



FRANKHAM RMS

## Fire Risk Assessment

**ADDRESS:** Whaling House  
Canada Street  
Canada Water  
London  
SW16 6BH

**SURVEY DATE:** 07-01-2025

**DATE OF ISSUE:** 21-01-2025

**wandle**

**UPRN: 7554A0000000**



FRANKHAM RMS

# Fire Risk Assessment Report

|                                 |                                                                     |
|---------------------------------|---------------------------------------------------------------------|
| Type of assessment              | Type 1 Fire Risk Assessment                                         |
| Date of assessment              | 07/01/2025                                                          |
| Strategic review frequency      | 12 months                                                           |
| Next assessment due             | 07/01/2026                                                          |
| Name of Assessor                | Lindsey Spencer Tier 3 NAFRAR, L4 FPA-Dip, MIFSM, BA(Hons)          |
| Address                         | <b>Whaling House, Canada Street, Canada Water, London, SW16 6BH</b> |
| Overall Risk Rating of Building | <b>Moderate</b>                                                     |

\* 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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FRANKHAM RMS

## 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.

Unless specifically assigned or transferred with the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the survey report and its contents.

*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.*



## 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?<br>(18 metres or at least 7 storeys)                            | Yes                                                                                                                                                                                                                                                                                                                                                                                                  |
| Days and hours of which building is in use and any<br>out of hours activities that take place?                     | 24 hours/7 days a week                                                                                                                                                                                                                                                                                                                                                                               |
| Approximate maximum number of occupants                                                                            | 66 based on 2 residents per flat.                                                                                                                                                                                                                                                                                                                                                                    |
| Approximate maximum number of employees at<br>any one time                                                         | Unknown, but variable, cleaning staff and estates/housing<br>staff could be present.                                                                                                                                                                                                                                                                                                                 |
| Approximate maximum number of members of the<br>public at any one time                                             | Unknown visitors to residents could be present at any<br>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<br>mobility/hearing/cognition maybe impaired?                                 | Unknown, none evident at the time of the assessment.                                                                                                                                                                                                                                                                                                                                                 |
| Are the premises used for sleeping<br>accommodation?                                                               | Yes                                                                                                                                                                                                                                                                                                                                                                                                  |
| Are young persons employed within the premises?                                                                    | No                                                                                                                                                                                                                                                                                                                                                                                                   |
| Are there any occupants working in remote areas<br>of the workplace, or working outside normal<br>operating hours? | No                                                                                                                                                                                                                                                                                                                                                                                                   |
| Evacuation Strategy – e.g. phased, simultaneous<br>etc.                                                            | Stay put unless directly affected or instructed to evacuate<br>by the emergency services.                                                                                                                                                                                                                                                                                                            |
| Responsible person or person having control of the<br>premises.                                                    | The Responsible Person is Wandle. The identity of the<br>person who has responsibility for fire safety at the<br>premises and the identity of the competent person<br>appointed by Wandle to assist them to undertake the<br>preventative and protective measures was not provided<br>at the time of the assessment. Additionally, no key<br>individuals gave information as part of the assessment. |



| Building Description                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age of Building                                                                      | Newly constructed 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Brief details of construction                                                        | A part 7/part 8 storey purpose-built block of 33 flats with a flat roof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Brief details of any external wall system or specified attachments (incl balconies)? | Cladding panels and balconies were identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Approximate area in sqm of building footprint                                        | Unknown.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Description of layout (include number of fire exits & stairs etc.)                   | Whaling House is a part 7/part 8 purpose-built block of flats, the entrances to which are in accommodation lobbies set away from the single staircase to all floors. Flats 1-4 have their own independent front doors. The remaining flats share communal areas. There is a secure entrance lobby leading to 2 lifts, one of which is a firefighting lift, with riser cupboards on each level. A separate entrance at ground floor level leads to the plant rooms and the garage area (to which no access was possible). A top floor roof garden and a further communal garden space on the first floor are present. |
| 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)   | Type 1 inspection of communal areas. Internal areas of flats were not accessed/sampled. No services cupboards were accessed (non-standard locks). Entrance door to flat 23 was sampled.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Regulation 38 fire safety information made available.                                | Unavailable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Date of previous FRA and are all actions complete and signed off?                    | February 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



