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Fire Risk Assessment

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

SURVEY DATE: 13-02-2026

DATE OF ISSUE: 05-05-2026

wandle

UPRN: 7508A0000000

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Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment
Date of assessment	13/02/2026
Strategic review frequency	1 Year
Next assessment due	13/02/2027
Name of Assessor	Martin Polley EngTech TIFireE MIFSM NAFRAR
Address	**Royal Standard Court, 226 Hillingdon Street, London, SE17 3JD**
Overall Risk Rating of Building	**Moderate**

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



Applicable Fire Safety Legislation:

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

The Fire Safety (England) Regulations 2022

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Scope of Report

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

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

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

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

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

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

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

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

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

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

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

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Building Description and Use

Building Use	
What are the premises used for?	General Needs Residential Accommodation
Type of occupancy (single or multiple)	Single
Is this premises a high rise residential premises? (18 metres or at least 7 storeys)	Yes
High-rise residential building registration number	HRB03869J4X2
Days and hours of which building is in use and any out of hours activities that take place?	24 hours/7 days a week
Approximate maximum number of occupants	40 (based on 2 residents per flat).
Approximate maximum number of employees at any one time	Occasional attendance by management staff and contractors is also expected.
Approximate maximum number of members of the public at any one time	Residential block - low number of visitors expected at any one time.
Number of fire wardens / fire marshals on site	None needed due to stay put policy and no permanent staff presence.
Are occupants familiar with the layout?	Yes – It can be assumed that occupants are familiar with the simple layout of this building.
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	No information provided. A mixed demographic is expected therefore possibly by persons with mobility, visual, hearing or cognition impairments.
Are the premises used for sleeping accommodation?	Yes, the property is residential accommodation.
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	Yes (housing management, caretaking, maintenance staff & contractors may be present outside of normal working hours and work alone in remote areas).
Evacuation Strategy – e.g. phased, simultaneous etc.	Stay Put This is a purpose-built residential block with a 'stay put' policy. In the event of a fire, within an individual dwelling, the occupants would be expected to alert others in the dwelling, make their own way out of the building using the common escape route, and summon the fire and rescue service. Consistent with a 'stay put' policy for residential dwellings of this type, all other occupants of dwellings not directly affected by a fire, should be able to remain in their dwellings in relative safety, unless their dwelling subsequently becomes affected, or they are directed to evacuate the building by the fire and rescue service.

Building Use	
	Simultaneous evacuation becomes relevant where escape from communal areas and plant rooms may be required.
Responsible person or person having control of the premises.	The Responsible Person is Wandle. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Wandle to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.

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Building Description	
Age of Building	Circa 2016-2018
Brief details of construction	9 storey, brick, steel and concrete, purpose built block of flats with a flat roof.
Brief details of any external wall system or specified attachments (incl balconies)?	The external walls of the building are of brickwork and mortar with rainscreen cladding to the two topmost stories, decorative timber slatted panels/screens to window openings and sun shading systems. The communal terrace is noted to have timber decked finish. Stacked private balconies noted, which appear to be of steel construction/clad finish. Deck finish is unknown (limited visual inspection from ground level). Solar PV panels installed to the roof as seen from Google Maps. No EWS1 or FRAEW documentation was provided; however, it is advised by Wandle Housing Association that a rating of A2 was provided by MAF Associates.
Approximate area in sqm of building footprint	Unknown
Description of layout (include number of fire exits & stairs etc.)	Royal Standard Court is a nine storey purpose built residential block consisting of 20 self-contained flats served by a single common area. The common area is accessed via the front elevation at ground level leading into a secure foyer. The foyer gives access to a lobby serving Flat 1 and a separate corridor that leads to the passenger lift, staircase, bin & cycle stores and car park. The staircase and passenger lift serve levels Ground to 7th. It is presumed that top floor flats are duplexes and rise internally to the eight floor. Each upper floor is similar in layout comprising of a stair landing giving access to a single accommodation lobby with access to service cupboards and passenger lift. The 4th floor also gives access to a communal terrace. Flats are arranged as follows; Ground Floor:- Flat 1 First Floor:- Flats 2-5 Second Floor:- Flats 6-9 Third Floor:- Flats 10-12 Fourth Floor:- Flats 13 & 14 Fifth Floor:- Flats 15 & 16 Sixth Floor:- Flats 17 & 18 Seventh Floor:- Flats 19 & 20
Number of floors ground and above	9
Number of floors below ground	0

