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Fire Risk Assessment

ADDRESS: **Chloe Court**
Bournemouth Road
London
SE15 4UN

SURVEY DATE: **20-12-2024**

DATE OF ISSUE: **09-01-2025**

wandle

UPRN: 1543B0000000

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Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	20/12/2024
Strategic review frequency	12 months
Next assessment due	20/12/2025
Name of Assessor	Lindsey Spencer Tier 3 NAFRAR, L4 FPA-Dip, MIFSM, BA(Hons)
Address	**Chloe Court, Bournemouth Road, London, SE15 4UN**
Overall Risk Rating of Building	**Moderate**

* The periodic review is subject to the risk remaining the same as that encountered at the time of this assessment, if the risk changes then a review may be required earlier than the date given above.

Applicable Fire Safety Legislation:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

The Fire Safety (England) Regulations 2022

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Scope of Report

This Fire Risk Assessment was undertaken by Frankham Risk Management Services to assist Wandle Housing Association satisfying their responsibilities under the RR(FS)O 2005.

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 requires every responsible person to make a suitable and sufficient assessment of the fire risks to which relevant persons are exposed, with respect to premises within their control. This is for the purpose of identifying the general fire precautions that are needed to comply with the requirements and prohibitions imposed by the Order.

The responsible person, or any other person who has to any extent control of the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control.

Where the premises are licensed, an alterations notice is in force, or the responsible person has five or more employees, it is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk.

This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005.

This risk assessment only takes into account the life safety arrangements for the relevant part or parts of the building audited, and any risk or shortcoming that could affect the lives of any person or persons employed or relevant persons that may lawfully use or transgress through or by the premises.

Where areas are deemed inaccessible for safety reasons, could not be physically accessed, or were outside the visual range of our assessor, we cannot provide comment on these areas. Under these circumstances the responsibility for these areas remains solely with the duty holder.

Where fire compartments/fire dampers or ceiling voids were inaccessible on safety grounds they have not been examined, and responsibility for these areas remains with the responsible person / duty holder.

Frankham RMS accepts no responsibility to any parties whatsoever, following the issue of the survey report, for any matters arising outside the agreed scope of work.

This report is issued in confidence to the Client and Frankham RMS has no responsibility to any third parties to whom this survey report may be circulated, in part or in full, and any such parties rely on the contents of the survey report solely at their own risk.

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The overall property risk rating is subject to the risk remaining the same as that encountered at the time of this assessment, if the risk changes then the overall risk rating may change. In the case of an action being completed the overall risk rating for the building will be that of the highest-rated remaining outstanding action.

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Building Description and Use

Building Use	
What are the premises used for?	General Needs Residential Accommodation
Type of occupancy (single or multiple)	Single
Is this premises a high rise residential premises? (18 metres or at least 7 storeys)	Yes
Days and hours of which building is in use and any out of hours activities that take place?	24 hours/7 days a week
Approximate maximum number of occupants	44 based on 2 residents per flat.
Approximate maximum number of employees at any one time	Unknown, but variable, cleaning staff and estates/housing staff could be present.
Approximate maximum number of members of the public at any one time	Unknown visitors to residents could be present at any time.
Number of fire wardens / fire marshals on site	0 (no permanent staff present)
Are occupants familiar with the layout?	Yes
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Unknown, none evident at the time of the assessment.
Are the premises used for sleeping accommodation?	Yes
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	No
Evacuation Strategy – e.g. phased, simultaneous etc.	The fire action notices provided are in conflict with each other, instructing both a simultaneous evacuation which is in line with the full fire alarm that has been provided and a stay put policy which is generally seen as appropriate for a purpose built block of flats.
Responsible person or person having control of the premises.	The Responsible Person is Wandle. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Wandle to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.

Building Description	
Age of Building	Unknown.
Brief details of construction	A 7 storey purpose built block of flats, built above retail premises with a flat roof.
Brief details of any external wall system or specified attachments (incl balconies)?	Cladding panels to the front and balconies to the rear were identified.
Approximate area in sqm of building footprint	Unknown.
Description of layout (include number of fire exits & stairs etc.)	Chloe Court is a 7 storey brick, concrete and steel constructed block of 22 flats the entrances to which are located via lobby protection from the stairwell on floors 1-6. The flats are built above retail premises, with a secure gated entrance at street level, which leads to the front door, with fire fighter override key, to the ground floor hallway and access to the electrical cupboard, lift and the single, protected, staircase to the upper floors. Windows within the staircase and AOVs in the lobbies provide ventilation, along with the front door and the alternative exit to the courtyard shared with Thalia Court.
Number of floors ground and above	7
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	All communal areas as described. Flats 12 and 20 were sampled to determine the fire resistance of the front door.
Regulation 38 fire safety information made available.	Unavailable
Date of previous FRA and are all actions complete and signed off?	November 2023.