## Risk Assessment Ratings

| ACTIONS / RECOMMENDATIONS                                       |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                 |
|-----------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Definition of priorities (where applicable):                    |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                 |
| Urgent (Previously described as Intolerable)                    | <b>Very High (P1X)</b> | <p>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.</p> <p>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.</p> | Target completion<br>Emergency – <b>within 48 hours</b> (or immediately where feasible.)                                                                        |
| Very Strongly Recommended (Previously described as Substantial) | <b>High (P1)</b>       | <p>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.</p> <p>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.</p>                                                                                                           | Target completion<br>Immediate – should be implemented as soon as possible, usually <b>within 1 month</b> .                                                     |
| Strongly recommended (Previously described as Moderate)         | <b>Medium (P2)</b>     | <p>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.</p> <p>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.</p>       | Target completion<br>*Short term (3) – should be implemented <b>within 6 months</b> .<br><br>*Medium term (4) – should be implemented <b>within 12 months</b> . |



**ACTIONS / RECOMMENDATIONS**

|                                                       |                      |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                             |
|-------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommended<br>(Previously described<br>as Tolerable) | <b>Low (P3)</b>      | Action required in the longer term, some resources allocated and a program put in place.<br><br>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<br><br>Long term – should be implemented as and when the opportunity arises but <b>limited to 36 months</b> , such as at time of replacement of a fire door or refurbishment of premises. |
| Advisory (Previously described as Trivial)            | <b>Advisory (P4)</b> | 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) |



## Findings of the Fire Risk Assessment

### Recommendations

| Sect Ref | Priority | Issue and recommendation                                                                                                                                                                                                                   | Issue Type    | Issue Code               | Photograph (If applicable)                                                           |
|----------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|--------------------------------------------------------------------------------------|
| 2.5      | Medium   | It is unknown when the mains electrical installations were last inspected. It should be ensured that there is an appropriate servicing and maintenance contract in place to inspect and test mains electrical installations every 5 years. | 05-Electrical | 10-Provide certification |                                                                                      |
| 3.2      | Medium   | There was evidence of smoking present in the escape stairwell between floors 3-5. Management to confirm/ensure that the no smoking policy is enforced.                                                                                     | 19-Smoking    | 12-Inform residents      |  |



| Sect Ref | Priority | Issue and recommendation                                                                                                                                                                                                                                                           | Issue Type          | Issue Code         | Photograph (If applicable)                                                                                                                                                 |
|----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.2      | Medium   | The lightning protection system should be maintained if in place.                                                                                                                                                                                                                  | 20-Building Fabric  | 07-Service         |                                                                                                                                                                            |
| 14.1     | Medium   | Electrical intake and services/riser cupboards throughout the block were not accessed due to non-standard locks. Management is to confirm that all service cupboards are fire rate / fire stopped, this should include door furniture to support fire rating.                      | 02-Compartmentation | 01-Survey & Report | <br> |
| 15.1     | Medium   | Materials used in flooring/ceilings of balconies could not be confirmed as being of a type to restrict fire spread. Management to confirm that the materials used in residents' balconies is appropriately non-combustible and will not promote the spread of fire between floors. | 20-Building Fabric  | 01-Survey & Report |                                                                                       |
| 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 |                                                                                                                                                                            |



| Sect Ref | Priority | Issue and recommendation                                                                                                                                                                                                          | Issue Type             | Issue Code               | Photograph (If applicable)                                                          |
|----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------|-------------------------------------------------------------------------------------|
| 15.5     | Medium   | 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       |                                                                                     |
| 15.8     | Medium   | It is unknown if information has been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system (no access to SIB at time of report)– the client is to confirm. | 20-Building Fabric     | 11-Provide documentation |  |
| 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 |                                                                                     |