Building Description	
State parts of building assessed – detail areas not assessed/visited and reason(s)	Entrance foyer, staircase and landings, accommodation lobbies, car park. All service risers/cupboards were accessed. Flat 20 entrance door was sampled.
Regulation 38 fire safety information made available.	No Regulation 38 information was provided.
Fire Safety Guidance Used	LGA Fire Safety in Purpose Built Blocks of Flats
Date of previous FRA and are all actions complete and signed off?	The previous FRA (type 1) was carried out on 20/02/2025 – any actions outstanding are incorporated within this FRA where applicable and appropriate.

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Risk Assessment Ratings

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

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

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

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

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

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

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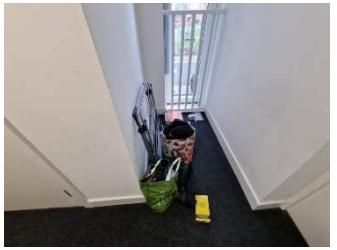
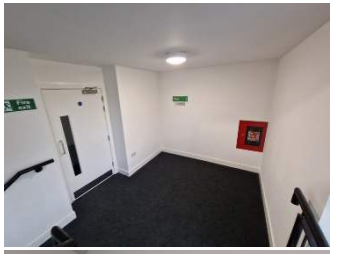
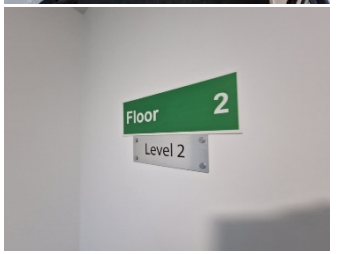
Findings of the Fire Risk Assessment

Recommendations

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
12.12.1	Low	There were trip hazards noted within the common escape routes at the time of inspection. Personal storage to the 1st floor accommodation lobby and 7th floor stair landing. As the quantity involved is relatively minor and/or the location is non-critical the issue can be dealt with via written contact with the residents. **Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.**	21-Management Action	12-Inform residents	 

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
18.2	Advisory	Some wayfinding signage was provided in the stair landings and/or lift lobbies to identify floor-level and/or flat numbers. However, this did not appear to be in accordance with the guidance in paragraphs 15.13 to 15.16 of Approved Document B Volume 1 2019. However, it is considered the block was designed/constructed prior to requirements. For wayfinding signage. Building Regulations Approved Document B1 2019 now requires the provision of wayfinding and flat indicator signage for the fire service in blocks of flats with a top storey over 11m from ground level. This is not a retrospective requirement but consideration should be given to providing compliant signage/confirming the suitability of existing signage when refurbishment is next planned. **Suitable wayfinding signage should be provided in the stair landings and lift lobbies to identify floor-level and flat numbers. This should be in accordance with the guidance in paragraph 15.13 to 15.16 of Approved Document B Volume 1 2019. This should be taken into consideration when planning any future refurbishment of the block.**	10-Fire Service Access	14-Provide signs	  

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
19.5	Low	No information was provided to confirm the Cause & Effect of the system in place and whether it interfaces with the lifts. **Management should confirm whether the lifts interface with the smoke detection provided as part of the smoke control system and return to ground upon alarm activation.**	21-Management Action	01-Survey & Report	
20.6	Advisory	A sprinkler system is not provided in the block as this was not a requirement at the time of construction. **It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.**	11- Fire Fighting Appliances	01-Survey & Report	N/A

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

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Identification of People at Risk

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

Comments:

1.1 No information, however general needs premises so occupants are typical of the general population.

1.2 There were no contractors or staff working in remote areas at the time of assessment, although it is conceivable that this eventuality could arise. Contractors working in remote areas, are required to comply with their own 'lone working' procedures when working in remote areas of the premises and to report into the site office.

