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Fire Risk Assessment

ADDRESS: **Royal Standard Court**
226 Hillingdon Street
London SE17 3JD

SURVEY DATE: **20-02-2025**

DATE OF ISSUE: **25-02-2025**

wandle

UPRN:7508A0000000

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Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	20/02/2025
Strategic review frequency	12 months
Next assessment due	20/02/2026
Name of Assessor	Lindsey Spencer Tier 3 NAFRAR, FPA-Dip, MIFSM, BA(Hons)
Address	Royal Standard Court, 226 Hillingdon Street, London, SE17 3JD
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)	No
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	40 based on an average of 2 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.	Stay put unless directly affected or instructed to evacuate by the emergency services.
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.

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Building Description	
Age of Building	Circa 2010s
Brief details of construction	An 8 storey purpose built block of 20 flats with a flat roof.
Brief details of any external wall system or specified attachments (incl balconies)?	The external wall is brick facing with steel balconies present.
Approximate area in sqm of building footprint	Unknown.
Description of layout (include number of fire exits & stairs etc.)	Royal Standard Court, is a 8 storey purpose built block of 20 flats. The secure front door leads to an entrance hallway with a lobby door to Flat 1 and a further secure door into the main part of the building. Here there is access to the electrical cupboard, riser cupboards, the lift and the staircase to the upper floors. A bin store, cycle store and gas meter cupboard are located at ground level with external access possible. The flats are located in protected lobbies from the stairwell at each level. A dry riser and AOVs are provided.
Number of floors ground and above	8
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	All areas as described. The door to Flat 12 was sampled to assess its fire resistance.
Regulation 38 fire safety information made available.	Unavailable
Date of previous FRA and are all actions complete and signed off?	April 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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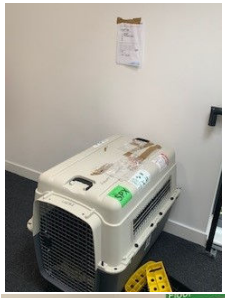
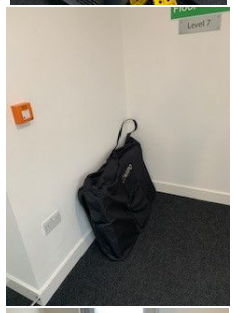
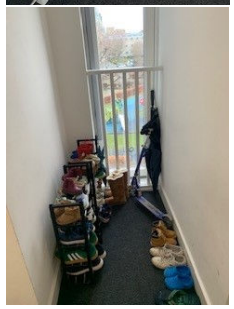
Findings of the Fire Risk Assessment

Recommendations

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
8.1	Medium	Housekeeping is required on the top floor landing where there is gym equipment and an animal crate. There are also 2 pushchairs within the accommodation hallway on the top floor and shoe racks and numerous pairs of shoes by Flat 12 adjacent to the AOV. These items are to be removed and the residents are to be reminded not to store items within the communal areas/escape routes.	03-Means of escape	16-General housekeeping	  

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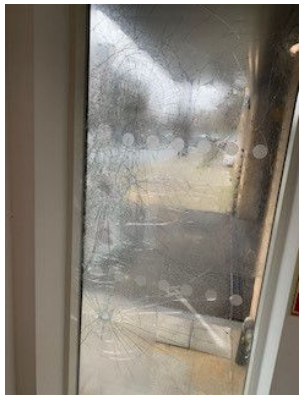
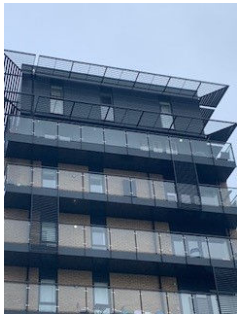
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
11.1	Medium	The glazing is broken on the window by the main entrance. Repairs are required.	16-Security	02-Repair	
15.2	Medium	From the RICS guidance a FRAEW may be required – the client should receive further advice from a competent person.	20-Building Fabric	01-Survey & Report	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
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	
17.2	Medium	The lobby door on the ground floor leading to Flat 1 does not close properly. Adjustments are required so that the door closes fully into its frame.	08-Communal Fire Doors	02-Repair	
19.5	Medium	A fire fighter lift is present. It should be confirmed that it goes to ground upon actuation of a smoke detector.	10-Fire Service Access	01-Survey & Report	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
24.7	Medium	The maintenance regime for the fire fighting lift is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.	10-Fire Service Access	07-Service	
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	

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	No issues which require mandatory occurrence reporting have been identified in this block.

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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 Reasonable measures have not been taken to prevent fire of electrical origin.

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 March 2028, 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 There was no evidence of illicit smoking identified at the time of the assessment.

3.2 See 3.1.

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 identified at the time of the assessment. Service date noted as March 2024.

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 Cooking would not take place 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 fob access.

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 on the top floor landing where there is gym equipment and an animal crate. There are also 2 pushchairs within the accommodation hallway on the top floor and shoe racks and numerous pairs of shoes by Flat 12 adjacent to the AOV . These items are to be removed and the residents are to be reminded not to store items within the communal areas/escape routes.

8.2 Electrical cupboard was free from unauthorised storage.

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 The glazing is broken on the window by the main entrance. Repairs are required.