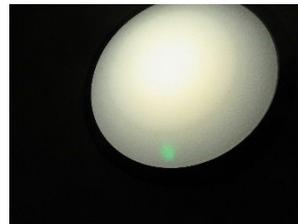


| Sect Ref | Priority | Issue and recommendation                                                                                                                                                                                                                                                                   | Issue Type                | Issue Code         | Photograph (If applicable)                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19.4     | Medium   | A Grade A fire alarm, with manual call points, a panel and smoke detectors, has been installed which is not in line with current guidance for purpose-built blocks of flats. The client is to confirm the reasoning behind this provision which goes against the expected stay put policy. | 15-Fire Detection & Alarm | 01-Survey & Report | The photograph column contains two images. The top image shows a black touch-screen fire alarm control panel mounted on a wall. The screen displays a blue interface with the 'FIRECLAX' logo and various status indicators. The bottom image shows a red manual call point (MCP) mounted on a wall. It has a white top section with a fire alarm symbol and a red bottom section with two black arrows pointing left and right. |



| Sect Ref | Priority | Issue and recommendation                                                                                                                                                                                                                                                                                | Issue Type     | Issue Code               | Photograph (If applicable)                                                            |
|----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|---------------------------------------------------------------------------------------|
| 19.5     | Medium   | It could not be confirmed at the time of the assessment if the fire fighting lifts are linked to the fire alarm system and if the arrangements are acceptable. The client is to confirm that the lift goes to ground upon actuation of the fire alarm.                                                  | 05-Electrical  | 01-Survey & Report       |    |
| 21.2     | Medium   | There are no fire action notices present. Signage is to be provided within the communal areas detailing the action to take in the event of an emergency. As a purpose built block it is assumed that a stay put policy is in place, even with the presence of the fire alarm system/manual call points. | 17-Signage     | 14-Provide signs         |                                                                                       |
| 22.1     | Medium   | There was no building information such as the fire emergency plan and floor plans available on site at the time of the assessment- no access to SIB at time of report. The client should provide the information if required to do so.                                                                  | 09-Fire Notice | 11-Provide documentation |  |
| 22.2     | Medium   | It is unknown if up-to-date electronic floor plans have been provided to the local Fire and Rescue Service. The client is to confirm.                                                                                                                                                                   | 09-Fire Notice | 11-Provide documentation |                                                                                       |



| Sect Ref | Priority | Issue and recommendation                                                                                                                                                                                          | Issue Type                | Issue Code               | Photograph (If applicable)                                                            |
|----------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------|---------------------------------------------------------------------------------------|
| 22.4     | Medium   | No access to SIB at time of report. Management to confirm/ensure contact details of the Responsible Person and hard copies of the building floor plans have been provided.                                        | 09-Fire Notice            | 11-Provide documentation |                                                                                       |
| 22.5     | Medium   | No access to SIB at time of report. Management to confirm/ensure up-to-date plans (hard copy), including details of key firefighting equipment have been provided.                                                | 09-Fire Notice            | 11-Provide documentation |                                                                                       |
| 22.6     | Medium   | No access to SIB at time of report. Management to confirm/ensure up to date details of key firefighting equipment have been provided.                                                                             | 09-Fire Notice            | 11-Provide documentation |                                                                                       |
| 24.2     | Medium   | The last date for testing and servicing of the fire alarm could not be confirmed. It should be ensured that a programme of regular testing and maintenance is in place.                                           | 15-Fire Detection & Alarm | 07-Service               |   |
| 24.3     | Medium   | There are no records on the servicing information relating to the emergency lighting. It should be confirmed that there is an appropriate servicing and maintenance contract in place for the emergency lighting. | 06-Emergency Lighting     | 07-Service               |  |



| Sect Ref | Priority | Issue and recommendation                                                                                                                                                  | Issue Type                   | Issue Code         | Photograph (If applicable)                                                           |
|----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------|--------------------------------------------------------------------------------------|
| 24.6     | Medium   | There were no records to show that the dry riser is being tested/serviced. The client is to confirm that a full programme of regular testing and maintenance is in place. | 11- Fire Fighting Appliances | 07-Service         |   |
| 24.7     | Medium   | The maintenance regime for the firefighting lifts is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.              | 11- Fire Fighting Appliances | 07-Service         |   |
| 24.8     | Medium   | The maintenance regime for the sprinkler system is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.                | 11- Fire Fighting Appliances | 07-Service         |                                                                                      |
| 24.9     | Medium   | The maintenance regime for the AOVs/smoke vents is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.                | 18-Smoke Ventilation         | 07-Service         |  |
| 24.13    | Medium   | It is unknown if any of the life safety systems are defective, whether this has this been reported to the local Fire and Rescue Service. The client is to confirm.        | 11- Fire Fighting Appliances | 01-Survey & Report |                                                                                      |



| Sect Ref | Priority | Issue and recommendation                                                                                                                                                                                      | Issue Type     | Issue Code               | Photograph (If applicable) |
|----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|----------------------------|
| 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     | Medium   | 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.