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Risk Assessment Ratings

ACTIONS / RECOMMENDATIONS			
Definition of priorities (where applicable):			
Urgent (Previously described as Intolerable)	**Very High (P1X)**	Reserved exclusively for issues that present an immediate, clear and present danger to occupants in the premises. Item considered to be very likely to occur and to have a very high impact to a single person or people onsite if not immediately resolved. The client must be made aware of the nature of the issue whilst the assessor remains onsite. All practical means and measures should be implemented to resolve the issue with immediate effect. Note from Wandle: Work should not be started or continued until the risk has been reduced. If it is not possible to reduce the risk even with unlimited resources, work has to remain prohibited.	Target completion Emergency – **within 48 hours** (or immediately where feasible.)
Very Strongly Recommended (Previously described as Substantial)	**High (P1)**	Immediate actions required or if it is not feasibly practical to immediately resolve the issue, it is strongly recommended that a written program be put in place for resolving the issue and remedial measures put in place to control risk in the meantime. Considerable resources should be provided to resolve this. Note from Wandle: Work should not be started until the risk has been reduced. Considerable resources may have to be allocated to reduce the risk. Where the risk involves work in progress, urgent actions should be taken.	Target completion Immediate – should be implemented as soon as possible, usually **within 1 month**.
Strongly recommended (Previously described as Moderate)	**Medium (P2)**	It is essential that efforts are made to reduce the risk in the short/medium term. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Note from Wandle: Efforts should be made to reduce the risk, but the costs of prevention should be carefully measured and limited. Risk reduction measures should be implemented within an agreed time period. Where the moderate risk is associated with extremely harmful consequences, further assessment may be necessary to establish more precisely the likelihood of harm as a basis for determining the need for improved control measures.	Target completion *Short term (3) – should be implemented **within 6 months**. *Medium term (4) – should be implemented **within 12 months**.

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ACTIONS / RECOMMENDATIONS			
Recommended (Previously described as Tolerable)	**Low (P3)**	Action required in the longer term, some resources allocated and a program put in place. Note from Wandle: No additional controls are required. Consideration maybe given to a more cost effective solution or improvement that imposes no additional cost burden. Monitoring is required to ensure that the controls are maintained.	Target completion Long term – should be implemented as and when the opportunity arises but **limited to 36 months**, such as at time of replacement of a fire door or refurbishment of premises.
Advisory (Previously described as Trivial)	**Advisory (P4)**	Advisory, or no immediate action necessary. However, this will be best practice, so the item should be addressed when time or resources allow.	

The above table relates to the risk to allow the responsible person a guide to determine which risks should be addressed first and the best allocation of resources. Regardless of the severity of the rating, easy actions to resolve, (i.e. closing propped open fire-resisting doors), should be done as soon as practically possible. More difficult actions to resolve that may result in alteration to building fabric etc, should be programmed in depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk, may be too high compared to their perception of the risk. These observations should be recorded. It is obviously strongly recommended that the higher risk recommendations are resolved and not just 'justified.'

*Wandle will prioritise recommendations in line with the following risk matrix:

Likelihood of Harm	**Potential Consequence of Harm**		
	Slight **(1)**	Moderate **(2)**	Extreme **(3)**
Low **(1)**	Trivial Risk **(1)**	Tolerable Risk **(2)**	Moderate Risk **(3)**
Medium **(2)**	Tolerable Risk **(2)**	Moderate Risk **(4)**	Substantial Risk **(6)**
High **(3)**	Moderate Risk **(3)**	Substantial Risk **(6)**	Intolerable Risk **(9)**

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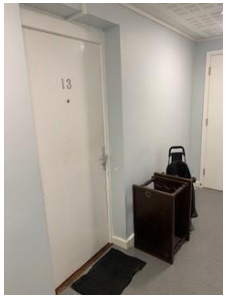
Findings of the Fire Risk Assessment

Recommendations

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
8.1	Medium	Housekeeping is required within the communal hallways outside Flats 6 and 13 and within the pump room where personal items were being stored. The items are to be removed and the residents reminded not to use the communal areas for personal storage.	03-Means of escape	16-General housekeeping	

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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
12.4	Medium	There is a push to exit button at the front exit, although that to the rear into the courtyard has an emergency override. It should be confirmed that the front exit door will failsafe to open with a loss of power.	03-Means of escape	01-Survey & Report	
12.13	Medium	It was noted that the smoke vent adjacent to Flat 9 was open /damaged. Repairs are required to ensure that it is closes properly and is in good working order.	18-Smoke Ventilation	02-Repair	
13.2	Medium	External emergency lighting has also been provided but it was noted that it is not working in the courtyard and on the staircase on the escape route which is shared with Thalia Court. It should be ensured that the emergency lighting is in good working order to aid an evacuation at any given time.	06-Emergency Lighting	02-Repair	

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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1	Medium	An internal ventilation system was identified. it should be confirmed that this is shut off upon actuation of the fire alarm system to prevent the spread of any smoke/fire spread.	02-Compartmentation	01-Survey & Report	
15.1	Medium	Areas of coloured cladding panels were noted which may present a risk of fire spread. The client should confirm that the cladding and the core of any sandwich panels used are fire rated and if an FRAEW/ EWS1 form should be requested.	20-Building Fabric	01-Survey & Report	

