

Action ID: 573245

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. This building is served by a district heating system.

Z. Other Issues

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

Yes

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

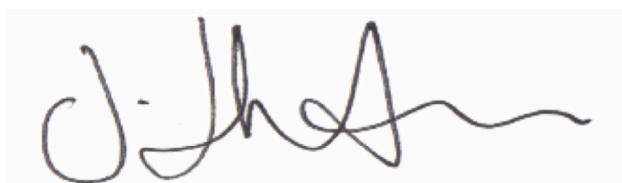
BAFE Certificate

| | |
|---------|---|
| Part 1a | Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD |
| Part 1b | BAFE registration number of issuing Certificated Organization: NSI00539 |
| Part 2 | Name of client: Solihull Community Housing |
| Part 3a | Address of premises for which the fire risk assessment was carried out: 1-59 (no 13) Cheshunt House Moorend Avenue Birmingham B37 5TB |
| 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: 16/12/2020 |
| Part 6 | Recommended date for reassessment of the premises: 16/12/2021 |
| 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



16/12/2020