## Identification of People at Risk

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

### 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.
-



## Fire Hazards and their Elimination or Control

### Electrical Sources of Ignition

|     |                                                                      |     |                                     |     |                                     |    |                                     |
|-----|----------------------------------------------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 2.1 | Reasonable measures taken to prevent fires of electrical origin?     | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 2.2 | Suitable policy regarding the use of personal electrical appliances? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 2.3 | Suitable limitation of trailing leads and adapters?                  | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 2.4 | Reasonable measures taken for electrical vehicle charging points?    | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 2.5 | Fixed wiring installation testing up to date?                        | U/K | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |

#### 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 identified (although there was no access made to the garage at the time of the assessment).
- 2.5 It is unknown when the mains electrical installations were last inspected. It should be ensured that there is an appropriate servicing and maintenance contract in place to inspect and test mains electrical installations every 5 years.

### Smoking

|     |                                                                    |     |                          |     |                                     |    |                                     |
|-----|--------------------------------------------------------------------|-----|--------------------------|-----|-------------------------------------|----|-------------------------------------|
| 3.1 | Reasonable measures taken to prevent fires as a result of smoking? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 3.2 | Is the no smoking policy enforced?                                 | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 3.3 | Has 'No Smoking' signage been provided?                            | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

#### Comments:

- 3.1 There is a "no smoking" sign provided.
- 3.2 There was evidence of smoking present in the escape stairwell between floors 3-5. Management to confirm/ensure that the no smoking policy is enforced.
- 3.3 There is a "no smoking" sign provided.

**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 system was not seen but assumed in place due to height of building.

5.2 The lightning protection system should be maintained if in place.

**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 facilities are not provided in the communal areas.

6.2 See 6.1.

6.3 See 6.1.

**Fire History & Arson**

|     |                                                                                                                         |     |                          |     |                                     |    |                                     |
|-----|-------------------------------------------------------------------------------------------------------------------------|-----|--------------------------|-----|-------------------------------------|----|-------------------------------------|
| 7.1 | Has there been a history of fire incidents in the building?                                                             | U/K | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.2 | Does basic security against arson by outsiders appear reasonable?                                                       | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 7.3 | Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

## Comments:

- 7.1 There is no known history of fire incidents within this building.
- 7.2 Secure key/fob access 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 | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 8.2 | Do combustible materials appear to be separated from ignition sources?                                                                                                                                                  | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 8.3 | Appropriate storage of hazardous/flammable materials?                                                                                                                                                                   | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| 8.4 | Avoidance of inappropriate storage of combustible materials?                                                                                                                                                            | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 8.5 | Are all escape routes clear of combustible materials?                                                                                                                                                                   | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |

## Comments:

- 8.1 Housekeeping was noted to be acceptable at the time of the assessment.
- 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.

**Hazards Introduced by Outside Contractors and Building Works**

|     |                                                                                                                                     |     |                          |     |                                     |    |                          |
|-----|-------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------|-----|-------------------------------------|----|--------------------------|
| 9.1 | Are fire safety conditions imposed on outside contractors?                                                                          | U/K | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 9.2 | Is there satisfactory control over works carried out on the premises by outside contractors (including "hot work" permits)?         | U/K | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 9.3 | If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of "hot work" permits? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

## 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 | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

## 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 | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 11.2 | Are processes carried out which give rise to a significant fire risk?                                                                                                                                    | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 11.3 | Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas?<br>If yes, has appropriate information about risk and control been shared? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

