

Fire Risk Assessment

Property assessed: 1-36 Marmion House Dial Lane
West Bromwich B70 0LL

Client: Riverside

UPRN: 9777010039

Property Classification: Level 1

Document Print Date: 15/04/2019



FRA Inspection Date: 01/04/2019
FRA Issued to Client: 15/04/2019
FRA valid to: 15/04/2020
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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	Andrew Leedham
Assessment Checked by	Stephen Montgomery
Date of inspection	01/04/2019
Date of Assessment Issue to Client	15/04/2019

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

Recommended Reassessment Date	15/04/2020
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1.2 Recommendation Summary

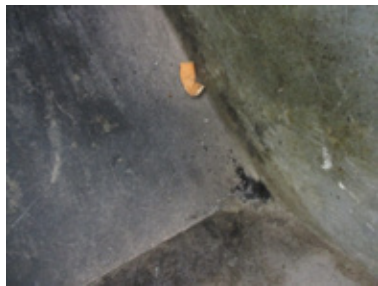




Priority	Number of recommendations not complete	
	At time of assessment	At report print date
U	0	0
A	1	1
B	5	5
C	4	4
R	0	0
Man1	3	3
Man2	22	22

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

2 Action Plan

Details		Comments/recommendations	Photo
Question	B.3	Comment: At the time of inspection there was evidence that smoking may take place in the rear stairwell and used cigarette ends disposed of down the refuse chute.	
Section	Smoking Policies		
Action ID	199500		
Quantity		Recommendation: Management should ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/ employees or other building users. Residents should also be made aware of the hazards associated with the disposal of cigarette ends in the refuse chute.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 15/05/2019	Status: Not Complete
Question	G.2	Comment: Combustible items were noted in the electric intake cupboard adjacent to Flat 2 on the ground floor.	
Section	House-Keeping		
Action ID	199501		
Quantity		Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 15/05/2019	Status: Not Complete
Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flats 1, 17, 22 and 29. However, the alarm had been disabled in Flat 17 by covering the detector with a dust shield. No access to other flats.	
Section	Means of Giving Warning in Case of Fire		
Action ID	199533		
Quantity		Recommendation: The cover should be removed from the detector in Flat 17 to ensure the system is functioning correctly at all times.	
- Known	1		
- Potential	1		
Priority	Man1	Due Date: 15/05/2019	Status: Not Complete
Question	L.6	Comment: Sampled flats 1, 17 and 22 entrance doors were fitted with effective self-closing devices. However the door to Flat 29 has no self closing devices fitted. No access to other flats.	
Section	Flat Entrance Doors		
Action ID	199516		
Quantity		Recommendation: An effective self-closing device should be fitted to the doors as noted. Flat 29.	
- Known	1		
- Potential	1		
Priority	A	Due Date: 15/07/2019	Status: Not Complete
Question	A.2	Comment: The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- 05/03/2001.	
Section	Electrical Ignition Sources		
Action ID	199454		
Quantity		Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete

Question	H.1	Comment: No information available to confirm if fire safety conditions are imposed on outside contractors when working on the premises.	No image available
Section	Contractors		
Action ID	199502		
Quantity		Recommendation: Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	H.2	Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by outside contractors.	No image available
Section	Contractors		
Action ID	199503		
Quantity		Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by outside contractors including a Hot Work Permit system.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	H.3	Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by in-house staff.	No image available
Section	Contractors		
Action ID	199504		
Quantity		Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by in-house staff including a Hot Work Permit system.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection.	No image available
Section	Means of Escape		
Action ID	199513		
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	L.6	Comment: Sampled flats 1, 17 and 22 entrance doors were fitted with effective self-closing devices. However the door to Flat 29 has no self closing devices fitted. No access to other flats.	No image available
Section	Flat Entrance Doors		
Action ID	199517		
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.	No image available
- Known	N/A		
- Potential	32		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete

Question	L.7	Comment: Sampled flats 1, 17, 22 and 29 entrance doors were fitted with intumescent strips and cold smoke seals. No access to other flats.	No image available
Section	Flat Entrance Doors		
Action ID	199519		
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.	No image available
- Known	N/A		
- Potential	32		
Priority	Man2	Due Date: 15/07/2019	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 number of the covers to the voids did not appear to be adequately sealed, however a contractor on site indicated the voids had been sealed on the inside within the previous 12 months.	
Section	Limiting Fire Spread		
Action ID	199535		
Quantity		Recommendation: Management should confirm/ensure that compartmentation within the voids is adequate. This may require an intrusive inspection.	
- Known	N/A		
- Potential	5		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	Q.4	Comment: It was unclear if the conduit from the electric cupboards/risers have been fitted with sufficient fire stopping to prevent spread of smoke and fire.	
Section	Limiting Fire Spread		
Action ID	199537		
Quantity		Recommendation: It should be confirmed that the open conduit passing from the electric cupboards/risers have been fitted with sufficient fire stopping to prevent the spread of smoke and fire.	
- Known	N/A		
- Potential	8		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	Q.15	Comment: There is a ceiling hatch from the seventh floor flat lobby into the lift motor room. It is not clear if the construction of the hatch provides sufficient fire resistance between the lift motor room and the lobby.	
Section	Limiting Fire Spread		
Action ID	199540		
Quantity		Recommendation: It should be confirmed that the hatch from the seventh floor lobby to the lift motor room provides a minimum of 60 minutes fire resistance.	
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	No image available
Section	Procedures and Arrangements		
Action ID	200318		
Quantity		Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete

Question	U.1	Comment: It is not known if staff receive appropriate and adequate fire safety training.		No image available
Section	Training and Drills			
Action ID	200356			
Quantity		Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete	
Question	V.1	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the fire alarm system for the drencher is being carried out.		No image available
Section	Testing and Maintenance			
Action ID	200321			
Quantity		Recommendation: Management should confirm/ensure that the Grade A fire detection system for the drencher is tested and serviced 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: 15/07/2019	Status: Not Complete	
Question	V.2	Comment: There is a weekly visual inspection and monthly testing of the emergency lighting system. However no evidence was available on-site to confirm regular testing and servicing of the system is being carried out by service engineers.		No image available
Section	Testing and Maintenance			
Action ID	200325			
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: 15/07/2019	Status: Not Complete	
Question	V.4	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	204964			
Quantity		Recommendation: Management should confirm/ensure that the fire mains are inspected six monthly and tested/ serviced annually in accordance with BS 9990 and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete	
Question	V.5	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	200327			
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: 15/07/2019	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.		No image available
Section	Testing and Maintenance			
Action ID	200328			
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: 15/07/2019	Status: Not Complete	
Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. At the time of inspection the switch did not release the door locking mechanism.		No image available
Section	Testing and Maintenance			
Action ID	200349			
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: 15/07/2019	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	200350			
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: 15/07/2019	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	200351			
Quantity		Recommendation: Management should confirm/ensure that the sprinkler/drencher 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: 15/07/2019	Status: Not Complete	
Question	W.1	Comment: There was no log book noted during the inspection.		No image available
Section	Records			
Action ID	200329			
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: 15/07/2019	Status: Not Complete	

Question	W.3	Comment: No training records were available on site during the inspection.	No image available
Section	Records		
Action ID	200358		
Quantity		Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 15/07/2019	Status: Not Complete
Question	A.3	Comment: The protective cover from the fuse board in the first floor electric cupboard/riser is damaged exposing the fuses.	
Section	Electrical Ignition Sources		
Action ID	199456		
Quantity		Recommendation: The defects in the common area electrical installation as noted in the first floor electric cupboard/riser should be repaired	
- Known	1		
- Potential	1		
Priority	B	Due Date: 15/04/2020	Status: Not Complete
Question	K.2	Comment: Pyroswiss glazed screens fitted to enclose the escape stair on each level are only likely to achieve 30-60 minutes (integrity only) fire resistance. As the top floor exceeds 18m, one of the stairs should be protected for both means of escape and as a firefighting shaft, the screens should achieve 120 minutes under current Building Regulations. Glazing below 1100mm from floor level should be insulated. Doors should provide 60 minutes fire resistance.	
Section	Means of Escape		
Action ID	204970		
Quantity		Recommendation: The screens should be replaced with 120 minutes fire resisting construction with insulated glazing provided where required. FD60S S/C doors required.	
- Known	9		
- Potential	9		
Priority	B	Due Date: 15/04/2020	Status: Not Complete
Question	Q.3	Comment: From sample inspection of the electric riser cupboards adjacent to Flats 1, 2, 5, 6, 13, 29 and 33 and riser cupboards adjacent to Flats 3, 4 and 15 the walls are not sufficiently fire-stopped, including visible behind conduit, or are occasionally stopped with materials that do not appear to offer sufficient fire resistance.	
Section	Limiting Fire Spread		
Action ID	199536		
Quantity		Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 30 minutes.	
- Known	10		
- Potential	10		
Priority	B	Due Date: 15/04/2020	Status: Not Complete
Question	Q.14	Comment: The room adjacent to the bin room used for occasional bin-bag storage is not sufficiently fire stopped at ceiling level.	
Section	Limiting Fire Spread		
Action ID	199538		
Quantity		Recommendation: The necessary work should be carried out to ensure the construction is fire-stopped for a minimum of 30 minutes.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 15/04/2020	Status: Not Complete

Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. At the time of inspection the switch did not release the door locking mechanism.	
Section	Testing and Maintenance		
Action ID	200348		
Quantity		Recommendation: The drop switch facility should be repaired to ensure it releases the door locking mechanism.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 15/04/2020	Status: Not Complete
Question	L.9	Comment: There is an excessive threshold gap beneath the door to Flat 29.	
Section	Flat Entrance Doors		
Action ID	204947		
Quantity		Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.	
- Known	1		
- Potential	1		
Priority	C	Due Date: 15/04/2021	Status: Not Complete
Question	M.6	Comment: There are no intumescent strips or smoke seals fitted to the communications riser doors on all floors.	
Section	Common Area Fire Doors		
Action ID	199530		
Quantity		Recommendation: Common area riser fire doors as noted should be fitted with intumescent strips and smoke seals.	
- Known	8		
- Potential	8		
Priority	C	Due Date: 15/04/2021	Status: Not Complete
Question	M.7	Comment: There is an excessive threshold gap beneath the communications riser doors on the 3rd and 5th floors.	
Section	Common Area Fire Doors		
Action ID	199531		
Quantity		Recommendation: The necessary work should be carried out to ensure the threshold gap beneath the 3rd and 5th floor communications riser doors does not exceed 6mm.	
- Known	2		
- Potential	2		
Priority	C	Due Date: 15/04/2021	Status: Not Complete
Question	X.1	Comment: Surface mounted wiring systems noted within the common escape routes were not adequately supported with metallic/fire-resisting supports.	
Section	Electrical Services		
Action ID	200333		
Quantity		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. Noted over lobby doors and adjacent to lifts on all floors and over Flat 23.	
- Known	1		
- Potential	1		
Priority	C	Due Date: 15/04/2021	Status: Not Complete

No image available



3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	24 months
R	Unlimited
Man1	1 month
Man2	3 months

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

4 Property Details



UPRN	9777010039
Number Range	1-36
Building Name	Marmion House
Street Number	
Street	Dial Lane
City/Town	West Bromwich
Postcode	B70 0LL
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	9
Total No. of Floors (common area only)	9
Total No. of Storeys (ground and above)	9
Ground Floor Area (m2) (if applicable)	NA
Total Area of All Floors (m2) (if applicable)	NA
Building Layout Description	A purpose built block of high rise flats over nine floors. The main entrance opens directly to the front staircase and leads into a lobby of four flats with an additional staircase and exit at the rear. Both staircases are lobbied at each floor level and each floor lobby contains four flats. In addition to the flats each floor lobby contains a dry riser outlet, a communications riser and two electric cupboard/risers. A single lift serves the upper floors and opens into each lobby from the ground to the seventh floor. The lift motor room is on the eighth floor.
Extent of Common Areas (area assessed)	Front and rear entrance lobbies, stairs and first to eighth floor flat lobbies.
Areas of the building to which access was not available.	All flats except 1, 17, 22 and 29
Total number of Flats/Bedsits/Bedrooms (as applicable)	36
Number accessed off the Common Area	36
Flats/Bedsits/Bedrooms sample inspected	Flats 1, 17, 22 and 29.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Ramped
Total No. of Common Staircases	2

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1970
Floor Construction Type	Concrete

Construction Information	
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	NA

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	A caretaker visits the building every day for a number of hours.
Person managing fire safety in the premises	Terrence Beard, Manager
Person consulted during the FRA	Ram Patel, 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 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)	None known.
Any other relevant information	NA

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

Fire Safety Guidance

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 9251:2014 - 'Fire sprinkler systems for domestic and residential occupancies'
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'

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	No
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Comment: The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- 05/03/2001.

Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199454



Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	No
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Comment: The protective cover from the fuse board in the first floor electric cupboard/riser is damaged exposing the fuses.

Recommendation: The defects in the common area electrical installation as noted in the first floor electric cupboard/riser should be repaired			
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 199456



Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable
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Comment: No portable electrical appliances were seen within the common areas during this inspection.

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

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	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.

