

Type 1

Fire Risk Assessment

Date of Assessment
06 November 2025

Date Issued to Client
18 November 2025

Recommended Reassessment Date
18 November 2026

Property Assessed

Colne House, 103, 1-100, Harts Lane,
Barking, IG11 8LX

UPRN

900000606

Property Classification

Level 1

Property Designation

GN-High Rise

Risk Rating

Substantial



Client Organisation

London Borough of Barking and Dagenham

Responsible Person (RP)

London Borough of Barking and Dagenham

Responsible Person's Address

Barking Town Hall, 1 Town Square, Barking IG11
7LU

Fire Risk Assessment Company

Savills (UK) Ltd

Assessment Completed by

Paul Simpson

Assessment Checked by

Darryl Sharp

Assessment Approved by

John Herbison

Document Download Date

18 November 2025

Document Version

FRA at hand-in



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1. Executive Summary

1.1 Compliance and Risk Record

Following this fire risk assessment, it is considered that the risk to life from fire at these premises is:

		CONSEQUENCE ▼		
		Slight Harm	Moderate Harm	Extreme Harm
LIKELIHOOD ▶	Low	Trivial risk	Tolerable risk	Moderate risk
	Medium	Tolerable risk	Moderate risk	Substantial risk
	High	Moderate risk	Substantial risk	Intolerable risk

On satisfactory completion of all remedial works the risk rating of this property may be reduced to: **TOLERABLE RISK**

1.2 Risk Level Definitions

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

Likelihood: 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).

Consequence: Extreme Harm

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

Current Risk Rating: Substantial

Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.

Potential Risk Rating: Tolerable

No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.



1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Temporary Simultaneous Evacuation
Recommended evacuation strategy for this property	Temporary Simultaneous Evacuation
Notes	The Temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with the NFCC 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' Version 4 document) to implement it.

1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	1	1
A	2	1	3
B	2	2	4
C	1	0	1
R	0	0	0
Man1	0	3	3
Man2	2	2	4
Man3	0	0	0
ManR	0	0	0
Totals	7	9	16

Note: See section 3.3 for the timescales associated with each priority in the table above.



1.5 Fire Safety Systems Inventory

Assets	
Disabled evacuation aids	No
Emergency lighting	Yes
Evacuation alert system	No
Extinguishers	Yes
Fire alarm system	Yes
Fire mains	Yes
Hose reels	No
Lifts for fire safety uses	Yes
Lightning protection	Yes
Smoke control system	Yes
Sprinkler system	Yes



2. Action Plan

2.1 Recommendations from this Assessment

Details	Comments / Recommendations
Question: P.2 Section: Means of Giving Warning in Case of Fire Action ID: 1698505 Quantity: Known (N/A); Potential (N/A) Priority: U	Comments: The temporary fire detection/alarm panel was showing a fault indicator light. [As the building is over 18m (or 7 storeys) and the defect/fault is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked and made fully functional as soon as possible - from the panel display, it appears that a few residents have removed detectors from selected rooms within individual Flats - waking watch informed the assessor that the team are aware of this, it has been reported, and engineers are scheduled to attend; the process appears to be ongoing as some residents appear to repeat the removal of the detectors - no further action was taken on-site]. The original BS5839 AOV panel installed to control the smoke was in good working order. Recommendations: As the building is over 18m (or 7 storeys) and the defect/fault with the fire alarm system is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked and made fully functional as soon as possible. This action has been marked as urgent and reported to the Savills Operations Team/Clients representative from site. Refer to commentary. Due date: 19/11/2025 Client status: Unassigned

Details	Comments / Recommendations
Question: C.2 Section: Arson Action ID: 1698497 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: An integral waste bin storage room is provided, located at the rear of the premises. However, bins were being stored outside this room at the time of inspection. Recommendations: The Paladin/wheelie bins currently outside the designated bin storage area/room should be relocated inside. Due date: 18/12/2025 Client status: Unassigned 

Details	Comments / Recommendations
Question: C.3 Section: Arson Action ID: 1698498 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: There was unnecessary fire load noted close to the building at the time of inspection. Mattresses and boxes noted to the side of the property. Recommendations: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building. Due date: 18/12/2025 Client status: Unassigned 

Details	Comments / Recommendations	
Question: G.2 Section: House-Keeping Action ID: 1698499 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: Combustible items were noted close to an ignition source. Plastic bags and building materials noted in the electrical intake cupboard ground floor.. This issue should be dealt with as soon as possible. Recommendations: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked. Due date: 18/12/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: M.5 Section: Common Area Fire Doors Action ID: 1698500 Quantity: Known (4); Potential (4) Priority: A	Comments: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The ground floor lobby door the 11th, 14th stair lobby door and the 7th floor flat lobby door to flats 41-42 were not closing fully into the frames. Recommendations: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted. Due date: 18/02/2026 Client status: Unassigned	

Details	Comments / Recommendations	
Question: P.9 Section: Means of Giving Warning in Case of Fire Action ID: 1698502 Quantity: Known (0); Potential (2) Priority: Man2	Comments: Other detection and alarm system issues noted at the time of inspection include - The detector head in the water tank room and flat 45 has been covered up Recommendations: Staff and resident should be advised not to cover the detector heads Due date: 18/02/2026 Client status: Unassigned	



Details	Comments / Recommendations	
Question: Q.13d Section: Limiting Fire Spread Action ID: 1698503 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. External wall insulation and cladding to the window spandrels.. A specialist survey will be required. Recommendations: A copy of the external wall assessment report should be provided to Savills for consideration. As this report's findings could impact fire safety, a review of this FRA may be necessary when it is received. Due date: 18/02/2026 Client status: Unassigned	

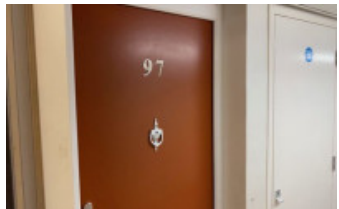
Details	Comments / Recommendations	
Question: M.2 Section: Common Area Fire Doors Action ID: 1698501 Quantity: Known (1); Potential (1) Priority: B	Comments: All common area fire-rated fire doors appear to be in good condition except for the following Priority A issues:- riser cupboard door on the 10th floor next to flat 60. (NB. Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.) Recommendations: Minor joinery repairs are required to the door/frame as noted - Riser cupboards door frame. Due date: 18/11/2026 Client status: Unassigned	

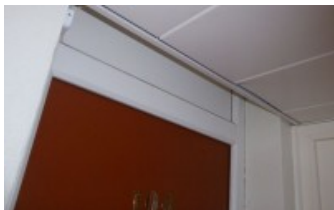
Details	Comments / Recommendations	
Question: S.1a Section: Other Fire Safety Systems and Equipment Action ID: 1698504 Quantity: Known (3); Potential (3) Priority: B	Comments: Main entrance and Flats 1-2 lobby, Flats 95-97 lobby drop key switches did not worked satisfactorily when tested. All others worked satisfactory. Recommendations: The defective Fire Service drop key override switch should be repaired. Due date: 18/11/2026 Client status: Unassigned	

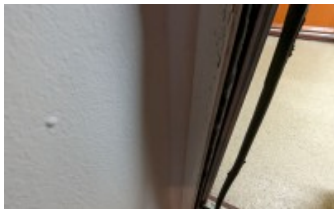


2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
Question: K.16 Section: Means of Escape Action ID: 1277407 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It is not known if there is information/contact details provided in this General Needs property for any resident with a disability to get assistance or advice with means of escape if required. A waking watch team is currently in place, circulating the building 24/7 - the team informed the assessor that they will only alert residents in the event of an evacuation but are not appointed to assist in leaving the premises. Recommendations: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. Where a resident self-identifies with vulnerabilities that could impact their ability to escape in a fire, management should provide such assistance with PEEPs etc. as may be considered necessary. Due date: 04/03/2024 Client status: In progress 