## 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.



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

**Means of Escape from Fire**

## Comments:

- 12.1 The building is provided with reasonable means of escape in case of fire, with a protected escape staircase and acceptable travel distances.
- 12.2 See 12.1
- 12.3 See 12.1
- 12.4 The final exits are easily openable from the inside without the use of a key or code by the residents. Push to exit buttons with emergency override are present.
- 12.5 Exit doors either open in the direction of escape or opens inwards, however this is considered acceptable as there are multiple exits available.
- 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 have been provided.
- 12.11 No inner rooms present.
- 12.12.1 Internal escape routes were clear at the time of the assessment.
- 12.12.2 External escape routes clear at the time of the assessment.
- 12.13 There is an AOV at the head of the staircase, with smoke vents within the accommodation lobbies on each floor. Manually openable windows are also present within the staircase and landings.
- 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 | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 13.2 | Is reasonable external emergency lighting supplied?               | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |

## 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.



## Measures to Limit Fire Spread and Development

| Measures to Limit Fire Spread and Development |                                                                                                                                                                                                            |     |                                     |     |                                     |    |                          |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|--------------------------|
| 14.1                                          | Is compartmentation of a reasonable standard?                                                                                                                                                              | U/K | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| 14.2                                          | From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?                                                                                     | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 14.3                                          | Reasonable limitation of surface linings that might promote fire spread?                                                                                                                                   | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| 14.5                                          | From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?                                                                                            | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

### Comments:

- 14.1     Certificated works were identified within the bin store.
- Electrical intake and services/riser cupboards throughout the block were not accessed due to non-standard locks. Management is to confirm that all service cupboards are fire rate / fire stopped, this should include door furniture to support fire rating.
- 14.2     Compartmentation appeared to be acceptable.
- 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.



| 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 | <input type="checkbox"/>            | Yes       | <input checked="" type="checkbox"/> | No           | <input type="checkbox"/> |
| 15.2                 | Does the building require a FRAEW?                                                                                                                                                                                                                                                     | U/K | <input checked="" type="checkbox"/> | Yes       | <input type="checkbox"/>            | No           | <input type="checkbox"/> |
| 15.3                 | Has an EWS1 form or FRAEW been previously completed for the premises?                                                                                                                                                                                                                  | U/K | <input checked="" type="checkbox"/> | Yes       | <input type="checkbox"/>            | No           | <input type="checkbox"/> |
| 15.4                 | Is it considered that there are any elements of the external wall system that might promote fire spread?                                                                                                                                                                               | U/K | <input type="checkbox"/>            | Yes       | <input checked="" type="checkbox"/> | No           | <input type="checkbox"/> |
| 15.5                 | Has a level of risk for the external wall system been identified? (High-rise residential only)                                                                                                                                                                                         | U/K | <input checked="" type="checkbox"/> | Yes       | <input type="checkbox"/>            | No           | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | Yes       | <input type="checkbox"/>            | No           | <input type="checkbox"/> |
| 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 | <input type="checkbox"/>            | See Below | <input checked="" type="checkbox"/> | Not Included | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | Yes       | <input type="checkbox"/>            | No           | <input type="checkbox"/> |
| Comments:            |                                                                                                                                                                                                                                                                                        |     |                                     |           |                                     |              |                          |
| 15.1                 | The materials used in flooring/ceilings of balconies could not be confirmed as being of a type to restrict fire spread. Management to confirm that the materials used in residents' balconies is appropriately non-combustible and will not promote the spread of fire between floors. |     |                                     |           |                                     |              |                          |
| 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.                                                                                                                                                                                                                                                                              |     |                                     |           |                                     |              |                          |

**External Wall System**

- 15.5 It is unknown if a level of risk for the external wall system been identified – the client is to confirm.
- 15.6 Not known if risk has been determined at this stage (see 15.3)
- 15.7 See 15.1
- 15.8 It is unknown if information has been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system (no access to SIB at time of report)– the client is to confirm.

**Flat entrance Doors**

|      |                                                                                                                                                                                                                  |     |                                     |     |                                     |    |                                     |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 16.1 | Are existing flat entrance doors adequate?                                                                                                                                                                       | U/K | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 16.2 | Do flat entrance doors appear to offer a notional period of fire resistance?                                                                                                                                     | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 16.3 | Are flat entrance doors adequately self-closing?                                                                                                                                                                 | U/K | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 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 | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 16.5 | Are flat entrance doors being checked on an annual basis?                                                                                                                                                        | U/K | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 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 | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |

**Comments:**

- 16.1 The flat doors appeared to be adequately fire rated. The sampled doors to Flat 23 was a certificated FD30S door, fitted with 4 hinges, a self-closing device and intumescent strips/cold smoke seals.
- 16.2 See 16.1
- 16.3 See 16.1
- 16.4 No security grilles present.
- 16.5 Wandle Housing Association have arrangements 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.