1.3 Residential block.

1.4 It is understood that where Wandle Housing Association becomes aware of tenants who may not be able to self-evacuate from their property in the event of a fire, Wandle Housing Association may consider taking appropriate action to reduce the risk to these individuals.

Residents are advised to contact the building/housing manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice.

People at Risk

1.5	Individual residents will be responsible for the evacuation of any occupants or visitors with mobility, visual, hearing or cognitive impairments. Residents requiring assistance should self-refer themselves to the building/housing manager. Refer to 1.4.
1.6-1.7	No information was provided with regards to individual occupants however a mixed demographic is likely. See 1.4.
1.8	The predominant occupant type within a residential dwelling is one that is familiar with the layout of the building they frequent on a daily basis.
1.9	It is difficult to account for visitors, within any management procedures, as their presence in the building can occur at any time. However, the simple design of the communal parts of the building, and directional signage present will facilitate self-evacuation, if visitors are affected by fire whilst they are on the premises.
1.10	There was no evidence of or information about the building having occupants with disabilities at the time of inspection. The arrangements in the building for means of escape for people with disabilities are considered suitable as it was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This is also relayed to residents as part of the “Information to Residents” requirements as part of the Fire Safety (England) Regulations 2022 (Regulation 9). See also 25.1.
1.11	No notifiable defects noted during this fire risk assessment. Wandle Housing Association confirms that the relevant checks are undertaken monthly as required under Regulation 7 of the Fire Safety (England) Regulations 2022. From the information provided (QR code for building safety information) residents are advised how to report any known defects with the building.

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Fire Hazards and their Elimination or Control

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

Comments:

2.1 No defects were noted in the common area fixed electrical installation (from cursory visual inspection only).

2.2 Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.

2.3 No trailing leads or adaptors noted.

2.4 No electrical vehicle charging points.

2.5 Wandle Housing Association policy is for communal EICR testing to be carried out every 5 years.

It is assumed that any remedial actions identified at the last inspection have been undertaken or works are in progress.

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

Comments:

3.1 Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

3.2 No evidence of illicit smoking was seen in the common area at the time of inspection.

3.3 Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

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 communal portable heaters noted. The common area has no form of fixed heating and individual residential units have their own heating systems.

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 No lightning protection system was identified but given the height and design of the building, it is considered unlikely that one is required.

5.2 Wandle Housing Association advises that annual inspection and testing of lightning protection systems takes place where these are fitted to premises.

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

Comments:

6.1 No common cooking facilities are provided in the premises.

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	☐	Yes	☐	No	☑
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	☐	Yes	☑	No	☐
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	☐	Yes	☑	No	☐

Comments:

7.1 The client has not advised of any recent fire incidents at the building. None noted by the assessor.

7.2 The entrance door to the premises is fitted with an intercom and door release system and was locked at the time of inspection.

7.3 There was no unnecessary fire load noted close to the building at the time of inspection. Paladin/Wheelie bins were stored in an integral bin storage room accessed internally.

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

Comments:

8.1 Housekeeping generally to a good standard within the communal areas. See also 12.12.1

8.2 No combustibles were noted adjacent to electrical ignition sources. The electrical intake/meter cupboards were clear of combustible storage at the time of inspection.

8.3 No storage of hazardous/flammable materials noted during this inspection.

8.4 No inappropriate combustible storage at the time of the survey.

8.5 Escape routes were clear of combustible materials at the time of the assessment. See also 12.12.1.

8.6 There were no soft furnishings noted within the common areas at the time of inspection.

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

Comments:

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

9.2 See 9.1

9.3 See 9.1

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

Comments:

10.1 No dangerous substances noted at the time of the assessment.

10.2 See 10.1

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

Comments:

11.1 Other fire hazard issues considered as part of this fire risk assessment include:

- No storage, and/or charging, of mobility scooters was noted in the common area at the time of assessment.
- No surface mounted wiring systems noted.
- There were no electric vehicle charging points noted.
- There are no shared laundry facilities in the building.
- There are private balconies present to flats. From information provided by Wandle Housing Association, it would appear that there is a policy in place and communicated to residents on what can and cannot be stored and used on balconies. This information is provided to residents as part of the requirements under Regulation 9 of the Fire Safety (England) Regulations 2022 (see also 25.1). Storage noted, from a limited visual inspection from ground level, is considered commensurate with balcony use.
- Solar PV panels were noted on the roof of the building as seen from Google Maps, however the inverter could not be located.