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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
15.3	Medium	It is unknown if an EWS1 or FRAEW have been previously requested. The client should gain additional advice from a competent person to understand the requirement.	20-Building Fabric	01-Survey & Report	
15.5	Medium	The building has 7 storeys. It is unknown if a level of risk for the external wall system been identified – the client is to confirm.	20-Building Fabric	01-Survey & Report	
15.6	Medium	It is unknown if any mitigating steps have been put in place in order to manage the risks presented by the external wall system. A full fire alarm may be a part of the mitigation - the client is to confirm.	20-Building Fabric	01-Survey & Report	
15.8	Medium	It is unknown if information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system – the client is to confirm.	20-Building Fabric	11-Provide documentation	
16.1	Medium	A – The door handle on the inside of the entrance door to Flat 12 requires adjustment as the resident confirmed that they have previously been trapped with the door handle not working correctly. Repairs / adjustments/ replacements are required.	07-Dwelling Fire Doors	02-Repair	

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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1	Medium	B – The resident to Flat 20 confirmed that they need a key to lock/unlock the door from the inside. The door furniture is to be changed to provide a thumb twist to aid a quick evacuation if needed.	07-Dwelling Fire Doors	02-Repair	
16.3	Medium	The door to Flat 12 does not close properly. The door / self closing device to the door to Flat 12 requires adjustment so that it pulls the door closed properly into its frame.	07-Dwelling Fire Doors	02-Repair	
16.6	Medium	It is unknown that for any flat entrance doors which have not been inspected within the last 12 months, whether a record has been kept of reasonable attempts at access. The client is to confirm.	07-Dwelling Fire Doors	11-Provide documentation	

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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
17.2	Medium	The lobby door on the top floor did not close properly. Adjustments are required so that the door closes fully into its frame.	08-Communal Fire Doors	02-Repair	
17.4	Medium	Cupboards were generally noted to be locked within the premises. However, the doors to the electrical cupboard and the cupboards outside Flats 4,10 and 12 cannot be secured shut. Repairs are required to the locks to ensure that the cupboard can be kept locked shut.	08-Communal Fire Doors	01-Survey & Report	
19.3	Medium	It is unknown if there are alarm interfaces in place with the commercial tenants at ground floor level – the situation should be confirmed by the client.	15-Fire Detection & Alarm	01-Survey & Report	

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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
19.4	Medium	A Grade A fire alarm, with manual call points and smoke detectors, has been installed. This is not in line with current guidance for purpose built blocks of flats. The client should assure themselves that the installation of the fire alarm and the instructions for the residents are correct, as fire action notices are in conflict and indicate both a stay put and a simultaneous evacuation, the latter of which is also not in line with current guidance for purpose built blocks.	15-Fire Detection & Alarm	01-Survey & Report	
19.5	Medium	It could not be confirmed at the time of the assessment if the fire fighter lift is linked to the fire alarm system and if the arrangements are acceptable. The client is to confirm.	10-Fire Service Access	01-Survey & Report	

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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
21.2	Medium	Fire action notices are in conflict as some instruct a simultaneous evacuation policy, which is unusual for purpose built blocks of flats, and others confirm a stay put policy. See 19.4. The incorrect fire action notices are to be removed.	09-Fire Notice	03-Remove	
22.1	Medium	The SIB was not accessible at the time of the assessment. The client should confirm if the information is available.	09-Fire Notice	11-Provide documentation	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.7	Medium	The service date for fire fighter lift could not be confirmed. It should be ensured that there is an appropriate schedule of maintenance in place.	10-Fire Service Access	07-Service	
24.13	Low	It is unknown, if any of the life safety systems are defective, whether this is reported to the local Fire and Rescue Service. The client is to confirm.	11- Fire Fighting Appliances	11-Provide documentation	
25.2	Low	It is not known how information on the importance of fire doors is provided to residents. Wandle to confirm how information relating to the importance of fire doors in fire safety is provided to residents.	09-Fire Notice	11-Provide documentation	
25.3	Low	It is not known if the residents are being made aware of the outcome of any checks to fire safety equipment. The client is to confirm.	09-Fire Notice	11-Provide documentation	

Note: The significant findings are considered to be the whole of this fire risk assessment, including all commentary made in the respective sections of the document. Those items that have been identified as requiring remedial action in order to reduce the risk to life or serious injury to as low as reasonably practicable, within and around the building, will be listed in the action plan above.

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Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?	N/A	☐	Yes	☐	No	☑
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	☐	Yes	☐	No	☑
1.3	Is the building used for sleeping purposes?	N/A	☐	Yes	☑	No	☐
1.4	Are there people whose mobility is impaired?	U/K	☑	Yes	☐	No	☐
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	☑	Yes	☐	No	☐
1.6	Are there people who have visual / hearing or cognitive impairments?	U/K	☑	Yes	☐	No	☐
1.7	Are there elderly or young children?	U/K	☐	Yes	☑	No	☐
1.8	Is the building occupied by people familiar with the layout?	N/A	☐	Yes	☑	No	☐
1.9	Is the building occupied by manageable numbers of staff / visitors?	N/A	☐	Yes	☑	No	☐
1.10	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (i.e PEEPs, SIB info)	U/K	☐	Yes	☑	No	☐
1.11	Has this report identified any issues which require mandatory occurrence reporting? (High-rise residential only)	N/A	☐	Yes	☐	No	☑

Comments:

1.1 There is no particular user group considered to be at any significant risk.
1.2 No employees or contractors on site at the time of the assessment.
1.3 As a residential building there will be sleeping residents.
1.4 There are no known residents with any mobility issues.
1.5 See 1.4
1.6 No known residents with any visual / hearing or cognitive impairments
1.7 As a general needs property there could be elderly or young persons present.
1.8 As a residential premises occupants would be familiar with the layout.