**Communal Fire Doors (Cross Corridor and Riser)**

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

## Comments:

- 17.1 The communal fire doors appear to be appropriately fire rated.
- 17.2 Self closing fire doors closed effectively at the time of the assessment.
- 17.3 Communal fire doors are not linked to a fire alarm system.
- 17.4 Cupboards were found to be locked shut at the time of the assessment. No access gained. See 14.1.
- 17.5 Wandle Housing Association have arrangements in place for checking communal fire doors quarterly.



## Fire Safety Signs and Notices

| Fire Safety Signs and Notices |                                                                                                                                                                                                              |     |                                     |     |                                     |    |                                     |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 18.1                          | Are suitable and sufficient exit and directional signs in place?                                                                                                                                             | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 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 ( <i>High-rise residential only</i> ) | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 18.3                          | Are internal fire doors and escape doors provided with appropriate fire signage?                                                                                                                             | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 18.4                          | Is there suitable and sufficient signage to passive and active firefighting systems?                                                                                                                         | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 18.5                          | Is there suitable signage on internal exit routes?                                                                                                                                                           | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 18.6                          | Is there suitable signage on external exit routes?                                                                                                                                                           | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 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 | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| Comments:                     |                                                                                                                                                                                                              |     |                                     |     |                                     |    |                                     |
| 18.1                          | Signage present where required.                                                                                                                                                                              |     |                                     |     |                                     |    |                                     |
| 18.2                          | Fire safety signage including clear wayfinding markings of floor identification and identification of domestic dwellings provided.                                                                           |     |                                     |     |                                     |    |                                     |
| 18.3                          | Appropriate fire door signage provided.                                                                                                                                                                      |     |                                     |     |                                     |    |                                     |
| 18.4                          | Signage present where required.                                                                                                                                                                              |     |                                     |     |                                     |    |                                     |
| 18.5                          | See 18.1                                                                                                                                                                                                     |     |                                     |     |                                     |    |                                     |
| 18.6                          | External signage is not required.                                                                                                                                                                            |     |                                     |     |                                     |    |                                     |
| 18.7                          | No other signs considered necessary.                                                                                                                                                                         |     |                                     |     |                                     |    |                                     |



## 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 | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 19.2                                    | Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?                                                                                                                                                                            | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 19.3                                    | Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?                                                                                                                                                                                                     | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 19.4                                    | Extent of automatic fire detection generally appropriate for the occupancy and fire risk?                                                                                                                                                                                                  | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 19.5                                    | Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?                                                                                                                                                                    | U/K | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 19.6                                    | Are alarm signals remote call monitored?                                                                                                                                                                                                                                                   | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 19.7                                    | Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?                                                                                                                                                                                | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| Comments:                               |                                                                                                                                                                                                                                                                                            |     |                                     |     |                                     |    |                                     |
| 19.1                                    | See 19.4                                                                                                                                                                                                                                                                                   |     |                                     |     |                                     |    |                                     |
| 19.2                                    | See 19.4 (Individual units were not inspected as part of this assessment. Therefore, the provision of smoke/heat detection within the units could not be confirmed).                                                                                                                       |     |                                     |     |                                     |    |                                     |
| 19.3                                    | No commercial tenants.                                                                                                                                                                                                                                                                     |     |                                     |     |                                     |    |                                     |
| 19.4                                    | A Grade A fire alarm, with manual call points, a panel and smoke detectors, has been installed which is not in line with current guidance for purpose-built blocks of flats. The client is to confirm the reasoning behind this provision which goes against the expected stay put policy. |     |                                     |     |                                     |    |                                     |
| 19.5                                    | It could not be confirmed at the time of the assessment if the fire fighting lifts are linked to the fire alarm system and if the arrangements are acceptable. The client is to confirm that the lift goes to ground upon actuation of the fire alarm.                                     |     |                                     |     |                                     |    |                                     |
| 19.6                                    | Alarm signals are not remote call monitored.                                                                                                                                                                                                                                               |     |                                     |     |                                     |    |                                     |
| 19.7                                    | A zone plan has been provided adjacent to the fire alarm panel present.                                                                                                                                                                                                                    |     |                                     |     |                                     |    |                                     |