Details	Comments / Recommendations
Question: L.1 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 807705 Quantity: Known (0); Potential (100) Priority: Man2	Comments: Flat entrance doors/frames are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Recommendations: As flat entrances have been fitted with composite doorsets, these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme. In addition, an intrusive inspection should be carried out to confirm the adequacy of composite doorset installations including the fixings and firestopping between the frame and the wall. Due date: 30/07/2022 Client status: In progress 

Details	Comments / Recommendations	
Question: L.4 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 984039 Quantity: Known (96); Potential (96) Priority: A	Comments: The fanlight panels above flat entrance doors are of solid material with unknown fire resistance. Furthermore, the fanlights above flat entrance doors to flats 93, 22, 15 & 10 are of plain glass with no obvious markings. The fire resistance of the glass could not be determined. Recommendations: 30-minute fire-resisting material should be installed in the fanlights to the doors as noted (unless it can be confirmed by certification that the existing material is appropriately fire rated) Due date: 23/03/2023 Client status: In progress	

Details	Comments / Recommendations	
Question: L.7 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1277436 Quantity: Known (5); Potential (5) Priority: C	Comments: The intumescent strips and cold smoke seals fitted to sample flats 34, 53, 67, 76, and 74 entrance fire doors were defective. Sampled doors 5, 10, 19, 36, 37 and 62 were fitted with adequate strips and seals. No access to other Flats. Recommendations: The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained. - flats 34, 53, 67, 76, and 74 Due date: 04/06/2025 Client status: In progress	

Details	Comments / Recommendations	
Question: M.4 Section: Common Area Fire Doors Action ID: 1277440 Quantity: Known (32); Potential (32) Priority: A	Comments: The side panels of common area fire doors are of solid material with unknown fire resistance. One Solid side Panel to Flat lobby entrance doors on floors. x2 lobbies. Recommendations: 30-minute fire-resisting material should be installed in the side panels to the common area fire doors as noted (unless it can be confirmed by certification that the existing material is appropriately fire-rated) - One solid side panel to Flat lobby entrance doors on floors x2 lobbies. Due date: 04/03/2024 Client status: In progress	



Details	Comments / Recommendations
Question: Q.3 Section: Limiting Fire Spread Action ID: 807718 Quantity: Known (100); Potential (100) Priority: B	Comments: None of the individual flat electrical meter cupboards sampled is adequately fire stopped, or there is inappropriate use of fire- resisting expanding foam present. Furthermore, from the common area, it appears that the majority of individual flat electrical cupboards are not separate from the common part above the suspended ceiling within the common area (ceiling could not be lifted). Recommendations: The individual flat meter cupboard construction should be replaced or upgraded to achieve 60 minutes fire resistance. Due date: 30/04/2023 Client status: In progress 

Details	Comments / Recommendations
Question: Q.5b Section: Limiting Fire Spread Action ID: 1277410 Quantity: Known (16); Potential (16) Priority: B	Comments: The refuse chute rooms appear to be enclosed with adequate fire-resisting construction but are not provided with permanent ventilation direct to open air. Recommendations: The rooms containing the refuse chute hoppers should be provided with a method of permanent ventilation - 1st-16th floors. Due date: 04/12/2024 Client status: In progress 



3. Introduction

3.1 Limitations of this Assessment

Scope

This fire risk assessment (FRA) has been undertaken based on the Fire Risk Assessment Company's understanding of the building's current design, use, fire strategy and evacuation procedures. It provides an assessment of the risk to life from fire and does not address building or property protection, or business continuity. This report is not an assurance against risk and is based on the best judgement of the Fire Risk Assessment Company.

This FRA may rely on information supplied by others and no liability is accepted for the accuracy of such information. Where information has been provided (e.g. regarding corporate policies and procedures or systems maintenance) this will be considered as confirming compliance unless evidence to the contrary is found during the assessment.

Assessment Types

The assessment type is stated on the cover page and footers within the report. For residential fire risk assessment there are four assessment types defined in government issued guidance:

- a) Type 1 – A non-intrusive fire risk assessment of the common parts with (where possible and appropriate) sample inspections of flat entrance doors, service risers and accessible void spaces. This is the basic fire risk assessment required for the purposes of the Fire Safety Order (FSO)
- b) Type 2 – In addition to the Type 1 assessment this includes a degree of intrusive inspection to the common parts carried out on a sampling basis. This usually requires the presence of a contractor to open up construction and make good after inspection.
- c) Type 3 – In addition to the Type 1 assessment this includes a non-intrusive inspection within a sample of flats. Consideration will be given to the arrangements for means of escape and fire detection (normally smoke alarms) within the flats sampled, and fire resistance of internal doors if applicable. These matters are beyond the scope of the FSO
- d) Type 4 – This has the same scope of work as a Type 3 but includes a degree of intrusive inspection in both the common parts and flats, carried out on a sampling basis. A Type 4 can be completed as a full report including all aspects of a Type 1, or be carried out as a full review of a preceding Type 1 with additional questions to cover the increased scope of work. Alternatively, a Type 4 can be stand alone and only cover the intrusive inspection elements required to common parts and sample flats.

Third Parties

Information contained in this report should not be relied upon and used by third parties without the express permission of the Fire Risk Assessment Company.

Review

This FRA should be subject to review not later than the Recommended Reassessment Date stated in the report or when:

- a) material alterations to the premises take place;
- b) a significant change occurs in the matters taken into account when the FRA was carried out;
- c) a significant change to fire precautions occurs; or
- d) there is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of a fire).



Please Note: A Type 4 assessment does not generally require a review, particularly where it has been completed as a stand alone report. Where a Type 4 has incorporated a full Type 1 assessment the review cycle will be as per that expected for the Type 1.

This FRA may identify areas to which access was not available during the inspection. In certain instances, the Fire Risk Assessment Company may have made specific recommendations for further inspection in the report, however, as general guidance it is recommended that any areas not accessed are inspected as soon as possible.

External Walls

Assessment of external wall construction and building structure is required for multi-occupied residential buildings, but is a specialist area usually beyond the remit of fire risk assessors. In addition, the level of intrusive access required for complete assessment is impossible to achieve during a non-intrusive FRA. The Fire Risk Assessment Company will therefore usually rely on the provision (by the Client Organisation) of accurate information and assessments by experts when considering the adequacy of these elements. In some cases, it may be appropriate for external walls to be assessed during the FRA but this is limited to low-rise buildings of traditional construction, utilising non-combustible materials, where there is minimal risk of external fire spread. Where the FRA includes an assessment of the external walls, this is based on a non-intrusive visual inspection from ground level and should not be considered as comprehensive.

Floor Heights

Where it is necessary to establish the height of the top storey to determine the applicability of certain regulations this information is expected to have been supplied by the responsible person. Where this is not made available an estimate will be made using a typical floor to floor height value of 3.0m. It should be noted that this might not be accurate in non-typical buildings and may lead to the incorrect application of legislative requirements.

Fire Safety Systems

Where this FRA makes comments about fire safety systems these are assumed to have been designed and installed in accordance with the relevant guidance. Inspections of such systems during the FRA are limited to a visual check with no testing being carried out.

Consents and Approvals

Where new works, alterations or extensions are noted on-site it is assumed that all appropriate consents and approvals have been obtained. Recommendations made in this report may propose works to be completed which are subject to consents or approvals under other legislation. The Client Organisation should ensure that all appropriate consents and approvals are obtained prior to commencement of any such works.

Recommendations

It is assumed that recommendations made in this report will be progressed and carried out by persons who are qualified and competent to do so. Where recommendations made in this report include quantities, these are estimated, indicative values which should not be relied upon without confirmation/remeasurement. Where this report refers to technical guidance such as British Standards it should be taken to be the most recently updated version irrespective of the version cited. If in doubt about any matters relating to the guidance cited reference should be made back to the Fire Risk Assessment Company for clarification.

Where the Client Organisation has completed and approved actions raised in previous fire risk assessments it is presumed in the first instance that these will have been dealt with adequately. Where the Fire Risk Assessment Company finds evidence that previous actions are not completed (or not completed to an acceptable standard) these will be raised again as new actions in this assessment. In effect, this risk assessment represents a snapshot of all outstanding fire safety matters at the time of the inspection.