People at Risk

1.9 The building is occupied by manageable numbers of staff / visitors.

1.10 See 1.4

1.11 This report has not identified any issues which require mandatory occurrence reporting.

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Fire Hazards and their Elimination or Control

Electrical Sources of Ignition								
2.1	Reasonable measures taken to prevent fires of electrical origin?	N/A	☐	Yes	☑	No	☐
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	☑	Yes	☐	No	☐
2.3	Suitable limitation of trailing leads and adapters?	N/A	☐	Yes	☑	No	☐
2.4	Reasonable measures taken for electrical vehicle charging points?	N/A	☑	Yes	☐	No	☐
2.5	Fixed wiring installation testing up to date?	U/K	☐	Yes	☑	No	☐

Comments:

2.1 See 2.5

2.2 No portable appliances in the communal areas.

2.3 No trailing leads/adapters present.

2.4 No electrical vehicle charging points present.

2.5 The sticker attached to the electrical installation showed that the next service is due in July 2027, and that it is therefore within test date.

Smoking							
3.1	Reasonable measures taken to prevent fires as a result of smoking?	N/A	☐	Yes	☑	No	☐
3.2	Is the no smoking policy enforced?	N/A	☐	Yes	☑	No	☐
3.3	Has 'No Smoking' signage been provided?	N/A	☐	Yes	☑	No	☐

Comments:

3.1 No evidence of any unauthorised smoking.

3.2 No evidence of any unauthorised smoking.

3.3 There is a "no smoking" sign provided.

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Portable Heaters and Heating Installations								
4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify	N/A	☐	Yes	☐	No	☑
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	☑	Yes	☐	No	☐
	Comments: 4.1 No naked flame, portable heaters or radiant heaters in use. 4.2 See 4.1						

Lightning Protection							
5.1	Is there a lightning protection system in place?	U/K	☐	Yes	☐	No	☑
5.2	Are records available to confirm that it is routinely checked?	N/A	☑	Yes	☐	No	☐
	Comments: 5.1 Lightning protection was not identified. 5.2 See 5.1						

Cooking							
6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	☑	Yes	☐	No	☐
6.2	Are filters changed and ductwork cleaned regularly?	N/A	☑	Yes	☐	No	☐
6.3	Suitable extinguishing appliances available?	N/A	☑	Yes	☐	No	☐
	Comments: 6.1 No cooking facilities in communal areas. 6.2 See 6.1 6.3 See 6.1						

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Fire History & Arson								
7.1	Has there been a history of fire incidents in the building?	U/K	☐	Yes	☐	No	☑
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	☐	Yes	☑	No	☐
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	☐	Yes	☑	No	☐

Comments:

7.1 There is no known history of fire incidents within this building.

7.2 Secure key/fob access, with fire fighter drop key override, is provided.

7.3 There was no unnecessary fire load in close proximity to the building at the time of the assessment.

Housekeeping							
8.1	Is the standard of housekeeping adequate?	N/A	☐	Yes	☐	No	☑
8.2	Do combustible materials appear to be separated from ignition sources?	N/A	☐	Yes	☑	No	☐
8.3	Appropriate storage of hazardous/flammable materials?	N/A	☑	Yes	☐	No	☐
8.4	Avoidance of inappropriate storage of combustible materials?	N/A	☐	Yes	☐	No	☑
8.5	Are all escape routes clear of combustible materials?	N/A	☐	Yes	☐	No	☑
8.6	Is there any upholstered furniture located in the premises and if so; is there evidence to indicate that it complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?	N/A	☑	Yes	☐	No	☐

Comments:

8.1 Housekeeping is required within the communal hallways outside Flats 6 and 13 and within the pump room where personal items were being stored. The items are to be removed and the residents reminded not to use the communal areas for personal storage.

8.2 No storage in electrical cupboard.

8.3 No hazardous/flammable materials noted at the time of the assessment.

8.4 See 8.1.

8.5 See 8.1.

8.6 No furniture present in communal areas.

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Hazards Introduced by Outside Contractors and Building Works							
9.1	Are fire safety conditions imposed on outside contractors?	U/K	☐	Yes	☑	No	☐
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including "hot work" permits)?	U/K	☐	Yes	☑	No	☐
9.3	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of "hot work" permits?	N/A	☐	Yes	☑	No	☐

Comments:

9.1 It is understood that contractors are controlled centrally by Wandle Housing Association and suitable management procedures are in place.