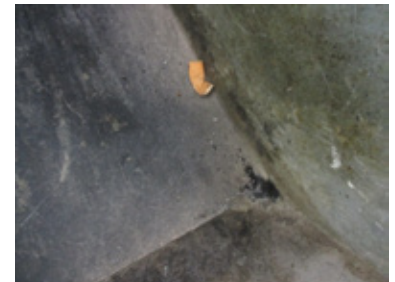
Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
--	-----

Comment: The policy prohibits smoking in the common areas 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?	No
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Comment: At the time of inspection there was evidence that smoking may take place in the rear stairwell and used cigarette ends disposed of down the refuse chute.

Recommendation: Management should ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users. Residents should also be made aware of the hazards associated with the disposal of cigarette ends in the refuse chute.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 199500

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
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Comment: The block entrance door is fitted with an intercom and door release system and was locked at the time of inspection.

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

Comment: Paladin bins are stored in a secure integral bin storage room.

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

Comment: Paladin bins were stored in the integral bin storage room at the time of inspection.

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

Comment: There was no unnecessary fire load noted close to the building at the time of inspection.

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of FIXED space heating system? (State type provided)	No
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Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.

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

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
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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
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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/caretaker visit 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 in the electric intake cupboard adjacent to Flat 2 on the ground floor.

Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.



Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199501
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Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
---	-----

Comment: The common escape routes were clear of combustible materials and waste at the time of inspection.

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

Comment: The common escape routes were kept clear of any trip hazards at the time of inspection.

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
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Comment: No hazardous materials were noted in the common area at the time of inspection.

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
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Comment: There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Not Known
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Comment: No information available to confirm if fire safety conditions are imposed on outside contractors when working on the premises.

Recommendation: Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.

No image available

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199502
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Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)				Not Known
Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by outside contractors.				
Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by outside contractors including a Hot Work Permit system.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199503	

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)				Not Known
Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by in-house staff.				
Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by in-house staff including a Hot Work Permit system.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199504	

I. Dangerous Substances

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

J. Other Significant Hazards

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

General Fire Protection Measures

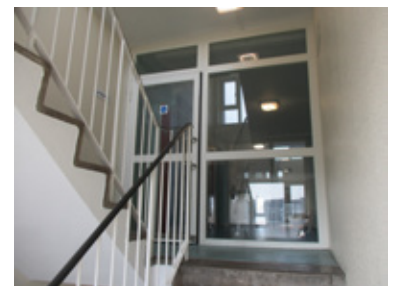
K. Means of Escape

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

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	No
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Comment: Pyroswiss glazed screens fitted to enclose the escape stair on each level are only likely to achieve 30-60 minutes (integrity only) fire resistance. As the top floor exceeds 18m, one of the stairs should be protected for both means of escape and as a firefighting shaft, the screens should achieve 120 minutes under current Building Regulations. Glazing below 1100mm from floor level should be insulated. Doors should provide 60 minutes fire resistance.

Recommendation: The screens should be replaced with 120 minutes fire resisting construction with insulated glazing provided where required. FD60S S/C doors required.



Priority: B	Known Quantity: 9	Potential Quantity: N/A	Action ID: 204970
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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 or gates on escape routes are provided with electrically operated access control systems.	

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail safe' on power failure?	Yes
Comment: The block entrance doors have mechanical devices fitted which override the access control system. (I.e. push pads)	
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 may be 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.	
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: The two sets of stairs are separated from each other by fire resisting construction and doors.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety; directly to the road outside.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs are provided with adequate permanent ventilation (louvres on the eighth floor) and manually operated ventilation openings (windows) for the control of smoke. There is no smoke ventilation provided to the central lobbies which give access to the flats. These lobbies are landlocked with no external walls.	
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: An automatic or remotely operated smoke ventilation system is not required in this building.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?				Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection.				
Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199513	

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 property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.				

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

L. Flat Entrance Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)				Yes
Comment: Flat entrance doors appear to be FD30 timber fire doors with external decorative beading. (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
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Comment: There are no fanlights over the flat entrance doors in this property.

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

Question - L.6: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices?	No
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Comment: Sampled flats 1, 17 and 22 entrance doors were fitted with effective self-closing devices. However the door to Flat 29 has no self closing devices fitted. No access to other flats.

Recommendation: An effective self-closing device should be fitted to the doors as noted. Flat 29.



Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 199516
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199517

No image available

Question - L.7: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals?	Not Known
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Comment: Sampled flats 1, 17, 22 and 29 entrance doors were fitted with intumescent strips and cold smoke seals. No access to other flats.

Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199519

No image available

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
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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]	No
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Comment: There is an excessive threshold gap beneath the door to Flat 29.

Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.



Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 204947
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Question - L.10: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]	Yes
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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
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Comment: All common area lobby and riser/cupboard fire doors and frames appear to be appropriately fire rated. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire doors in good condition - and not in need of repair?	Yes
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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 lobby fire doors and screens is Pyroswiss integrity only. It could not be determined if this is 30 or 60 minutes fire resistant. Uninsulated glazing is considered acceptable to the secondary stair however see K.2 regarding upgrading recommended to one of the stairs as a firefighting shaft.

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Yes
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Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated. See M.3

Question - M.5: Are common area fire doors fitted with adequate self-closing devices where required?	Yes
--	-----

Comment: Common area lobby fire doors are fitted with adequate self-closing devices.

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	No
--	----

Comment: There are no intumescent strips or smoke seals fitted to the communications riser doors on all floors.

Recommendation: Common area riser fire doors as noted should be fitted with intumescent strips and smoke seals.

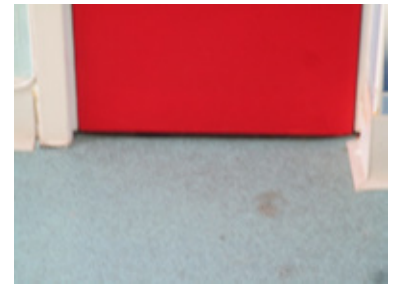


Priority: C	Known Quantity: 8	Potential Quantity: N/A	Action ID: 199530
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Question - M.7: Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)	No
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Comment: There is an excessive threshold gap beneath the communications riser doors on the 3rd and 5th floors.

Recommendation: The necessary work should be carried out to ensure the threshold gap beneath the 3rd and 5th floor communications riser doors does not exceed 6mm.



Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 199531
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Question - M.8: Are all other common area fire door issues satisfactory?	Yes
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Comment: No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	Yes
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Comment: Emergency lighting is provided to the common areas of the block.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
--	-----

Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	Yes
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Comment: The coverage of the emergency lighting provided appears adequate.

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy and unsuitability of generic notices)	Yes
---	-----

Comment: Suitable Fire Action Notices indicating the recommended Stay Put evacuation strategy were displayed within the common area.

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

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

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	Yes
---	-----

Comment: No other fire safety signs issues were noted at the time of inspection.

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got an electrical fire alarm system comprising manual call points and/or automatic detection? (Provide details)	Yes
--	-----

Comment: There is a Grade A automatic detection system within the bin room which would appear to be provided for control of the drencher system only.

Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
--	-----


Comment: The fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out)

Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
--	-----

Comment: The Grade A automatic detection system within the bin room would appear to be provided for control of the drencher system only.

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the flats installed to a suitable standard? (Grade D LD3 minimum standard)	No
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Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flats 1, 17, 22 and 29. However, the alarm had been disabled in Flat 17 by covering the detector with a dust shield. No access to other flats.

Recommendation: The cover should be removed from the detector in Flat 17 to ensure the system is functioning correctly at all times.				
<table border="1"> <tr> <td>Priority: Man1</td> <td>Known Quantity: 1</td> <td>Potential Quantity: N/A</td> <td>Action ID: 199533</td> </tr> </table>		Priority: Man1	Known Quantity: 1	Potential Quantity: N/A
Priority: Man1	Known Quantity: 1	Potential Quantity: N/A	Action ID: 199533	

Question - P.6: Is a social alarm system required to allow remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing)	Not Applicable
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Comment: The property does not appear to contain flats requiring provision of a social alarm system.

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


Q. Limiting Fire Spread

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

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Known
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Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. A number of the covers to the voids did not appear to be adequately sealed, however a contractor on site indicated the voids had been sealed on the inside within the previous 12 months.

Recommendation: Management should confirm/ensure that compartmentation within the voids is adequate. This may require an intrusive inspection.				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: N/A</td> <td>Potential Quantity: N/A</td> <td>Action ID: 199535</td> </tr> </table>		Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199535	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	No
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Comment: From sample inspection of the electric riser cupboards adjacent to Flats 1, 2, 5, 6, 13, 29 and 33 and riser cupboards adjacent to Flats 3, 4 and 15 the walls are not sufficiently fire-stopped, including visible behind conduit, or are occasionally stopped with materials that do not appear to offer sufficient fire resistance.

Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 30 minutes.