  Wandle Housing Association confirms that the solar PV system is designed, installed and maintained in accordance with MCS Standard MIS 3002.

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

11.3 No commercial units noted.

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Fire Protection Measures

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

Comments:

12.1 There is a single protected stairwell for means of escape from upper levels with a final exit at its base via the internal passage to the street.

12.2 The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.

Means of Escape from Fire

12.3 The provision of exits is considered adequate for the number of people expected to be present.

12.4 Doors or gates on escape routes are provided with electrically operated access control systems.

Wandle Housing Association confirm that the access control system fails safe (i.e. releases) if the power supply is interrupted.

Wandle Housing Association confirm that regular inspection, testing and servicing of the access control system is being carried out.

12.5 The final exit door opens inwards, however, this is considered satisfactory as the building has a Stay Put strategy and it is expected to be used by less than 60 people in a fire emergency.

12.6 There are no sliding or revolving doors.

12.7 The entrance doors to the premises are fitted with an intercom and door release system and were locked at the time of inspection.

12.8 Travel distances appear to be in line with those suggested in LGA - 'Fire safety in purpose-built blocks of flats' - 2012.

Unvented lobbies the distance is within 4.5m from the furthest flat entrance door to the lobby door onto the stair and within 7.5m from the furthest flat entrance door to the stair lobby door within vented lobbies.

12.9 See 12.8.

12.10 The escape stairs are provided with adequate lobby protection.

12.11 No inner room scenarios noted.

12.12.1 There were trip hazards noted within the common escape routes at the time of inspection. Personal storage to the 1st floor accommodation lobby and 7th floor stair landing. As the quantity involved is relatively minor and/or the location is non-critical the issue can be dealt with via written contact with the residents.

Management should contact residents to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.

12.12.2 External escape routes were clear at the time of the assessment.

12.13 The block is provided with an automatic smoke ventilation system comprising natural smoke shaft AOVs within flat lobbies and an AOV at the head of the stair controlled by smoke detection within the common area.

The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.

From visual inspection, the smoke control system appears to be in good working condition.

The car park has ventilation provided by the vehicle gate and a mechanical fan/vent to the rear wall. Considered acceptable as the original design.

12.14 No excessively long corridors are present.

12.15 Procedures and arrangements for the evacuation of people with a disability are covered in question 1.10 of this report.

Means of Escape from Fire

12.16 No shared escape routes.

Emergency Escape Lighting

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

Comments:

13.1 Emergency lighting is provided to the common areas of the premises.

The coverage of the emergency lighting provided appears to be adequate.

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

13.2 Adequate natural/borrowed lighting is provided to external areas.

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Measures to Limit Fire Spread and Development

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

Comments:

14.1 The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

The building is more than 18m but less than 30m, therefore, the period of fire resistance required is 90 minutes.

All services risers/cupboards appear to be adequately fire-resisting and fire-stopped. Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

14.2 No commercial tenants.

14.3 The wall and ceiling linings would appear to be appropriate to limit fire spread and to provide the required period of fire resistance. There is no reason to assume that surface linings do not provide European Class B protection against the surface spread of fire.

14.4 No shared ventilation systems noted.

14.5 No obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey were noted. As this is based on a limited visual inspection of the areas accessed during this Type 1 FRA it should not be considered as conclusive evidence of compliance

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

Comments:

15.1-15.7 The external walls of the building are of brickwork and mortar with rainscreen cladding to the two topmost stories, decorative timber slatted panels/screens to window openings and sun shading systems.