9.2 See 9.1

9.3 See 9.1

Dangerous Substances							
10.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	☑	Yes	☐	No	☐
10.2	If so, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A	☑	Yes	☐	No	☐

Comments:

10.1 No dangerous substances noted.

10.2 See 10.1

Other Significant Fire Hazards That Warrant Consideration							
11.1	Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	N/A	☐	Yes	☐	No	☑
11.2	Are processes carried out which give rise to a significant fire risk?	N/A	☐	Yes	☐	No	☑
11.3	Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas? If yes, has appropriate information about risk and control been shared?	N/A	☐	Yes	☐	No	☑

Comments:

11.1 No additional fire hazards noted.

11.2 No processes carried out giving rise to a significant fire risk.

11.3 There were no issues identified with the presence of the ground floor commercial premises.

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Fire Protection Measures

Means of Escape from Fire							
12.1	It is considered that the building is provided with reasonable means of escape in case of fire.	N/A	☐	Yes	☑	No	☐
12.2	Adequate design of escape routes?	N/A	☐	Yes	☑	No	☐
12.3	Adequate provision of exits?	N/A	☐	Yes	☑	No	☐
12.4	Exits easily and immediately openable where necessary?	N/A	☐	Yes	☐	No	☑
12.5	Fire exits open in direction of escape where necessary?	N/A	☐	Yes	☑	No	☐
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	☐	Yes	☑	No	☐
12.7	Satisfactory means for securing exits?	N/A	☐	Yes	☑	No	☐
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	☐	Yes	☑	No	☐
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	☐	Yes	☑	No	☐
12.10	Suitable protection of escape routes?	U/K	☐	Yes	☑	No	☐
12.11	Suitable fire precautions for all inner rooms?	N/A	☑	Yes	☐	No	☐
12.12.1	Internal escape routes unobstructed?	N/A	☐	Yes	☐	No	☑
12.12.2	External escape routes unobstructed?	N/A	☐	Yes	☑	No	☐
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	☐	Yes	☐	No	☑
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	☑	Yes	☐	No	☐
12.15	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	☑	Yes	☐	No	☐
12.16	Are responsibilities clearly defined for shared areas (e.g. shared escape routes)	N/A	☐	Yes	☑	No	☐

Means of Escape from Fire

Comments:

12.1	The building is provided with reasonable means of escape in case of fire. The flats are located within accommodation lobbies, separate from the staircase, with acceptable travel distances.
12.2	See 12.1
12.3	See 12.1
12.4	There is a push to exit button at the front exit, although that to the rear into the courtyard has an emergency override. It should be confirmed that the front exit door will failsafe to open with a loss of power.
12.5	The front entrance/exit door opens inwards which is deemed acceptable for the low occupancy numbers. In addition, there is a further exit leading into the rear courtyard shared with Thalia Court.
12.6	No sliding or revolving doors present.
12.7	See 7.2.
12.8	Travel distances considered suitable for this building type.
12.9	See 12.8
12.10	Suitable protection appears to be provided.
12.11	No inner rooms present.
12.12.1	Internal escape routes were not clear at the time of the assessment. See 8.1.
12.12.2	The external escape route through the courtyard was clear at the time of the assessment
12.13	Manually openable windows and exit doors would provide ventilation within the staircase. An AOV / smoke shaft is provided within each accommodation corridor which would also provide ventilation. A – It was noted that the smoke vent adjacent to Flat 9 was open /damaged. Repairs are required to ensure that it is closes properly and is in good working order.
12.14	No excessively long corridors are present.
12.15	See 1.4.
12.16	The external escape route via the courtyard to the rear of the building is shared with the residents of Thalia Court. Thalia Court is also owned by Wandle and used as general needs premises.

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Emergency Escape Lighting								
13.1	Reasonable standard of emergency escape lighting system provided?	N/A	☐	Yes	☑	No	☐
13.2	Is reasonable external emergency lighting supplied?	N/A	☐	Yes	☐	No	☑

Comments:

13.1 Emergency lighting has been provided throughout.

13.2 External emergency lighting has also been provided but it was noted that it is not working in the courtyard and on the staircase on the escape route which is shared with Thalia Court. It should be ensured that the emergency lighting is in good working order to aid an evacuation at any given time.

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Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development							
14.1	Is compartmentation of a reasonable standard?	U/K	☐	Yes	☐	No	☑
14.2	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	☐	Yes	☑	No	☐
14.3	Reasonable limitation of surface linings that might promote fire spread?	N/A	☐	Yes	☑	No	☐
14.4	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and combustion products in the early stages of a fire?	N/A	☑	Yes	☐	No	☐
14.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	☐	Yes	☑	No	☐

Comments:

14.1 Certificated compartmentation works were noted within the riser cupboards.

A- An internal ventilation system was identified. it should be confirmed that this is shut off upon actuation of the fire alarm system to prevent the spread of any smoke/fire spread.

14.2 Compartmentation is assumed to be acceptable between the residential and the commercial areas. If there are any concerns then a Type 4 assessment should be requested.

14.3 Surface linings considered appropriate.

14.4 Dampers are not provided.

14.5 Structural elements appeared to be adequately protected to maintain fire resistance from a visual inspection only. Please note this was a non-intrusive inspection.

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External Wall System							
15.1	From a visual inspection, are there any external linings such as cladding or timber balconies which may promote fire spread?	N/A	☐	Yes	☑	No	☐
15.2	Does the building require a FRAEW?	U/K	☑	Yes	☐	No	☐
15.3	Has an EWS1 form or FRAEW been previously completed for the premises?	U/K	☑	Yes	☐	No	☐
15.4	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	☑	Yes	☐	No	☐
15.5	Has a level of risk for the external wall system been identified? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
15.6	Have any mitigating steps been put in place in order to manage risks presented by the external wall system? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
15.7	Based on a visual only inspection, provide a description of the external wall system / building exterior visible in your notes below?	N/A	☐	See Below	☑	Not Included	☐
15.8	Has information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system? (High-rise residential only)	N/A	☑	Yes	☐	No	☐

Comments:

15.1 Areas of coloured cladding panels were noted which may present a risk of fire spread. The client should confirm that the cladding and the core of any sandwich panels used are fire rated and if an FRAEW/ EWS1 form should be requested.