3.2 Legislation

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

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 12	Requires the responsible person to eliminate or reduce risks from dangerous substances.
Article 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Requires appropriate procedures to be established including the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.
Article 24	Allows the introduction of additional regulations.

Primary Legislation

The Fire Safety Act 2021 commenced on 16 May 2022 and clarifies that the Fire Safety Order (FSO) applies to a building's structure, external walls and any common parts of premises including all flat entrance doors for buildings containing two or more domestic premises.

The Fire Safety (England) Regulations 2022 were introduced under Article 24 of the FSO and commenced on 23 January 2023. The regulations add additional requirements for multi-occupied residential buildings depending on building height.



Secondary Legislation

Section 156 of the Building Safety Act 2022 commenced on 1 October 2023 and amends Articles 21 and 22 of the FSO mainly to extend the requirements for information sharing and cooperation and coordination between duty holders.

3.3 Recommendation Priorities

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

Contractor Actions		Management Actions	
U	1 day	U	1 day
A	3 months	Man1	1 month
B	12 months	Man2	3 months
C	18 months	Man3	6 months
R	Unlimited	ManR	Unlimited

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

3.4 Client Status of Recommendations

All new actions recommended in the FRA are initially given a Client status of 'Unassigned'.
If the client uses Riskhub to manage actions arising from fire risk assessments this will be updated to reflect the current action status. When the FRA report is generated at a date after the original publication then current Client status values will be shown. The date at which the PDF is downloaded is shown on the front cover of this report.
The Client status for any action is determined by the Client Organisation and is not within the control of the Fire Risk Assessment Company in any way. The main Client status values are shown below:

Client Statuses	
Unassigned	The action has not yet been assigned to a team or individual to resolve, or the client does not use Riskhub for action management.
In Progress	The action has been assigned to a team or an individual to resolve and is currently being worked on or has been submitted for approval and is awaiting sign off and completion.
Completed	The action has been Approved by the relevant person in the Client Organisation and is now closed.

Where an action has a Client Planned Date this indicates that the action has been included, with other actions, into a workplan by the client. The date given is the expected completion for all actions in the work plan.



4. Property Details

UPRN	900000606
Address	1-100, Colne House, 103, Harts Lane, Barking, IG11 8LX
Property Designation	GN-High Rise

Building Layout Information	
Building Height	48m (estimated)
Total No. of Floors	17
Total No. of Floors (common area only)	17
Total No. of Storeys (ground and above)	17
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	The entrance/lift lobby, the rear entrance/exit lobby, all Flat entrance lobbies, waste chute hopper rooms, the main fixed electrical intake, various electrical sub-intake service risers/cupboards, selected electrical meter/sprinkler/comms cupboards recessed into Flat entrance walls, the integral bin/chute store, the integral sprinkler machinery plant on the ground floor, the CCTV/cleaner's store, the main plant room on the eighteenth floor, the staircase core, the escape routes, the street-level residential car park and the external perimeter of the block were assessed.
Areas of the Building to Which Access was not Available	Flats and service risers other than those sampled, lift motor room, ceiling voids (due to metal ceiling tiles).
Total Number of Flats/Bedsits/Bedrooms (as applicable)	100
Number Accessed off the Common Area	100
Flats/Bedsits/Bedrooms Sample Inspected	Flats 45, 82, 92
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	1



Building Layout Description

A fully detached seventeen-storey high-rise residential tower with a flat roof comprising one hundred self-contained Flats utilised for General Needs accommodation. The block is accessed via the main front entrance or the rear entrance. Both access/exit routes open into corridors, with the front corridor leading directly to the lifts and the rear corridor leading to the protected staircase before passing through to the lift lobby. The front corridor/lifts lobby houses the block's main electrical intake service riser/cupboard. All Flats are accessed via the single protected staircase configuration or the two passenger lifts and inside protected lobbies from all floors on either side of the lift lobby. The ground floor houses two Flats in each residential lobby. The upper floors house two flats in one lobby and four in the other, with Flats 1-4 located on the ground floor and Flats 95-100 accessed on the 16th floor. All lobbies are electronically intercom and/or fob accessed, and firemen's drop key switches are provided on all access doors, including the front and rear entrances on the ground floor. Each upper-floor residential lobby containing the two Flats is provided with an electrical sub-intake riser for the floor, and all Flats across both lobbies on each floor have recessed electric meter cupboards installed into Flat entrance walls, combined with comms for each Flat. Enclosed in a compartmented room, a single waste chute with a hopper door is accessed from the lift lobby on all upper floors. Lobbies containing the four flats on each floor are installed with manually openable doors to externally installed service pipes and accessed in direct air on metal-caged balconies. All upper residential floors are identical in layout. The chute discharges to the integral bin store on the ground floor, accessed externally only from the rear of the block. The sprinkler system motor room is integrally built and accessed externally, immediately adjacent to the bin store. A third room is utilised as the cleaner's store, and CCTV controls for this block, Colne House, and the neighbouring Mersea House (identical block - see separate fire risk assessment report) are also accessed from the rear. An enclosed roof area houses the main plant room for the block and the lift motor room. The staircase continues up to the roof enclosure and is enclosed with a fenced/gated structure from the 16th floor to restricted access. The two passenger lifts in the block are provided with fire evacuation controls. The domestic CPC sprinkler system is only extended to the bin store room. A fire main dry riser system is installed with the inlet at the front of the block and outlets on alternate floors inside the lobbies housing four Flats, starting from the third floor. The two passenger lifts in the block are provided with fire evacuation controls. The domestic CPC sprinkler system only provides white-capped sprinklers inside the Flats or the bin store room. A fire main dry riser system is installed with the inlet at the front of the block and outlets on all odd-numbered floors inside the lobbies housing four Flats. Common area smoke control ventilation is achieved via manually openable windows inside all Flat entrance lobbies, an AOV opening at the head of the staircase, and another inside the main plant room. The tower block sits directly opposite the only other tower block (Mersea House). It faces a street-level residential car park to the front and the rear and forms part of a larger estate comprising low-rise blocks, houses and a large children's play area. Windows spandrels across all floors are installed with rain-screen cladding with unknown compartmentation. A Waking Watch team is currently on-site, which circulates the building, and is located in the security office at Mersea House (see separate fire risk assessment report). A temporary Simultaneous Evacuation strategy is in place. There is no other relevant fire safety information concerning the layout of this block.



Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1971
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	External Wall Insulation
External Wall Finish Type	Other
Other External Wall Finish Type	Brick and render plus cladding around window spandrels.
Roof Type	Flat
Other Construction Information	A concrete-framed structure with concrete floors, brick and block cavity walls, and a flat roof. The building appears to have undertaken an external refurbishment programme within the past 10 years. This would include new windows, external wall insulation (EWI) and clad with either brick slips or a Wetherby render system.

External Wall Assessment	
Fire Safety (England) Regulations 2021 applicable	Yes
Has an assessment of the external walls been provided?	No
Is the external wall construction of sufficiently low risk for visual assessment?	No

Wall Attachments and Features	
Are the attachments or features considered likely to contribute to external fire spread?	No

Window and Door Details	
Are the windows and doors considered likely to contribute unduly to external fire spread?	No

Spandrel and Infill Panel Details	
Are the spandrel and/or infill panel considered likely to contribute unduly to external fire spread?	No



Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of Any Onsite Management	No management is on-site; however, occasional staff attendance is assumed. It should be noted that Waking Watch (MPD FM Security) is in place 24/7 with two team members during the day and two at night - Waking Watch circulates the building every hour and inspects all false alarms immediately megaphones are provided, but these are not used. Staff are situated in the high-rise tower security office (old reception) across the road (Mersea House).
Person Managing Fire Safety in the Premises	London Borough of Barking & Dagenham
Person Consulted During the FRA	Delroy Sylvester - Head of Compliance - LBBD. Henry - Housing officer - LBBD. Melissa - Fire and building Safety - LBBD MPD FM Security Manager Sheraz,
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	Staff on site at all times - see comment
Comments	Day staff - 2 Night staff - 2
Number of Members of the Public (maximum estimated)	Residential - low number
Comments	Residential block - low number of visitors expected at any one time
Identified People Especially at Risk	General Needs - No information
Comments	No information, however, General Needs premises so occupants are typical of the general population

Other Information	
Fire Loss Experience (since last FRA)	There is no evidence of recent fire loss or damage.
Any Other Relevant Information	No additional information was provided.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.