The communal terrace is noted to have timber decked finish.

Stacked private balconies noted, which appear to be of steel construction/clad finish. Deck finish is unknown (limited visual inspection from ground level).

Solar PV panels installed to the roof as seen from Google Maps.

No EWS1 or FRAEW documentation was provided; however, it is advised by Wandle Housing Association that a rating of A2 was provided by MAF Associates.

15.8 Wandle Housing Association confirms that the fire and rescue service has been provided with information about the design and materials of the building's external walls. A process is in place to inform the FRS of any subsequent material changes made to them.

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

Comments:

16.1 Flat entrance doors appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

The fire rated flat entrance doors appear to be in good condition.

16.2 No notional doors, see 16.1.

16.3 Sampled flat entrance door 20 was fitted with an adequate self-closing device. No access to other flats.

16.4 No security grilles present.

16.5-16.6 In accordance with the Fire Safety (England) Regulations 2022 the responsible person is required to carry out frequent checks to all fire doors within residential buildings over 11m in height, to ensure that doors are maintained as fit for purpose throughout the life-span of a building.

Management has confirmed that a programme of annual checks to flat entrance doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. It is presumed that as part of this programme a record is kept of reasonable attempts to access any flats that have not been inspected.

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

Comments:

17.1 Communal stairwell and service riser doors were found to be timber FD30S fire doors throughout, fitted with intumescent strips, cold smoke seals and 3xCE marked hinges. Vision panels, where fitted, were found to be appropriately labelled fire-rated glazing.

17.2 Common area fire doors are fitted with adequate self-closing devices where required.

17.3 Common area fire doors are not fitted with automatic hold open or free-swing devices.

17.4 Common area fire doors to service risers/cupboards were found to be kept locked shut.

17.5 Management has confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.

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Fire Safety Signs and Notices

Fire Safety Signs and Notices								
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	☐	Yes	☑	No	☐
18.2	Has appropriate way-finding signage been installed? The signage must be visible in low light or smoky conditions and identify flat and floor numbers in the stairwells (residential building over 11m only)	N/A	☐	Yes	☐	No	☑
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	☐	Yes	☑	No	☐
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	☐	Yes	☑	No	☐
18.5	Is there suitable signage on internal exit routes?	N/A	☐	Yes	☑	No	☐
18.6	Is there suitable signage on external exit routes?	N/A	☐	Yes	☑	No	☐
18.7	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, PV signage, fire precaution signage?)	N/A	☐	Yes	☐	No	☑

Comments:

18.1 Directional fire exit signage was considered to be sufficient within the communal areas.

18.2 Some wayfinding signage was provided in the stair landings and/or lift lobbies to identify floor-level and/or flat numbers. However, this did not appear to be in accordance with the guidance in paragraphs 15.13 to 15.16 of Approved Document B Volume 1 2019.

However, it is considered the block was designed/constructed prior to requirements. For wayfinding signage.

Building Regulations Approved Document B1 2019 now requires the provision of wayfinding and flat indicator signage for the fire service in blocks of flats with a top storey over 11m from ground level. This is not a retrospective requirement but consideration should be given to providing compliant signage/confirming the suitability of existing signage when refurbishment is next planned.

Suitable wayfinding signage should be provided in the stair landings and lift lobbies to identify floor-level and flat numbers. This should be in accordance with the guidance in paragraph 15.13 to 15.16 of Approved Document B Volume 1 2019. This should be taken into consideration when planning any future refurbishment of the block.

18.3 Fire door signage is considered adequate.

18.4 Fire main inlet/outlet signage is considered adequate.

18.5-18.6 See 18.1

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

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Means of Giving Warning in Case of Fire

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

Comments:

19.1 No manual call points.

19.2 Current guidance advises against the provision of communal smoke alarms in purpose-built blocks of dwellings with adequate compartmentation. This is because a communal fire detection and alarm system will inevitably lead to a proliferation of false alarms, which will not only impose a burden on fire and rescue services but ultimately result in residents ignoring warnings of genuine fires. Furthermore, in unmanaged purpose-built residential buildings, residents may attempt to silence and reset a communal fire alarm if it frequently goes off and this could expose landlords and others with responsibility for managing fire safety to liability if, through the actions of a resident, the system is left inoperative and fails to perform correctly in the event of a fire.