15.2 See 15.1.

15.3 It is unknown if an EWS1 or FRAEW have been previously requested. The client should gain additional advice from a competent person to understand the requirement.

15.4 See 15.1.

15.5 The building has 7 storeys. It is unknown if a level of risk for the external wall system been identified – the client is to confirm.

External Wall System

15.6 It is unknown if any mitigating steps have been put in place in order to manage the risks presented by the external wall system. A full fire alarm may be a part of the mitigation - the client is to confirm.

15.7 See 15.1

15.8 It is unknown if information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system – the client is to confirm.

Flat entrance Doors

16.1	Are existing flat entrance doors adequate?	U/K	☐	Yes	☐	No	☑
16.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	☐	Yes	☑	No	☐
16.3	Are flat entrance doors adequately self-closing?	U/K	☐	Yes	☐	No	☑
16.4	Are there any security gates/grilles fitted which present a risk? i.e they can not be opened from the inside without the use of a key / can not be breached by the fire and rescue service in under three minutes.	N/A	☐	Yes	☐	No	☑
16.5	Are flat entrance doors being checked on an annual basis?	U/K	☑	Yes	☐	No	☐
16.6	For any flat entrance doors which have not been inspected within the last 12 months, has a record been kept of reasonable attempts at access? (residential building over 11m only)	U/K	☑	Yes	☐	No	☐

Comments:

16.1 The flat doors appeared to be adequately fire rated although there was no certification present. The sampled doors to Flats 12 and 20 were fitted with 3 hinges, a self closing device and strips and seals.

A – The door handle on the inside of the entrance door to Flat 12 requires adjustment as the resident confirmed that they have previously been trapped with the door handle not working correctly. Repairs / adjustments/ replacements are required.

B – The resident to Flat 20 confirmed that they need a key to lock/unlock the door from the inside. The door furniture is to be changed to provide a thumb twist to aid a quick evacuation if needed.

16.2 See 16.1

16.3 The door to Flat 12 does not close properly. The door / self closing device to the door to Flat 12 requires adjustment so that it pulls the door closed properly into its frame.

16.4 No security grilles present.

16.5 Wandle Housing Association have measures in place for checking flat entrance doors annually.

Flat entrance Doors

16.6 It is unknown that for any flat entrance doors which have not been inspected within the last 12 months, whether a record has been kept of reasonable attempts at access. The client is to confirm.

Communal Fire Doors (Cross Corridor and Riser)

17.1	Are existing fire doors adequate?	N/A	☐	Yes	☑	No	☐
17.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	☐	Yes	☐	No	☑
17.3	Are fire doors held open by devices linked to alarm system?	N/A	☐	Yes	☐	No	☑
17.4	Are non-self-closing fire doors kept locked when not in use?	N/A	☐	Yes	☐	No	☑
17.5	Are communal fire doors being checked on a quarterly basis?	N/A	☐	Yes	☑	No	☐

Comments:

17.1 A - The lobby doors were noted to be indicative of FD30 doors, fitted with 3 hinges, self closing devices, Georgian wired glazing vision panels and strips and smoke seals.

17.2 The lobby door on the top floor did not close properly. Adjustments are required so that the door closes fully into its frame.

17.3 Communal fire doors are not linked to a fire alarm system.

17.4 Cupboards were generally noted to be locked within the premises. However, the doors to the electrical cupboard and the cupboards outside Flats 4,10 and 12 cannot be secured shut. Repairs are required to the locks to ensure that the cupboard can be kept locked shut.

17.5 Wandle Housing Association have measures in place for checking communal fire doors quarterly.

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Fire Safety Signs and Notices

Fire Safety Signs and Notices							
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	☐	Yes	☑	No	☐
18.2	Has appropriate way-finding signage been installed? The signage must be visible in low light or smoky conditions and identify flat and floor numbers in the stairwells (*High-rise residential only*)	N/A	☐	Yes	☑	No	☐
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	☐	Yes	☑	No	☐
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	☐	Yes	☑	No	☐
18.5	Is there suitable signage on internal exit routes?	N/A	☐	Yes	☑	No	☐
18.6	Is there suitable signage on external exit routes?	N/A	☐	Yes	☑	No	☐
18.7	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, PV signage, fire precaution signage?)	N/A	☐	Yes	☐	No	☑
	Comments: 18.1 Signage present where required. 18.2 Signage present where required. 18.3 Appropriate fire door signage provided. 18.4 Signage present where required. 18.5 See 18.1 18.6 External directional signage identified. 18.7 Signage present where required.						

