

Fire Risk Assessment

Property assessed: Burnt Ash Heights Pike Close
Bromley BR1 5BN

Client: Riverside

UPRN: 8010016369

Property Classification: Level 1

Document Print Date: 26/02/2019



FRA Inspection Date: 06/08/2018
FRA Issued to Client: 03/09/2018
FRA valid to: 03/09/2019
FRA completed by: Savills (UK) Ltd,
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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	Riverside
Assessment Completed by	Rick Davidson
Assessment Checked by	Stephen Montgomery
Date of inspection	06/08/2018
Date of Assessment Issue to Client	03/09/2018

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:	Medium
Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate Harm
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	03/09/2019
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1.2 Recommendation Summary

Priority	Number of recommendations not complete	
	At time of assessment	At report print date
U	0	0
A	0	0
B	1	1
C	2	2
R	1	1
Man1	0	0
Man2	21	21

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

1.3 Evacuation Strategy

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

3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	12 months
R	Unlimited
Man1	1 month
Man2	3 months

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

4 Property Details



UPRN	8010016369
Number Range	
Building Name	Burnt Ash Heights
Street Number	
Street	Pike Close
City/Town	Bromley
Postcode	BR1 5BN
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	13
Total No. of Floors (common area only)	13
Total No. of Storeys (ground and above)	13
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>Purpose built tower block consisting of 48 flats. Entrance to the common area is via a secure entrance door (on fob/intercom system) at front elevation. The entrance door contains a Fire Service Override Control Switch. The flats are accessed from protected lobbies/corridors off 2 communal stairwells, one at either end of the corridors, with 4 flats per floor level. There are 2 fireman's lifts in the entrance lobby providing access to the floor levels above. The entrance lobby also contains access to a small office (assessed separately). There are also bin chute rooms and 2 riser/service cupboards within the communal front elevation stairwell at each floor level and a small room by the DRM outlet on the 5th 9th & 13 floor containing a single tumble dryer in each. There is a disused parking area at basement level, also containing access to a boiler room and service room. A Dry Rising Main is provided with the inlet at front elevation and subsequent outlets in the communal stairwell at each floor level. There is an existing parking area accessed via an undercroft at rear elevation.</p>
Extent of Common Areas (area assessed)	<p>Secure entrance door at front elevation. Entrance lobby containing communal stairwell, access to a small office, staff WC, intake & riser cupboards, 2 fireman's lifts and door to the rear of the building. A further stairwell at the rear of the building provides access down to the disused parking area. Each floor above ground floor level contains a meter cupboard, 2 riser cupboards & a bin chute room all accessed from the communal front elevation stairwell. All flats (4 per floor) are accessed from a corridor approximately 10 metres in length above ground floor level. There are 2 service riser cupboards within each corridor. There is a further stairwell at the rear of the block which ultimately leads to an exit to rear elevation, therefore, providing all flats with two directions of travel from their front entrance doors (2 stairwells in total).</p>

Building Layout Information	
Areas of the building to which access was not available.	All flats except as stated below, flat roof area, locked door at rear elevation, Store/room next to basement boiler room, some disused storerooms in basement car parking area
Total number of Flats/Bedsits/Bedrooms (as applicable)	48
Number accessed off the Common Area	48
Flats/Bedsits/Bedrooms sample inspected	Flat 4
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	2

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1950
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Solid Masonry
External Wall Finish Type	Brick infill with partial cladding
Other Construction Information	None noted

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Occasional onsite management. The caretaker is on the estate throughout the week (office hours)
Person managing fire safety in the premises	Lisa Roberts Asset Compliance Manager - Performance & Compliance Team
Person consulted during the FRA	Caretaker
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 assumed - low numbers expected
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

Occupant Information	
-Comments	No information, however, General Needs premises so occupants are assumed to be typical of the general population

Other information	
Fire loss experience (since last FRA)	None brought to the assessors attention
Any other relevant information	None brought to the assessors attention

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

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

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012 BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2013 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'

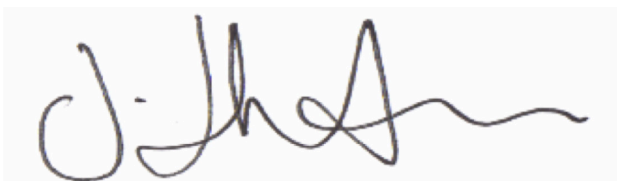
BAFE Certificate

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: Riverside
Part 3a	Address of premises for which the fire risk assessment was carried out: Burnt Ash Heights Pike Close Bromley BR1 5BN
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: 03/09/2018
Part 6	Recommended date for reassessment of the premises: 03/09/2019
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue

03/09/2018