## 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 | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 20.2                                          | Is the building provided with fire brigade drop key access?                                                                                                                                                              | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 20.3                                          | Is the building's drop key access functional?                                                                                                                                                                            | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 20.4                                          | Reasonable provision of portable fire extinguishers suitable for the purpose?                                                                                                                                            | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 20.5                                          | Are hose reels provided?                                                                                                                                                                                                 | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 20.6                                          | Are there sprinklers or other fixed suppression systems?                                                                                                                                                                 | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 20.7                                          | Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.                                                                                                                                   | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 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                                          | It was not seen at time of report due to not accessing flats / plant rooms or services cupboards but a previous report stated a sprinkler system has been provided in the private residences & ground floor plant rooms. |     |                                     |     |                                     |    |                                     |
| 20.7                                          | A dry riser is present. An AOV is present at the head of the protected staircase, there are smoke vents on each level within the accommodation lobbies.                                                                  |     |                                     |     |                                     |    |                                     |



## 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 | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 21.2                        | Are the Fire Action notices appropriate for the procedure that is adopted within this building?                                                                                                                                                                                                                                                                                    | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 21.3                        | Appropriate fire procedures in place for both core and non-working hours? `                                                                                                                                                                                                                                                                                                        | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 21.4                        | Are procedures in the event of fire appropriate and properly documented?                                                                                                                                                                                                                                                                                                           | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 21.5                        | Are there suitable arrangements for summoning the fire and rescue service?                                                                                                                                                                                                                                                                                                         | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 21.6                        | Are there suitable arrangements for ensuring that the premises have been evacuated?                                                                                                                                                                                                                                                                                                | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 21.7                        | Is there a suitable fire assembly point(s)?                                                                                                                                                                                                                                                                                                                                        | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 21.8                        | Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?                                                                                                                                                                                                                                                         |     |                                     | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 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                        | There are no fire action notices present. Signage is to be provided within the communal areas detailing the action to take in the event of an emergency. As a purpose built block it is assumed that a stay put policy is in place, even with the presence of the fire alarm system/manual call points.                                                                            |     |                                     |     |                                     |    |                                     |
| 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.                                                                                                                                                                                                                                                                   |     |                                     |     |                                     |    |                                     |



## Fire Service Information

|      |                                                                                                                                                                          |     |                                     |     |                                     |    |                                     |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 22.1 | Is building information such as the fire emergency plan and floor plans available on site?                                                                               | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 22.2 | Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)                                                  | U/K | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            |
| 22.3 | Has a Secure Information Box been provided?                                                                                                                              | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 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) | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 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)                 | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 22.6 | Have up to date details of key firefighting equipment been placed in a secure information box? (High-rise residential only)                                              | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 22.7 | Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?                                            | U/K | <input type="checkbox"/>            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |

## Comments:

- 22.1 There was no building information such as the fire emergency plan and floor plans available on site at the time of the assessment- no access to SIB at time of report. The client should provide the information if required to do so.
- 22.2 It is unknown if up-to-date electronic floor plans have been provided to the local Fire and Rescue Service. The client is to confirm.
- 22.3 A secure information box has been provided- however, there was no access gained at time of the assessment.
- 22.4 No access to SIB at time of report. Management to confirm/ensure contact details of the Responsible Person and hard copies of the building floor plans have been provided.
- 22.5 No access to SIB at time of report. Management to confirm/ensure up-to-date plans (hard copy), including details of key firefighting equipment have been provided.
- 22.6 No access to SIB at time of report. Management to confirm/ensure up to date details of key firefighting equipment have been provided.
- 22.7 Wandle carry out joint inspections when requested and provide information for the LFB portal on the high rise properties.