A BS 5839-1 L5 detection system was installed for the purpose of automatic smoke ventilation operation only. No sounding devices provided. No CIE located.

19.3 No commercial tenants.

19.4 A common fire detection and alarm system is not required as the building is purpose-built and suitable for the recommended Stay Put strategy. The system provided appears to be for the operation of the AOV system; no sounders are provided within residential areas. Considered acceptable.

19.5 A common fire detection and alarm system is not required as the building is purpose-built and suitable for the recommended Stay Put strategy. The system provided appears to be for the operation of the AOV system; no sounders are provided within residential areas. Considered acceptable.

19.5 No information was provided to confirm the Cause & Effect of the system in place and whether it interfaces with the lifts.

Means of Giving Warning in Case of Fire

Management should confirm whether the lifts interface with the smoke detection provided as part of the smoke control system and return to ground upon alarm activation.

19.6 No requirement for the system to be linked to an alarm receiving centre.

19.7 Zone plan not required.

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Fire-Fighter Access and Fire-Fighting Equipment

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

Comments:

20.1 There is suitable access provisions provided for fire service vehicles.

20.2-20.3 A drop key override switch facility is provided to the common area entrance.

It was not possible to confirm that the drop key was working at the time of inspection because a protective cover secured with a padlock has been installed to prevent unauthorised use.

Wandle Housing Association confirms that the drop key switch is inspected tested and maintained in accordance with relevant guidance.

20.4 No extinguishers were provided within the common areas, nor considered necessary.

20.5 Hose reels are not provided within the building.

20.6 A sprinkler system is not provided in the block as this was not a requirement at the time of construction.

It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.

20.7 The following relevant fire safety system/equipment was installed:-

The building is provided with a dry rising main with outlets to the stairs at each upper level and the inlet located adjacent to the common entrance.

The building is provided with a lift used for fire safety purposes:- Fireman's lift provided.

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Management of Fire Safety

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

Comments:

21.1 The Responsible Person is Wandle Housing Association. 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 A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area.

21.3 See 21.2

21.4 See 21.2

21.5 There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. Persons discovering fire are responsible for contacting the emergency services.

21.6 The residents are responsible for their own self-evacuation. The building management cannot be responsible for the evacuation of residents as there is no permanent management in place on the premises. It is recognised that the fire and rescue service will undertake evacuation procedures if required to do so.

21.7 There is no requirement to provide a designated fire assembly point for a general needs residential building operating a ‘stay-put’ strategy.

21.8 See section 1.11.

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

Comments:

22.1-22.7 A suitable Premises Information Box was provided which is visible and accessible to attending fire crews. The PIB is located externally to the main entrance.

Wandle Housing Association advises that the Premises Information Box contains information as required by the Fire Safety (England) Regulations 2022. This includes contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and a block plan.

Wandle Housing Association advises that the Premises Information Box is inspected at least annually to ensure that it continues to meet the requirements of Regulation (4) of the Fire Safety (England) Regulations 2022.

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

Comments:

23.1-23.3 There are no staff present on-site so fire safety training is not required.

23.4 Fire drills are not required in residential general needs blocks adopting a 'stay put' strategy.

23.5-23.6 Visiting contractors are informed of the fire evacuation procedure on arrival at the premises. Fire action notices are provided throughout the communal areas supporting the 'stay put' strategy. See 9.1.