Fire Safety Legislation	
Main Fire Safety Legislation Applying to these Premises	01) Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act (2021)
Other Applicable Legislation	04) Housing Act 2004 05) The Fire Safety (England) Regulations 2022 06) The Building Safety Act 2022 - Section 156

Fire Safety Guidance	
Main Fire Safety Guidance Used in this Assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2011
Other Key Fire Safety Guidance Referred to	00) BS 9792:2025 Fire risk assessment. Housing. Code of practice



5. FRA Questionnaire

General

Applicability of Fire Safety (England) Regulations 2022

Question - 1.0	Will the premises being assessed fall within the scope of The Fire Safety (England) Regulations 2022?
Answer	Yes - Residential 18m and over (or 7+ storeys)
Comments	The premises contain two or more sets of domestic premises and a common escape route and have an estimated top storey height of 18m (or more) from the lowest ground level when measured in accordance with Appendix D to Approved Document B1, or have seven or more storeys (excluding any below ground). The premises are therefore within the scope of The Fire Safety (England) Regulations 2022.

Assessment Type

Question - 2.0	What type of fire risk assessment does this report constitute?
Answer	Re-assessment
Comments	Savills has previously completed one or more Type 1 fire risk assessments on this property. Where actions have been raised in previous reports which remain outstanding it is Savills policy not to duplicate these in this Type 1 assessment - these actions will instead be listed in Section 2.2 'Recommendations from Previous Assessments'.

Main Property Use

Question - 3.0	Which of the following categories best describes the main use of the property?
Answer	General Needs Flats
Comments	17-storey General Needs - Temporary Simultaneous Evacuation strategy in place.

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1	Was access gained to the electrical intake/meter cupboard(s) for the building?
Answer	Yes
Comments	The main electrical intake cupboard for the premises was accessed at the time of inspection.

Question - A.2	Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)
Answer	Yes
Comments	The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test:- 29/09/2024



Question - A.3	Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)
Answer	Yes
Comments	No defects were noted in the common area fixed electrical installation (from cursory visual inspection only).

Question - A.4	Are portable electrical appliances and other electrical equipment in the common areas included in an effective Inspection and Testing of Electrical Equipment (ITEE) programme? (Formerly PAT)
Answer	Not Applicable
Comments	No portable electrical appliances were seen within the common areas during this inspection.

Question - A.5	Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?
Answer	Yes
Comments	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.

Question - A.6	If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?
Answer	Not Applicable
Comments	No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

Question - B.1	Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)
Answer	Yes
Comments	Residents who wish to smoke can do so within their private accommodation only.

Question - B.2	Is there a policy in place to prevent or restrict smoking within the building?
Answer	Yes
Comments	Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006 and residents are permitted to smoke within their private accommodation only.



Question - B.3	Does the policy in relation to smoking appear to be observed?
Answer	Yes
Comments	No evidence of illicit smoking was seen in the common area at the time of inspection.

Question - B.4	Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?
Answer	Yes
Comments	Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

C. Arson

Question - C.1	Are the premises adequately secured to protect against the risk of arson by intruders? (Please state how)
Answer	Yes
Comments	The entrance doors to the premises are self-closing and are fitted with an intercom and door release system and were locked at the time of inspection. Front and rear.

Question - C.2	Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)
Answer	No
Comments	An integral waste bin storage room is provided, located at the rear of the premises. However, bins were being stored outside this room at the time of inspection.
Recommendation	The Paladin/wheelie bins currently outside the designated bin storage area/room should be relocated inside.
Photo	

Priority: Man1

Quantity: Known (N/A); Potential (N/A)

Action ID: 1698497



Question - C.3	Is fire load close to the premises minimised?	
Answer	No	
Comments	There was unnecessary fire load noted close to the building at the time of inspection. Mattresses and boxes noted to the side of the property.	
Recommendation	The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1698498

D. Space Heating

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

Question - D.3	Are the common areas of the building provided with any form of portable space heating system? (State type provided)
Answer	No
Comments	No portable heaters were noted within the common area at the time of inspection.

E. Cooking

Question - E.1	Are common cooking facilities provided in the building?
Answer	No
Comments	No common cooking facilities are provided in the premises.

F. Lightning

Question - F.1	Does the building have a lightning protection system installed?
Answer	Yes
Comments	A lightning protection system is provided.



Question - F.3	From visual inspection, does the lightning protection system appear to be in good condition?
Answer	Yes
Comments	The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection.

G. House-Keeping

Question - G.1	Is the property regularly cleaned to prevent the build up of combustibles?
Answer	Yes
Comments	No cleaning rota is displayed but the common area is clean and tidy.

Question - G.2	Are combustible items kept clear from sources of ignition such as electrical equipment?
Answer	No
Comments	Combustible items were noted close to an ignition source. Plastic bags and building materials noted in the electrical intake cupboard ground floor.. This issue should be dealt with as soon as possible.
Recommendation	All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.
Photo	

Priority: Man1

Quantity: Known (N/A); Potential (N/A)

Action ID: 1698499

Question - G.3	Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?
Answer	Yes
Comments	The common escape routes were clear of combustible materials and waste at the time of inspection.

Question - G.4	Are escape routes kept clear of any trip hazards or obstructions?
Answer	Yes
Comments	The common escape routes were clear of any trip hazards at the time of inspection.



Question - G.5	Are any hazardous materials being stored on the premises and if so are the storage arrangements appropriate?
Answer	Not Applicable
Comments	No hazardous materials were noted in the common area during the inspection. Cleaning products are correctly stored within locked stores and only accessed by cleaners.

Question - G.5a	Are there shared laundry facilities provided on-site, and if so are clothes dryer filters regularly checked and cleared of lint build up?
Answer	Not Applicable
Comments	There are no shared laundry facilities in the building.

Question - G.5b	Are there private balconies present and if so is there a policy in place and communicated to residents on what can and cannot be stored and used on balconies?
Answer	Not Applicable
Comments	There are no private balconies present.

Question - G.6	Are all other house-keeping issues satisfactory [1]?
Answer	Yes
Comments	There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1	Are fire safety conditions, controls and restrictions (such as hot working permits etc.) in place for those carrying out work on the premises covering both contractors and in-house staff?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

I. Dangerous Substances

Question - I.1	Are any 'dangerous substances' covered by the Dangerous Substances and Explosives Atmospheres Regulations 2002 noted being stored or in use within the property?
Answer	No
Comments	No dangerous substances were noted being stored or in use at the time of inspection.



J. Other Significant Hazards

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

General Fire Protection Measures

K. Means of Escape

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

Question - K.2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)
Answer	Yes
Comments	The escape stairs are provided with adequate lobby protection.

Question - K.3	Is there adequate provision of exits for the numbers who may be present?
Answer	Yes
Comments	The provision of exits is considered adequate for the number of people expected to be present.

Question - K.4	Is there adequate exit width for the numbers who may be present?
Answer	Yes
Comments	The exit widths provided appear adequate for the numbers expected to be present.

Question - K.5	Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?
Answer	Yes
Comments	All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors. All exit doors including each flat lobby on all floors have a push button release.



Question - K.6	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)
Answer	Yes
Comments	Doors or gates on escape routes are provided with electrically operated access control systems. Electronic door entry systems are installed on both ground floor final exits and the doors to each flat lobby: intercoms and door releases.

Question - K.7	Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that the access control system fails safe (i.e. releases) if the power supply is interrupted.