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

11.3 No commercial tenants.

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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	☐

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Means of Escape from Fire

Comments:

12.1	The building is provided with reasonable means of escape in case of fire, with acceptable travel distances, ventilated communal hallways and a ventilated, protected staircase.
12.2	See 12.1
12.3	See 12.1
12.4	There is a push to exit button with emergency override.
12.5	The entrance/exit door opens outwards.
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 to the escape route is provided.
12.11	No inner rooms present.
12.12.1	Internal escape routes not clear at the time of the assessment. See 8.1.
12.12.2	External escape routes clear at the time of the assessment.
12.13	Ventilation is provided by AOVs/ smoke shaft within the accommodation lobbies on each level and an AOV at the head of the protected staircase.
12.14	No excessively long corridors present.
12.15	See 1.4.
12.16	No escape routes shared with other parties.

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 and appears to be in accordance with BS5266.
13.2	External emergency lighting has not been provided.

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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 Compartmentation appears reasonable from the visual inspection carried out on this Type 1 assessment of the communal parts of the building. The compartmentation between the flats and the means of escape appears solid construction. A visual inspection of the accessible areas was undertaken as part of the assessment but areas with restricted access, i.e. false ceilings and void areas were only inspected where readily accessible. The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

Certificated compartmentation works were identified.

14.2 No commercial tenants.

14.3 Surface linings considered appropriate.

14.4 Dampers are neither provided, nor required.

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. See 14.3

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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)	U/K	☐	Yes	☑	No	☐

Comments:

15.1 The external face is brick facing with metal/glass balconies and there is cladding noted to the top floors.

15.2 From the RICS guidance a FRAEW may be required – the client should receive further advice from a competent person.

15.3 It is unknown if a FRAEW has been carried out.

15.4 See 15.1.

15.5 See 15.1.

15.6 It is unknown if any mitigating steps are required / have been put in place. See 15.2

15.7 See 15.1.

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

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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 cannot be opened from the inside without the use of a key / cannot 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?	N/A	☐	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)	N/A	☐	Yes	☐	No	☑

Comments:

16.1 The entrance door to Flats 8 and 20 were sampled. They were found to be a certificated FD30S door fitted with a perko self closing device, 3 hinges and with strips and seals present. All doors appear identical, and it is therefore assumed that the all the flat doors are consistent. Detection was also noted within the hallway. It is understood that a detailed door survey has been carried out and the client should take the necessary action as per the results of that survey.

16.2 See 16.1

16.3 See 16.1.

16.4 No security grilles present.

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

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.

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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 All common area fire doors and/or frames appear to be appropriately fire rated timber FD30s doors or original timber doors fitted with intumescent strips and self-closing devices where required. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

17.2 The lobby door on the ground floor leading to Flat 1 does not close properly. Adjustments are required so that the door closes fully into its frame.

17.3 No magnetic locks identified.

17.4 Cupboard doors were found to be locked at the time of the assessment.

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

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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 Exit signage was noted throughout the communal areas.

18.2 Way finding signage was identified within the staircase.

18.3 Signage present where required.

18.4 Signage present where required.

18.5 See 18.1

18.6 External signage is not required.

18.7 No other issues identified at the time of the assessment.

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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)?	N/A	☑	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 No call points identified.

19.2 See 19.4.

19.3 No commercial tenants.

19.4 Detection was noted within the communal areas, this is likely inked to the AOVs/Smoke shafts.

19.5 A fire fighter lift is present. It should be confirmed that it goes to ground upon actuation of a smoke detector.

19.6 Alarm signals are not remote call monitored.

19.7 A zone plan is not required, there is no fire alarm panel.

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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 not been provided.

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 Dry risers present, AOVs/smoke shafts present 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 The correct fire action notice is provided, stating that a stay put policy is in place.

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 firefighting 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 There was no access gained to the secure information box. It is understood that Wandle provide information for the LFB portal on the high rise properties.

22.2 See 22.7.

22.3 A secure information box was noted to be present, which was inaccessible at the time of the assessment.

22.4 There was no access gained to the secure information box. It is understood that Wandle provide information for the LFB portal on the high rise properties.

22.5 See 22.4.

22.6 See 22.4

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?	U/K	☐	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)	N/A	☑	Yes	☐	No	☐

Comments:

24.1 See 24.9.

24.2 See 24.9.

24.3 Onsite information indicated that the emergency lighting was last tested on 13 February 2025 and the 3 hour drain down service was in October 2024.

24.4 Extinguishers not present.

24.5 No external escape staircases or gangways.

24.6 Dry riser service date noted as September 2024.

Testing & Maintenance

24.7	The maintenance regime for the fire fighting lift is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.
24.8	No sprinkler systems present.
24.9	AOV service date noted as November 2024.
24.10	See 2.5.
24.11	No portable appliances present.
24.12	No communal gas.
24.13	Life saving systems did not appear to be defective at the time of the assessment.

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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 See 25.4.

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, FPA-Dip, MIFSM, BA(Hons)
Signed		**Date**	20 February 2025
Verifier	Nicola Thomson	**Qualifications**	AIFSM
Signed		**Date**	25th February 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:	Royal Standard Court, 226 Hillingdon Street, London, SE17 3JD

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 February 2025
Review Date:	20 February 2026
Certificate Reference Number:	804109566

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: 25-02-2025

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

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