**Training and Drills**

|      |                                                                                                                                                                 |     |                                     |     |                                     |    |                          |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|--------------------------|
| 23.1 | Are fire drills carried out at appropriate intervals?                                                                                                           | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| 23.2 | Are all staff given adequate periodic "refresher training" at suitable intervals?                                                                               | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| 23.3 | Are staff with special responsibilities (e.g. fire wardens) given additional training?                                                                          | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |
| 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 | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 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 | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 23.6 | Are persons nominated and trained to use fire extinguishing appliances?                                                                                         | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> |

## 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.



## Testing & Maintenance

| Testing & Maintenance |                                                                                                                                            |     |                                     |     |                          |    |                                     |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|-----|--------------------------|----|-------------------------------------|
| 24.1                  | Weekly testing of fire detection and alarm system?                                                                                         | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.2                  | Periodic servicing of fire detection and alarm system?                                                                                     | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.3                  | Monthly and annual testing routines for emergency lighting?                                                                                | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.4                  | Annual maintenance of fire extinguishing appliances?                                                                                       | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/>            |
| 24.5                  | Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?                           | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/>            |
| 24.6                  | Six-monthly inspection and annual testing of rising mains?                                                                                 | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.7                  | Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?                                | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.8                  | Weekly testing and periodic inspection of sprinkler installations?                                                                         | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.9                  | Routine checks on Ventilation and Extraction System                                                                                        | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.10                 | Has a 5-year electrical installation check taken place?                                                                                    | N/A | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 24.11                 | Are portable appliances PAT tested – are records / labels present?                                                                         | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/>            |
| 24.12                 | Have gas safety checks / boiler inspections taken place?                                                                                   | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/>            |
| 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 | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/>            |

### Comments:

24.1 See 24.2.

24.2 No records were available and the last date for testing and servicing of the fire alarm system could not be confirmed. It should be ensured that a programme of regular testing and maintenance is in place.

24.3 There are no records on the servicing information relating to the emergency lighting. It should be confirmed that there is an appropriate servicing and maintenance contract in place.



## Testing & Maintenance

- 24.4 Extinguishers not present.
  - 24.5 No escape staircases present.
  - 24.6 There were no records to show that the dry riser is being tested/serviced. The client is to confirm that a full programme of regular testing and maintenance is in place.
  - 24.7 The maintenance regime for the firefighting lifts is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.
  - 24.8 The maintenance regime for the sprinkler system is unknown. It should be ensured that there is an appropriate servicing and maintenance contract
  - 24.9 The maintenance regime for the AOVs/smoke vents is unknown. It should be ensured that there is an appropriate servicing and maintenance contract in place.
  - 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 has this been reported to the local Fire and Rescue Service. The client is to confirm.
-



## 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 | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| 25.2                | Have residents been provided with information relating to the importance of fire doors in fire safety?                                                                                                                                    | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| 25.3                | Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)                                                                                                                        | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| 25.4                | Is information provided to residents with regards to the reporting of any issues / failings within the premises?                                                                                                                          | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| 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.                                                                                                                          |     |                          |     |                                     |                                        |



# Risk Level Estimator

| Potential consequences of fire | Slight Harm    | Moderate Harm    | Extreme Harm     |
|--------------------------------|----------------|------------------|------------------|
| ⇒<br>Likelihood of Fire<br>⇓   |                |                  |                  |
| 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.



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.)**



FRANKHAM RMS

## Document Control

|                         |                                                                                   |                       |                                               |
|-------------------------|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
| <b>Author</b>           | Lindsey Spencer                                                                   | <b>Qualifications</b> | Tier 3 NAFRAR, L4 FPA-Dip,<br>MIFSM, BA(Hons) |
| <b>Signed</b>           |  | <b>Date</b>           | 15 January 2025                               |
| <b>Verifier</b>         | Nicola Thomson                                                                    | <b>Qualifications</b> | AIFSM                                         |
| <b>Signed</b>           |  | <b>Date</b>           | 21 <sup>st</sup> January 2025                 |
| <b>Document Version</b> | Frankham RMS January 2023                                                         |                       |                                               |



FRANKHAM RMS



## 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: Whaling House, Canada Street, Canada Water, SW16 6BH

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: 7 January 2025

Review Date: 7 January 2026

Certificate Reference Number: 804109531

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: 21-01-2025

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

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