Question - K.7a	From visual inspection, is the access control system in good working condition? (In particular consider access controls linked to the fire alarm system in high-rise buildings).
Answer	Yes
Comments	From visual inspection, the access control system appears to be in good working condition.

Question - K.8	Is the direction of opening of final exit doors considered appropriate and are inward opening doors avoided where they are expected to accommodate more than 60 people evacuating?
Answer	Yes
Comments	Doors on escape routes open in the direction of escape.

Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Travel distances appear to align with that suggested in LGA - 'Fire safety in purpose-built blocks of flats' - 2012, section 56 – Means of escape within the flat and 58.24 - Flats served by a single escape stairway. The maximum dead-end travel distance within a ventilated lobby was approximately 5.3 metres - less than the maximum 7.5 metres permitted.

Question - K.10	Are the precautions for all inner rooms suitable?
Answer	Not Applicable
Comments	No inner rooms were identified at the time of inspection.



Question - K.11	Are escape routes adequately separated from each other, with fire resisting construction where required?
Answer	Yes
Comments	Alternative escape routes are adequately separated by fire-resisting construction and fire doors where required. Front and rear doors.

Question - K.12	Are corridors sub-divided with a cross-corridor fire resisting door where required?
Answer	Not Applicable
Comments	No corridors requiring cross-corridor fire doors were noted in the property.

Question - K.13	Do escape routes lead to a place of safety?
Answer	Yes
Comments	Escape routes lead to a place of safety.

Question - K.14	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
Answer	Yes
Comments	The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manually openable windows in all Flat entrance lobbies and at the head of the stairs - see K.15. also.

Question - K.15	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
Answer	Yes
Comments	The stairs and/or lobbies are provided with an automatically operated smoke ventilation system. An AOV at the head of the stairs and in the main plant room on the seventeenth floor is provided and controlled by smoke detection within the stairwell. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance. See K.14. also.

Question - K.15b	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?
Answer	Yes
Comments	The automatic smoke control system provided appears adequate for the building design and layout and is in good condition - this is provided to the protected staircase and in addition to the manually openable windows throughout the protected Flat entrance lobbies in the block. This is based on a visual assessment only, with no testing of the operation and cause and effect.



Question - K.16	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider Information for Residents, PEEPs, PCFRAs, Assistance Needs, Staffing Levels etc.)
Answer	Not Known
Comments	It is not known if there is information/contact details provided in this General Needs property for any resident with a disability to get assistance or advice with means of escape if required. A waking watch team is currently in place, circulating the building 24/7 - the team informed the assessor that they will only alert residents in the event of an evacuation but are not appointed to assist in leaving the premises.

Question - K.17	Are all other means of escape issues satisfactory? [1]
Answer	Yes
Comments	There were no other means of escape issues noted at the time of inspection.

Question - K.19	What is the current evacuation strategy for the property?
Answer	Temporary Simultaneous Evacuation
Comments	Management has put in place a temporary Simultaneous Evacuation strategy (in line with the recommendations in the NFCC 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' Version 4 document) whilst defects within the building are resolved. This includes a 'waking watch' service.

Question - K.20	Is the current evacuation strategy for the property considered appropriate?
Answer	Yes
Comments	The Temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with the NFCC 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' Version 4 document) to implement it.

Question - K.21	What is the recommended evacuation strategy for the property?
Answer	Temporary Simultaneous Evacuation
Comments	The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved, the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place.



L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1	Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)
Answer	Not Known
Comments	Flat entrance doors/frames, with the exception of the door to flats 10, 15 and 16, are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). The doors to flats 10, 15 and 16 are FD30 labelled replacement doors.

Question - L.2	Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?
Answer	Yes
Comments	Flat entrance fire doors and frames appear to be in good condition. (NB. Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)

Question - L.2a	Are flat entrance fire doors checked at least every 12 months on a 'best endeavours' basis, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?
Answer	Yes
Comments	London Borough of Barking and Dagenham, in partnership with Savills, has put in place a programme to check flat entrance fire doors annually on a 'best endeavours' basis using the Riskhub Asset Service platform.

Question - L.3	Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There is no glazing present to any flat entrance doors in this property.

Question - L.4	Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Known
Comments	The fanlight panels above flat entrance doors are of solid material with unknown fire resistance. - Solid Panels above Flat entrance doors have appropriate stickers on various selected fanlights throughout the block and the compartmentation from a visual inspection appears to be the same for all fanlights alike. However, this could not be confirmed. The previous recommendation stands. Glazing panels to 10. 15. 22 and 93 are adequately marked. The previous recommendation is Resolved.



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

Question - L.6	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?
Answer	Yes
Comments	Adequate self-closing devices were fitted to the entrance doors of sampled flats 45, 82, 92. No access to other flats.

Question - L.7	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?
Answer	No
Comments	The intumescent strips and cold smoke seals fitted to sample flats 34, 53, 67, 76, and 74 entrance fire doors were defective. Sampled doors 5, 10, 19, 36, 37 and 62 were fitted with adequate strips and seals. No access to other Flats.

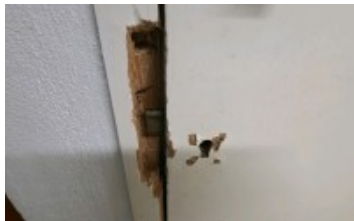
Question - L.8	Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)
Answer	Yes
Comments	Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.

Question - L.9	Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]
Answer	Yes
Comments	There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1	Are all common area doors and frames requiring fire resistance appropriately fire rated?
Answer	Yes
Comments	All common area fire doors and/or frames appear to be appropriately fire rated. Timber FD30/60s doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).



Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?	
Answer	No	
Comments	All common area fire-rated fire doors appear to be in good condition except for the following Priority A issues:- riser cupboard door on the 10th floor next to flat 60. (NB. Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)	
Recommendation	Minor joinery repairs are required to the door/frame as noted - Riser cupboards door frame.	
Photo		
Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1698501

Question - M.2a	Are communal area fire doors checked at least every 3 months, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?
Answer	Yes
Comments	London Borough of Barking and Dagenham, in partnership with Savills, has put in place a programme to check common area fire doors quarterly using the Riskhub Asset Service platform.

Question - M.3	Is all glazing to common area fire doors appropriately fire rated?
Answer	Yes
Comments	All glazing to common area fire doors appears to be appropriately fire rated.

Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	Not Known
Comments	The side panels of common area fire doors are of solid material with unknown fire resistance. One Solid side Panel to Flat lobby entrance doors on floors. x2 lobbies.



Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?	
Answer	No	
Comments	Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The ground floor lobby door the 11th, 14th stair lobby door and the 7th floor flat lobby door to flats 41-42 were not closing fully into the frames.	
Recommendation	The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.	
Photo		
Priority: A	Quantity: Known (4); Potential (4)	Action ID: 1698500

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	Yes
Comments	Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7	Is the ironmongery fitted to common area fire doors considered satisfactory? (consider locks, hinges, hold-open devices, leaf selectors etc.)
Answer	Yes
Comments	Ironmongery to common area fire doors is considered adequate (subject to any issues noted elsewhere in this report).

Question - M.8	Are common area fire door sets adequate otherwise? [1]
Answer	Yes
Comments	No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

Question - N.1	Is emergency lighting provided where required within the building? (if 'Yes' then describe provision)
Answer	Yes
Comments	Charging indicators to lighting units and/or test switches were noted, confirming that emergency lighting is provided to the common areas of the premises. Escape routes - stairs, lobbies and external perimeter.



Question - N.2	From visual inspection, does the emergency lighting system appear to be in good working order?
Answer	Yes
Comments	The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).

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

O. Fire Safety Signs, Notices, Plans and Information to Residents

Question - O.1	Is there adequate provision of appropriate Fire Action Notices, clearly displayed within the common areas, which include instructions on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Yes
Comments	A suitable Fire Action Notice indicating the Temporary Simultaneous Evacuation strategy and waking watch was displayed within the common area. When identified defects have been rectified and the property reverts to Stay Put the fire action notices will require to be replaced. Until then the Temporary Simultaneous Evacuation fire action notice should remain in place.