Priority: B	Known Quantity: 10	Potential Quantity: N/A	Action ID: 199536
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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)	Not Known
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Comment: It was unclear if the conduit from the electric cupboards/risers have been fitted with sufficient fire stopping to prevent spread of smoke and fire.

Recommendation: It should be confirmed that the open conduit passing from the electric cupboards/risers have been fitted with sufficient fire stopping to prevent the spread of smoke and fire.



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199537
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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)	Yes
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Comment: A waste chute is provided in the property, which is located within the protected escape route. Hopper doors are self-closing and have adequate seals. A sprinkler/drencher is provided at the base of the waste chute.

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

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Yes
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Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and fire-stopped (See also Q3).

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
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Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)	Not Applicable
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Comment: There were no common ventilation systems noted within this property.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
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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
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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
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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? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	Yes
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Comment: The external walls of the building are brick, i.e. not combustible.


Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	No
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Comment: The room adjacent to the bin room used for occasional bin-bag storage is not sufficiently fire stopped at ceiling level.

Recommendation: The necessary work should be carried out to ensure the construction is fire-stopped for a minimum of 30 minutes.



Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 199538
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Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]				No
Comment: There is a ceiling hatch from the seventh floor flat lobby into the lift motor room. It is not clear if the construction of the hatch provides sufficient fire resistance between the lift motor room and the lobby.				
Recommendation: It should be confirmed that the hatch from the seventh floor lobby to the lift motor room provides a minimum of 60 minutes fire resistance.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 199540	

Question - Q.16: Are all other fire spread/compartmentation issues satisfactory? [3]				Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.				

R. Fire Extinguishing Appliances

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

Question - R.5: Are portable fire extinguishers required in the common areas?				No
Comment: Fire extinguishers are not required in the common areas of this property as no staff/trained users are likely to be present.				

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 facility did not release the door lock when tested. (See V9).				

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

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 opening in the lobby on all floors except the eighth floor.				

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 drencher system is provided in refuse chute room on the ground floor.	
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:	
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	
Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 200318
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for residents are displayed in the Fire Action Notices.	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: 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 Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary.	

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: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K.16)	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Yes
Comment: Management advises that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out.	

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

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

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training? To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers?	Not Known
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Comment: It is not known if staff receive appropriate and adequate fire safety training.

Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.	No image available
Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 200356	

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 fire alarm system for the drencher is being carried out.				
Recommendation: Management should confirm/ensure that the Grade A fire detection system for the drencher is tested and serviced in accordance with BS 5839-1 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: 200321	
Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?				Not Known
Comment: There is a weekly visual inspection and monthly testing of the emergency lighting system. However no evidence was available on-site to confirm regular testing and servicing of the system is being carried out by service engineers.				
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.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 200325	
Question - V.4: Are fire mains 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 fire mains are inspected six monthly and tested/serviced annually in accordance with BS 9990 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: 204964	
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.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 200327	

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.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 200328	

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access 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. At the time of inspection the switch did not release the door locking mechanism.				
Recommendation: The drop switch facility should be repaired to ensure it releases the door locking mechanism.				No image available
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 200348	
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.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 200349	

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: 200350	

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/drencher 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: 200351	

W. Records

Question - W.1: Is there a log book on the premises?				No
Comment: There was no log book noted 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: 200329	
Question - W.2: Are details of fire drills recorded?				Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.				
Question - W.3: Are details of fire safety training recorded?				Not Known
Comment: No training records were available on site during the inspection.				
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 200358	
Question - W.4: Are routine in-house fire safety checks recorded?				Yes
Comment: There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.				

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)

No

Comment: Surface mounted wiring systems noted within the common escape routes were not adequately supported with metallic/fire-resisting supports.

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. Noted over lobby doors and adjacent to lifts on all floors and over Flat 23.



Priority: C

Known Quantity: 1

Potential Quantity: N/A

Action ID: 200333

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)

No

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

Z. Other Issues

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

Yes

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

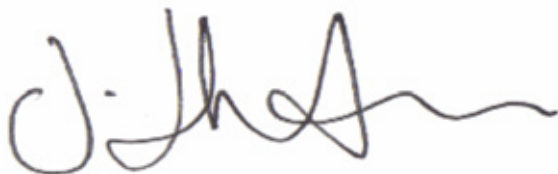
BAFE Certificate

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: 1-36 Marmion House Dial Lane West Bromwich B70 0LL
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 15/04/2019
Part 6	Recommended date for reassessment of the premises: 15/04/2020
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue



15/04/2019