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Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
19.1	Reasonable manually operated electrical fire alarm system provided?	N/A	☐	Yes	☑	No	☐
19.2	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	N/A	☐	Yes	☑	No	☐
19.3	Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?	U/K	☑	Yes	☐	No	☐
19.4	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	☐	Yes	☐	No	☑
19.5	Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?	U/K	☑	Yes	☐	No	☐
19.6	Are alarm signals remote call monitored?	N/A	☑	Yes	☐	No	☐
19.7	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	☐	Yes	☑	No	☐

Comments:

19.1 See 19.4

19.2 See 19.4

19.3 It is unknown if there are alarm interfaces in place with the commercial tenants at ground floor level – the situation should be confirmed by the client.

19.4 A Grade A fire alarm, with manual call points and smoke detectors, has been installed. This is not in line with current guidance for purpose built blocks of flats. The client should assure themselves that the installation of the fire alarm and the instructions for the residents are correct, as fire action notices are in conflict and indicate both a stay put and a simultaneous evacuation, the latter of which is also not in line with current guidance for purpose built blocks.

19.5 It could not be confirmed at the time of the assessment if the fire fighter lift is linked to the fire alarm system and if the arrangements are acceptable. The client is to confirm.

19.6 Alarm signals are not remote call monitored.

19.7 A zone plan was noted at the time of the assessment.

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Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
20.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	☐	Yes	☑	No	☐
20.2	Is the building provided with fire brigade drop key access?	N/A	☐	Yes	☑	No	☐
20.3	Is the building's drop key access functional?	N/A	☐	Yes	☑	No	☐
20.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	☑	Yes	☐	No	☐
20.5	Are hose reels provided?	N/A	☑	Yes	☐	No	☐
20.6	Are there sprinklers or other fixed suppression systems?	N/A	☑	Yes	☐	No	☐
20.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	☐	Yes	☑	No	☐

Comments:

20.1 Adequate fire service access provided from the road.

20.2 Fire brigade drop key access has been provided which allowed entranced into the building.

20.3 See 20.2

20.4 Extinguishers are not provided in the communal areas.

20.5 No hose reels present, nor required.

20.6 No sprinkler system provided.

20.7 A dry riser is present. Smoke vents are provided on each level.

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Management of Fire Safety

Procedures and Arrangements							
21.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	N/A	☐	Yes	☑	No	☐
21.2	Are the Fire Action notices appropriate for the procedure that is adopted within this building?	N/A	☐	Yes	☐	No	☑
21.3	Appropriate fire procedures in place for both core and non-working hours? `	N/A	☐	Yes	☐	No	☑
21.4	Are procedures in the event of fire appropriate and properly documented?	N/A	☐	Yes	☐	No	☑
21.5	Are there suitable arrangements for summoning the fire and rescue service?	N/A	☐	Yes	☑	No	☐
21.6	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	☑	Yes	☐	No	☐
21.7	Is there a suitable fire assembly point(s)?	N/A	☑	Yes	☐	No	☐
21.8	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	☑	No	☐

Comments:

21.1 The Responsible Person is Wandle. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Wandle to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.

21.2 Fire action notices are in conflict as some instruct a simultaneous evacuation policy, which is unusual for purpose built blocks of flats, and others confirm a stay put policy. See 19.4. The incorrect fire action notices are to be removed.

21.3 See 21.2

21.4 See 21.2

21.5 It is assumed that the residents will contact the emergency services in the event of a fire.

21.6 It is assumed that residents will take responsibility for their own evacuation.

21.7 It is assumed that any residents evacuating will assemble on the main street if they require to evacuate, there is no requirement for a designated assembly point.

21.8 Residents are provided with information regarding reporting any safety measures that have fallen below standard.

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Fire Service Information								
22.1	Is building information such as the fire emergency plan and floor plans available on site?	U/K	☑	Yes	☐	No	☐
22.2	Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
22.3	Has a Secure Information Box been provided?	N/A	☐	Yes	☑	No	☐
22.4	Does the Secure Information Box contain the name and contact details of the Responsible Person and hard copies of the building floor plans? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
22.5	Have up-to-date plans (hard copy), including details of key firefighting equipment been placed in a secure information box? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
22.6	Have up to date details of key fire fighting equipment been placed in a secure information box? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
22.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	☐	Yes	☑	No	☐

Comments:

22.1 The SIB was not accessible at the time of the assessment. The client should confirm if the information is available.

22.2 It is unknown if up-to-date electronic floor plans have been provided to the local Fire and Rescue Service. See 22.1.

22.3 A secure information box has been provided, although it was not accessed at the time of the assessment.

22.4 See 22.1

22.5 See 22.1

22.6 See 22.1.

22.7 Wandle carry out joint inspections when requested and provide information for the LFB portal on the high rise properties.