Question - O.1a	Are residents provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter) which includes information on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Yes
Comments	It is advised 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.

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



Question - O.2a	Is information about fire doors, as required by the Fire Safety (England) Regulations 2022, provided to new residents when they move in and reissued to all residents annually?
Answer	Yes
Comments	It is advised 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 reissued annually to all residents.

Question - O.3	If required, is directional/exit signage adequate?
Answer	Not Applicable
Comments	Directional and exit signage is not required in this property as there is a single escape route with only one final exit necessary.

Question - O.3a	Is adequate wayfinding signage provided to each stair landing and lift lobby which includes clear markings identifying floors and individual flat numbers? (Signage should conform to paragraph 15.13 to 15.16 of Approved Document B Volume 1 2019)
Answer	Yes
Comments	Suitable wayfinding signage is provided in the stair landings and lift lobbies to identify floor-level and flat numbers. This appears to be in accordance with the guidance in paragraph 15.13 to 15.16 of Approved Document B Volume 1 2019.

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

Question - O.6	Is a suitable Secure Information Box (SIB) provided in or on the building which is readily accessible to the Fire and Rescue Service?
Answer	Yes
Comments	A suitable Secure Information Box (SIB) is provided in/on the building which is readily accessible to the Fire and Rescue Service. Entrance lobby.



Question - O.7	Does the Secure Information Box contain information as required by the Fire Safety (England) Regulations 2022? (Contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and site plan).
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that the Secure 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 site plan.

Question - O.8	Is the Secure Information Box inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that the Secure Information Box is inspected at least annually to confirm that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.

Question - O.9	Have up-to-date floor plans and a site plan, marked up with key fire fighting equipment, been prepared and shared electronically with the Fire and Rescue Service?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that up-to-date floor plans and a site plan, marked up with key fire fighting equipment, have been prepared and shared electronically with the Fire and Rescue Service.

P. Means of Giving Warning in Case of Fire

Question - P.1	Has the building got a BS 5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
Answer	Yes
Comments	There is the original BS5839-1 category L5 automatic fire detection system within the common areas of the building, which would appear to be provided for control of the smoke ventilation system only. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided for this system. However, there is also a temporary Grade A fire alarm system installation with a separate panel comprising smoke detectors in all lift and Flat entrance lobbies, manual call points and sounders. The system is extended into individual flats with smoke detectors in the hallway and heat detectors close to windows on external walls in all rooms. The temporary system is connected to a panel within the entrance lobby of the building, as well as to a BS5839 repeater panel inside the security office in Mersea House (across the road), which alerts the waking watch team of all alarm activations, including false alarms. The system appears to facilitate the temporary simultaneous evacuation policy in place in the presence of the 24/7 waking watch team. (The system was confirmed on-site by the waking watch team to be extended throughout).



Question - P.2	From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	
Answer	No	
Comments	The temporary fire detection/alarm panel was showing a fault indicator light. [As the building is over 18m (or 7 storeys) and the defect/fault is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked and made fully functional as soon as possible - from the panel display, it appears that a few residents have removed detectors from selected rooms within individual Flats - waking watch informed the assessor that the team are aware of this, it has been reported, and engineers are scheduled to attend; the process appears to be ongoing as some residents appear to repeat the removal of the detectors - no further action was taken on-site]. The original BS5839 AOV panel installed to control the smoke was in good working order.	
Recommendation	As the building is over 18m (or 7 storeys) and the defect/fault with the fire alarm system is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked and made fully functional as soon as possible. This action has been marked as urgent and reported to the Savills Operations Team/Clients representative from site. Refer to commentary.	
Priority: U	Quantity: Known (N/A); Potential (N/A)	Action ID: 1698505

Question - P.3	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
Answer	Yes
Comments	A temporary 'Simultaneous Evacuation' strategy is currently in place within the building due to identified construction deficiencies and external cladding issues. A suitable fire alarm system to BS5839-1 category L5 to support the temporary 'Simultaneous Evacuation' strategy is currently provided within the building and from sample inspection, the system has been extended into flats in accordance with the NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats', Version 4, Appendix A.

Question - P.5	Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?
Answer	Yes
Comments	A suitable Grade D smoke alarm was noted within the entrance hallway of sample Flats 45, 82, 92. No access to other flats. See P.1. also.

Question - P.5a	Is a rolling programme of checks in place to ensure that individual smoke alarm systems to flats are fitted and remain effective?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that a rolling programme of checks is in place to confirm all flats have an adequate Grade D LD3 (or better) smoke alarm system fitted.



Question - P.6	Is the common fire detection and alarm system provided with a remote monitoring facility such as a connection to an Alarm Receiving Centre?
Answer	Not Applicable
Comments	There is no requirement for the common fire alarm system installed in this property to be connected to an alarm receiving centre.

Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]	
Answer	No	
Comments	Other detection and alarm system issues noted at the time of inspection include - The detector head in the water tank room and flat 45 has been covered up	
Recommendation	Staff and resident should be advised not to cover the detector heads	
Photo		
Priority: Man2	Quantity: Known (0); Potential (2)	Action ID: 1698502

Question - P.10	Are all other fire detection and alarm system issues satisfactory? [2]
Answer	Yes
Comments	There were no other fire detection/alarm system issues noted at the time of inspection.

Q. Limiting Fire Spread

Question - Q.1	In general, from a limited visual inspection of the areas accessed during this Type 1 FRA, is the level of compartmentation considered adequate for the use and evacuation strategy for the property? (Consider conversions and non-traditional construction).
Answer	Yes
Comments	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).

Question - Q.1a	From a limited visual inspection of the areas accessed during this Type 1 FRA was the building free from obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey?
Answer	Yes
Comments	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.



Question - Q.2	Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that compartmentation within voids has been checked and appears to be adequate.

Question - Q.3	Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?
Answer	No
Comments	The services riser/cupboards sampled did not appear to be adequately fire-resisting and/or fire-stopped. - A Wire hole (large) in 17-18 sub-intake electric cupboard. - Large ceiling hole sub-intake electric cupboard 35-36 lobby. - Ceiling and wall holes sub-intake electric cupboard 83-84 lobby and 89-90. The sub-intake electric cupboards located in all Flat entrance lobbies containing two Flats on the upper floors and the recessed electric meter cupboards outside Flat entrance walls could not be accessed due to non-standard locks being fitted, except all risers with FB locks and/or unlocked cupboards were inspected. It appears that adequate fire-stopping was previously installed in the sub-intake electric cupboards. Still, penetrations/voids have occurred post-installation of the temporary alarm system that facilitates the waking watch and the temporary simultaneous evacuation policy. It is assumed that breaches are present in all cupboards, as noted. A new action has been raised concerning this. The recessed electric meters are enclosed in fire-resisting construction and generally do not require holes into the Flat entrance walls to be fire-stopped; however, from those sampled, it appears that the expanding foam around pipes/penetrations leads into the common areas above the false ceilings, which is inadequate. This was highlighted in the previous assessment report - the recommendation remains Unresolved. - Expanding foam inside Flat 10 electric cupboard. Flat 78 cupboard. Flat 96 cupboard. Furthermore, other compartmentation deficiencies noted include: - A hole is above the door frame at the foot of the stairs to the rear exit corridor. - Expanding foam around the boxed services in the waste chute room on the 1st floor. 4th floor. - A hole around the Pipe from Flats 1-2 lobby through to the common lifts lobby. A separate action concerning these has been raised.

Question - Q.4	Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)
Answer	Yes
Comments	Firestopping around services exiting the risers/cupboards sampled would appear to be adequate. See Q.3.

Question - Q.5	Is the building provided with refuse chute facilities for the disposal of rubbish by residents?
Answer	Yes
Comments	A refuse chute is provided in the building for the disposal of rubbish by residents.



Question - Q.5a	Are the refuse chute access hoppers located within enclosed chute rooms?
Answer	Yes
Comments	The refuse chute access hoppers are located within enclosed chute rooms.