23.7 No extinguishers present, nor required.

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Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	☑	Yes	☐	No	☐
24.2	Periodic servicing of fire detection and alarm system?	N/A	☑	Yes	☐	No	☐
24.3	Monthly and annual testing routines for emergency lighting?	N/A	☐	Yes	☑	No	☐
24.4	Annual maintenance of fire extinguishing appliances?	N/A	☑	Yes	☐	No	☐
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	☑	Yes	☐	No	☐
24.6	Six-monthly inspection and annual testing of rising mains?	N/A	☐	Yes	☑	No	☐
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	N/A	☐	Yes	☑	No	☐
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	☑	Yes	☐	No	☐
24.9	Routine checks on Ventilation and Extraction System	N/A	☐	Yes	☑	No	☐
24.10	Has a 5 year electrical installation check taken place?	N/A	☐	Yes	☑	No	☐
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	☑	Yes	☐	No	☐
24.12	Have gas safety checks / boiler inspections taken place?	N/A	☑	Yes	☐	No	☐
24.13	Are records kept of the inspections, tests and servicing of other relevant system/equipment as noted in question 20.7?	N/A	☑	Yes	☐	No	☐
24.14	If any of the life safety systems are defective, has this been reported to the local Fire and Rescue Service? (High-rise residential only)	N/A	☐	Yes	☑	No	☐

Comments: Wandle Housing Association advises that records of inspection, testing and/or servicing are held in a central database.

24.1-24.2 Where provided, Wandle Housing Association have confirmed that regular inspection, testing and servicing of the fire detection/alarm system is carried out in accordance with BS 5839-1/BS 5839-6 with records held centrally.

No system installed. See 24.9.

Testing & Maintenance

24.3	Where provided, Wandle Housing Association have confirmed that inspection, testing and servicing of the emergency lighting system is carried out in accordance with BS 5266-1
24.4	No extinguishers were provided within the common areas.
24.5	No external escape staircases or gangways.
24.6	Where installed in buildings, Wandle Housing Association confirms that inspection, testing and servicing of the fire mains are carried out in accordance with BS 9990.
24.7	Where installed in buildings, Wandle Housing Association advises that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance.
24.8	Where installed in buildings, Wandle Housing Association confirms that the sprinkler system is regularly inspected, tested and serviced to comply with BS 9251 requirements. No sprinkler system installed.
24.9	Where installed in buildings, Wandle Housing Association confirms that regular inspection, testing and servicing of the smoke control system is being carried out in accordance with BS 9999.
24.10	See 2.5.
24.11	No portable appliances were noted in the common area. There are some fixed items of electrical equipment within risers which are plugged into wall sockets but these do not need to be included in an ITEE (formally PAT) programme.
24.12	There were no gas appliances/equipment seen at the time of assessment.
24.13	There are no other relevant fire safety systems or equipment installed. Covered elsewhere within this section.
24.14	No defective systems noted at the time of assessment.

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Resident Engagement

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

Comments:

25.1 Wandle Housing Association confirms that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is issued to new residents when they first move in and is reissued annually to all residents.

25.2 Wandle Housing Association confirms that fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is provided to new residents when they first move in and annually for all residents.

25.3 See 1.11.

25.4 Wandle Housing Association confirms information provided to residents with regards to the reporting of any issues / failings within the premises.

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Risk Level Estimator

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

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☑ **Medium** ☐ **High** ☐

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

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

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

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

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

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

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

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

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

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

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.)

Document Control

Author	Martin Polley EngTech TIFireE MIFSM NAFRAR	**Qualifications**	IFE Registered Fire Risk Assessor, Tier 3 Registered Fire Risk Assessor (IFSM), Engineering Council registered, NEBOSH National Certificate in Fire Safety and Risk Management, Vulcan Level 3 Certificate In Fire Risk Assessment
Signed		**Date**	13/02/2026
Validator	Vincent Fawcett	**Qualifications**	Tier 3 NAFRAR, MIFSM, CFPA Europe Dip.
Signed		**Date**	4th May 2026
Document Version	Frankham RMS August 2025		Ver: V5

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: 102108

SSAIB Registration ID: KENT204

Client:	Wandle Housing Association Ltd
Address:	**Royal Standard Court, 226 Hillingdon Street, London, SE17 3JD**

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

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

Assessment Date:	13th February 2026
Review Date:	13th February 2027
Certificate Reference Number:	804609173

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

H Dillon

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

Date of issue: 05-05-2026

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

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