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Training and Drills							
23.1	Are fire drills carried out at appropriate intervals?	N/A	☑	Yes	☐	No	☐
23.2	Are all staff given adequate periodic "refresher training" at suitable intervals?	N/A	☑	Yes	☐	No	☐
23.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	☑	Yes	☐	No	☐
23.4	When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A	☐	Yes	☑	No	☐
23.5	When the employees of another employer work in the premises: Is it ensured that the employees are provided with adequate instructions and information?	N/A	☐	Yes	☑	No	☐
23.6	Are persons nominated and trained to use fire extinguishing appliances?	N/A	☑	Yes	☐	No	☐

Comments:

23.1 Fire drills not considered necessary in general needs properties.

23.2 No Wandle staff present.

23.3 No Wandle staff present.

23.4 See 9.1.

23.5 See 9.1.

23.6 No extinguishers present.

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Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	☐	Yes	☐	No	☑
24.2	Periodic servicing of fire detection and alarm system?	N/A	☐	Yes	☑	No	☐
24.3	Monthly and annual testing routines for emergency lighting?	N/A	☐	Yes	☑	No	☐
24.4	Annual maintenance of fire extinguishing appliances?	N/A	☑	Yes	☐	No	☐
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	☑	Yes	☐	No	☐
24.6	Six-monthly inspection and annual testing of rising mains?	N/A	☐	Yes	☑	No	☐
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	N/A	☐	Yes	☐	No	☑
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	☑	Yes	☐	No	☐
24.9	Routine checks on Ventilation and Extraction System	N/A	☐	Yes	☑	No	☐
24.10	Has a 5 year electrical installation check taken place?	N/A	☐	Yes	☑	No	☐
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	☑	Yes	☐	No	☐
24.12	Have gas safety checks / boiler inspections taken place?	N/A	☑	Yes	☐	No	☐
24.13	If any of the life safety systems are defective, has this been reported to the local Fire and Rescue Service? (High-rise residential only)	U/K	☑	Yes	☐	No	☐

Comments:

24.1 See 24.2.

24.2 The last date for testing and servicing of the fire alarm was confirmed as November 2024.

24.3 On site information indicates that the emergency lighting was last tested on 11 December 2024. The 3 hour drain down test was carried out in June 2024.

24.4 Extinguishers not present.

24.5 No escape staircases present.

24.6 Dry riser service date noted as November 2024.

Testing & Maintenance

24.7	The service date for fire fighter lift could not be confirmed. It should be ensured that there is an appropriate schedule of maintenance in place.
24.8	No sprinkler systems present.
24.9	AOV service date noted as August 2024.
24.10	See 2.5.
24.11	No portable appliances present.
24.12	No communal gas.
24.13	It is unknown, if any of the life safety systems are defective, whether this is reported to the local Fire and Rescue Service. The client is to confirm.

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Resident Engagement

Resident Engagement							
25.1	Have relevant fire safety instructions been provided to residents? i.e how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.	N/A	☐	Yes	☑	No	☐
25.2	Have residents been provided with information relating to the importance of fire doors in fire safety?	N/A	☐	Yes	☐	No	☑
25.3	Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)	N/A	☐	Yes	☐	No	☑
25.4	Is information provided to residents with regards to the reporting of any issues / failings within the premises?	N/A	☐	Yes	☑	No	☐

Comments:

25.1 See 21.4

25.2 It is not known how information on the importance of fire doors is provided to residents. Wandle to confirm how information relating to the importance of fire doors in fire safety is provided to residents.

25.3 It is not known if the residents are being made aware of the outcome of any checks to fire safety equipment. The client is to confirm.

25.4 Residents are provided with information regarding reporting any safety measures that have fallen below standard.

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Risk Level Estimator

Potential consequences of fire ⇒ Likelihood of Fire ⇓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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 these premises is:

Low ☐ **Medium** ☑ **High** ☐

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the 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:

Slight harm ☐ **Moderate harm** ☑ **Extreme harm** ☐

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm: Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

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Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ☐ **Tolerable** ☐ **Moderate** ☑ **Substantial** ☐ **Intolerable** ☐

Comments:

The FRA will usually set out a timescale within which regular review will be required. Wandle will however undertake 2 levels of risk assessment reviews in line with the following schedule:

Priority/Risk Level	**Property Type**	**Risk Assessment**	**Interim Review Period (Validation of previous actions)**	**Review Period (Full Assessment)**
High	Supported housing & any block over 4 storeys	Y	N/A	Yearly
Medium	Converted properties	Y	18 months	2 Yearly
Low	Purpose built block with common parts (excluding the above categories).	Y	2 years	3 Yearly
Other	Purpose built flats (no communal areas).	N/A	N/A	N/A

(Note that, although the purpose of this section is to place the fire 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 action plan. The fire risk assessment should be reviewed regularly.)

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Document Control

Author	Lindsey Spencer	**Qualifications**	Tier 3 NAFRAR, L4 FPA-Dip, MIFSM, BA(Hons)
Signed		**Date**	8 January 2025
Verifier	Jacob Spencer	**Qualifications**	FPA Dip, BA
Signed		**Date**	9 January 2025
Document Version	Frankham RMS January 2023		

Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the 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.

Frankham Risk Management Services

BAFE Registration Number: KENT204

Client:	Wandle Housing Association Ltd
Address:	Chloe Court, Bournemouth Road, London SE15 4UN

Applies to all common areas and sampled flats (accessible to the assessor, at the time of the assessment).

The fire risk assessment is for life safety; it is suitable & sufficient and is compliant with the BAFE SP205 scheme.

Assessment Date:	20 December 2024
Review Date:	20 December 2025
Certificate Reference Number:	804109518

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the specification identified in the above 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

Helen Dillon MIFSM CFPA (Europe) Dip – Head of Fire Risk Management

Date of issue: 09-01-2025

SSAIB 7 - 11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear, NE25 9SX

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