Question - Q.5b	Are the chute rooms enclosed with adequate fire resisting construction and provided with permanent ventilation direct to open air?
Answer	No
Comments	The refuse chute rooms appear to be enclosed with adequate fire-resisting construction but are not provided with permanent ventilation direct to open air.

Question - Q.5c	Are the refuse chute hopper doors adequately fire resisting and self-closing, with suitable seals?
Answer	Yes
Comments	The refuse chute hopper doors appear to be adequately fire-resisting and self-closing, with suitable seals.

Question - Q.5d	Is an adequate automatic fire-resisting shutter provided at the base of the refuse chute, operated (as a minimum) on a fixed temperature fusible link? (Required where refuse chute hoppers open into protected stairways or lobbies.)
Answer	Not Applicable
Comments	The refuse chute is located within fire-resisting chute rooms on all floors. A damper is not required at the base of the chute. See Q.5e.

Question - Q.5e	Is a sprinkler system provided to the refuse room at the base of the refuse chute? (To be considered where refuse chute hoppers open into protected stairways or lobbies containing more than two flat entrance doors.)
Answer	Yes
Comments	There is an open sprinkler head system fitted over the bins at the base of the refuse chute, with water discharge controlled by smoke detectors.

Question - Q.6	Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?
Answer	Not Applicable
Comments	There were no roof voids noted above the common areas - the building has a flat roof.



Question - Q.7	Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)
Answer	Yes
Comments	The main electrical intake/meter cupboard appears to be adequately fire-resisting and firestopped. Refer to Q.3. also.

Question - Q.8	Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?
Answer	Yes
Comments	Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report). See Q.3.

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

Question - Q.10	Are wall and ceiling linings of an appropriate classification to limit the spread of flame over their surface and have a low rate of heat release? (Surface spread of flame classification)
Answer	Yes
Comments	The wall and ceiling linings would appear to be appropriate to resist the spread of flame over their surface and have a low rate of heat release.

Question - Q.10a	Are wall and ceiling linings of appropriate construction and materials to provide the required period of fire resistance?
Answer	Yes
Comments	The wall and ceiling linings appear appropriate to provide the required period of fire resistance.

Question - Q.11	If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?
Answer	Not Applicable
Comments	There were no soft furnishings noted within the common areas at the time of inspection.

Question - Q.12	If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?
Answer	Not Applicable
Comments	There were no curtains or drapes noted within the common areas at the time of inspection.



Question - Q.13a	Has the assessor been provided with full details of the external wall construction of the building? (Including details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc).
Answer	No
Comments	Sufficient details of the external wall construction of the building have not been provided for the purposes of this fire risk assessment. This should include, as appropriate, details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc.

Question - Q.13d	Is the external wall construction of the building of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment?	
Answer	No	
Comments	The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. External wall insulation and cladding to the window spandrels.. A specialist survey will be required.	
Recommendation	A copy of the external wall assessment report should be provided to Savills for consideration. As this report's findings could impact fire safety, a review of this FRA may be necessary when it is received.	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1698503

Question - Q.13h	Has management provided the fire and rescue service with information about the design and materials of the building's external walls and put in place a process to inform the FRS of any subsequent material changes made to them?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal 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.

Question - Q.14	Are all other fire spread/compartmentation issues satisfactory? [1]
Answer	Yes
Comments	There were no other fire spread/compartmentation issues noted at the time of inspection.



R. Fire Extinguishing Appliances

Question - R.1	Are portable fire extinguishers provided in the building? (Give details of any provision)
Answer	Yes
Comments	Extinguishers were provided as follows:- 5kg CO2 extinguisher within the plant room on the ground floor.

Question - R.2	Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy?
Answer	Yes
Comments	The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.

Question - R.3	Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?
Answer	Yes
Comments	The type, number and location of portable fire extinguishers are considered adequate for the risks present.

Question - R.4	Are all fire extinguishing appliances unobstructed and readily accessible?
Answer	Yes
Comments	The portable fire extinguishers provided are appropriately unobstructed and readily accessible.

S. Other Fire Safety Systems and Equipment

Question - S.1	Is the building provided with drop key override switch facilities for Fire and Rescue Service access?
Answer	Yes
Comments	A drop key override switch facility is provided to both front and rear entrance/exit doors and to all Flat entrance lobby doors on all floors.



Question - S.1a	Does the drop key override switch facilities for Fire and Rescue Service access appear to be in good condition?	
Answer	No	
Comments	Main entrance and Flats 1-2 lobby, Flats 95-97 lobby drop key switches did not worked satisfactorily when tested. All others worked satisfactory.	
Recommendation	The defective Fire Service drop key override switch should be repaired.	
Photo		
Priority: B	Quantity: Known (3); Potential (3)	Action ID: 1698504

Question - S.2	Is the building provided with a fire main system? (Dry or wet riser etc.)
Answer	Yes
Comments	The building is provided with fire mains:- Dry riser system installation with the inlet located at the front of the premises and outlets located on alternate odd-numbered floors (starting on the third floor), inside the Flat entrance lobbies containing four residents' Flats.

Question - S.2a	Does the fire main system appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	There were no obvious issues noted with the fire main

Question - S.3	Is the building provided with a firefighting lift, an evacuation lift or an old-standard 'fireman's' lift?
Answer	Yes
Comments	The passenger lift in the building is provided with an override control switch at the access level for use by firefighters. This old standard 'fireman's' lift does not have the same level of functionality and protection as that afforded by a current standard firefighting lift, so consideration should be given to updating it if the lift becomes due for replacement.

Question - S.3a	Does the firefighting lift, evacuation lift or old-standard 'fireman's' lift appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	There were no obvious issues noted with the lift used for fire safety purposes.



Question - S.4	Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)
Answer	No
Comments	The building has no apparatus for the evacuation of people with disabilities.

Question - S.5	Is a sprinkler system provided within the building? (provide details of type and extent)
Answer	Yes
Comments	The sprinkler system provided in the building is within the bin room. A sprinkler system is not provided throughout flats 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.

Question - S.5a	Does the sprinkler system appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	There were no obvious issues noted with the sprinkler system.

Question - S.6	Are hose reels provided within the building?
Answer	No
Comments	Hose reels are not provided within the building.

Question - S.7	Is the building provided with a BS 8629 Evacuation Alert System for use by the Fire and Rescue Service?
Answer	No
Comments	A BS 8629:2019 Evacuation Alert System is not provided in the building and is not required to be retrofitted.

Question - S.8	Are fire doors in the building fitted with automatic hold-open or free-swing devices? (Electromagnetic, Dorgards etc.)
Answer	No
Comments	Fire doors in the building are not fitted with automatic hold-open or free-swing devices.



Question - S.9	Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)
Answer	No
Comments	There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements

Question - T.1	Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than GN-Low Rise and GN-Mid Rise).
Answer	Management Section Required
Comments	17-storey general needs purpose-built block.

Question - T.2	Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?
Answer	Yes
Comments	It is advised that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.

Question - T.3	Is there a corporate set of fire safety arrangements covering planning, organisation, control, monitoring and review of the preventative and protective measures in place which includes fire incident response plans?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that appropriate arrangements are in place.

Question - T.4	Are there appropriate procedures in place in the event of fire and are these documented?
Answer	Yes
Comments	Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.

Question - T.5	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?
Answer	Yes
Comments	There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. This role will be performed by the waking watch.



Question - T.6	Are there suitable fire assembly points away from any risk?
Answer	Yes
Comments	The assembly points identified are considered suitable. Harts Lane Sports Court.

Question - T.7	Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?
Answer	See K.16
Comments	It is not known if adequate procedures are in place for the evacuation of persons with disabilities. Refer to question K.16 in this report for recommendations.

Question - T.8	Are staff nominated to use fire extinguishing appliances in the event of fire?
Answer	Yes
Comments	Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire. The waking watch team is trained with extinguisher training, too.

Question - T.9	Are staff nominated to assist with evacuations in the event of fire?
Answer	Yes
Comments	From information received on-site, it would appear that the waking watch have been nominated to assist with evacuation in the event of a fire.

Question - T.10	Is there appropriate liaison with the local Fire and Rescue Service?
Answer	Yes
Comments	It is advised that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out.

Question - T.10a	Are there appropriate arrangements for coordination of fire safety information and responsibilities between duty holders where there are multiple involved in building management?
Answer	Not Applicable
Comments	Control and management of the building is the sole responsibility of LBBD.

Question - T.11	Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)
Answer	Yes
Comments	Routine in-house fire safety checks are carried out by the waking watch on a 60 minutes basis.



Question - T.11a	Are monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (if provided within the building) carried out, with records kept and made accessible to residents?
Answer	Yes
Comments	It was confirmed on-site by the waking watch that monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building) are being carried out, with records kept and made accessible to residents. Essential fire-fighting equipment (as defined in the Fire Safety (England) Regulations) includes inlets and outlets for fire mains, smoke control systems, suppression systems, fire detection and alarm systems, evacuation alert systems and automatic door release mechanisms linked to fire alarm systems. Checks are undertaken by persons appointed from LBBD.

Question - T.11b	Is a procedure in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment, to the Fire and Rescue Service?
Answer	Yes
Comments	It was confirmed on-site by the waking watch team that a procedure is in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building) to the Fire and Rescue Service.

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

U. Training and Drills

Question - U.1	Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?
Answer	Yes
Comments	The waking watch on site advised that they are appropriately and adequately trained on relevant aspects of fire safety.

Question - U.2	Are the staff nominated to assist with evacuations, in event of fire, given appropriate additional training?
Answer	Yes
Comments	The waking watch advised that they are nominated to help with fire evacuations and have received appropriate additional training.



Question - U.3	Are the staff nominated to use fire extinguishing appliances, in the event of fire, given appropriate additional training?
Answer	Yes
Comments	It is advised that staff nominated to use fire extinguishing appliances receive appropriate additional training.

Question - U.4	Are fire drills carried out at appropriate intervals?
Answer	Not Applicable
Comments	Not required for this type of property.

V. Testing and Maintenance

Question - V.1	Is the fire detection/alarm system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5839-1 / BS 5839-6)
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the fire detection/alarm system are carried out in accordance with BS 5839, with records held centrally.

Question - V.2	Is the emergency lighting system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5266-1 and BS 5266-8)
Answer	Yes
Comments	There was evidence available on-site to confirm that regular inspection, testing and servicing of the emergency lighting system is being carried out in accordance with BS EN 50172/BS 5266-8 and BS 5266-1.

Question - V.3	Are all fire extinguishers tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5306-3)
Answer	Yes
Comments	There was evidence available on-site to confirm that regular inspection, testing and servicing of the CO2 in the plant room are being carried out in accordance with relevant guidance. Tested 8/2025

Question - V.4	Is the fire main inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9990)
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the fire main is carried out in accordance with BS 9990, with records held centrally.



Question - V.5	Is the lightning protection system inspected and tested in accordance with relevant guidance, with appropriate records kept up to date?
Answer	Yes
Comments	It is advised that annual inspection and testing of the lightning protection systems takes place in accordance with BS EN 62305.

Question - V.7	Is the smoke control system inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9999)
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the smoke control system take place in accordance with BS 9999, with records held centrally.

Question - V.8	Are access control systems inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (e.g. NCP 109.2)
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the access control system take place in accordance with appropriate guidance, with records held centrally.

Question - V.9	Are drop key override switch facilities for Fire and Rescue Service regularly checked to ensure that they remain operational?
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that drop key override switch facilities for Fire and Rescue Service are regularly checked to ensure that they remain operational.

Question - V.10	Are lifts for use by firefighters or evacuation lifts inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (Firefighting, 'fireman's' or evacuation lifts - LOLER)
Answer	Yes
Comments	It is advised that all lifts are regularly inspected, tested and serviced to comply with LOLER requirements.

Question - V.11	Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9251)
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that the sprinkler system is regularly inspected, tested and serviced to comply with BS 9251 requirements.



W. Records

Question - W.1	Is there a logbook available for inspection on-site, either in paper or online digital format?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been

Question - W.2	Are details of fire drills adequately recorded in the log book or digital log book system?
Answer	Not Applicable
Comments	Not required for this type of property.

Question - W.3	Are details of fire safety training recorded in the log book or digital log book system?
Answer	Yes
Comments	It is advised that records of training are held electronically in a central database. waking watch staff.

Question - W.4	Are routine in-house fire safety checks recorded in the log book or digital log book system?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that appropriate records are held electronically in a central database.

Question - W.5	Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?
Answer	Yes
Comments	It is advised that records of inspection, testing and/or servicing are held in a central database.

Additional Issues

X. Electrical Services

Question - X.1	If present, are surface mounted wiring systems within the common escape routes supported in accordance with BS 7671 (as amended) such that they will not be liable to premature collapse in the event of fire?
Answer	Yes
Comments	Surface mounted wiring systems noted appear to be adequately supported with fire resisting fixings/metal conduit/metal trunking to prevent premature collapse.



Question - X.2	Is the building provided with a solar photovoltaic (PV) microgeneration system?
Answer	No
Comments	No evidence was seen to indicate that a solar PV system is installed on the building.

Question - X.3	Is the building provided with any electrical vehicle (EV) charging points, either internally or in close proximity to the external façade?
Answer	No
Comments	There were no electric vehicle charging points noted.

Question - X.4	Is there any evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within common parts?
Answer	No
Comments	There was no evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within the common parts.

Y. Gas Services

Question - Y.1	Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)
Answer	No
Comments	There were no gas installations noted within the common parts of the building.

Z. Other Issues

Question - Z.1	Are all other issues deemed satisfactory? [1]
Answer	Yes
Comments	There were no other relevant issues noted at the time of inspection.

Question - Z.4	Confirm that contemporaneous notes have been made of this assessment and photographs of them have been attached to the comments.
Answer	Notes confirmed and photos added
Comments	It is confirmed that contemporaneous notes have been taken of this assessment and that photographs have been attached to the commentary, as evidence required for BAFE Certification.



Assessment Risk Rating

Assessment Risk Rating

Question - 1	Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:
Answer	Medium
Comments	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).

Question - 2	Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:
Answer	Extreme Harm
Comments	The 'consequences for life safety in event of fire' has been set as Extreme Harm for this property. This is because of issues noted which require urgent action - Fire alarm fault. When the issues noted have been resolved the rating can be reduced to Moderate Harm.

Question - 3	The derived assessment risk rating of the property is:
Answer	Substantial

Question - 4	On satisfactory completion of all remedial works the risk rating of this property may be reduced to:
Answer	Tolerable
Comments	The overall risk level will be Tolerable once any recommendations from this report and any outstanding from previous reports have been completed.



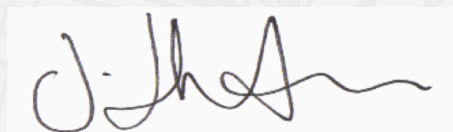
6. BAFE Certificate

Part 1a	NSI Life Safety Fire Risk Assessment Silver Approved Organisation: Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part 1b	BAFE Registration Number: NSI00539
Part 2	Name of Client: London Borough of Barking and Dagenham
Part 3a	Address of premises for which the fire risk assessment was carried out: Colne House, 103, 1-100, Harts Lane, Barking, IG11 8LX
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 18 November 2025
Part 6	Recommended date for review of the fire risk assessment: 18 November 2026
Part 7	Certificate Number: 473712

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

We, being currently a NSI Approved organisation 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 BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organisation:



John Herbison FCABE MIFireE (Director)



Date of issue: 18 November 2025

About this Certificate

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI. NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above. Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract. NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Additional Notes

1. "SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE)
2. Life Safety Fire Risk Assessment Silver is an Approval Scheme of the National Security Inspectorate, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY.
3. BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH. RS 8071.3 Sept 2018

