Type 1

Fire Risk Assessment

Date of Assessment
16 January 2026

Date Issued to Client
18 February 2026

Recommended Reassessment Date
18 February 2027

Property Assessed

13-38, John Burns Drive, Barking, IG11 9RQ

UPRN

900009325

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
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London Borough of Barking & Dagenham

Provided by Savills (UK) Ltd for London Borough of Barking and Dagenham

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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 ▼

LIKELIHOOD ▶

	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	**Substantial risk**
High	Moderate risk	Substantial risk	Intolerable risk

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	Stay Put
Recommended evacuation strategy for this property	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

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	0	6	6
B	1	4	5
C	0	3	3
R	0	1	1
Man1	0	1	1
Man2	1	5	6
Man3	0	0	0
ManR	0	1	1
Totals	2	22	24

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: K.15b **Section:** Means of Escape **Action ID:** 1737532 **Quantity:** Known (N/A); Potential (N/A) **Priority:** U	**Comments:** There following issues were noted to the AOV system installed: - Fault lights were showing on the AOV panels on the 2nd and 5th floors. - No power light indicators were noted to the manual controls at the base and head of the stairwell. - Some external window AOVs were open at the time of inspection. **Recommendations:** As the building is over 18m (or 7 storeys) and the defects/faults with the smoke control system is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked by the service engineer 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. (There following issues were noted to the AOV system installed: Fault lights were showing on the AOV panels on the 2nd and 5th floors / No power light indicators were noted to the manual controls at the base and head of the stairwell / Some external window AOVs were open at the time of inspection). **Due date:** 19/02/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: M.8 **Section:** Common Area Fire Doors **Action ID:** 1737551 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man1	**Comments:** Fire doors to services risers/cupboards were found to be unlocked at the time of inspection. The second floor services/riser cupboard was unlocked/open at the time of inspection. **Recommendations:** It should be ensured that all common area cupboard/riser doors are kept locked when not in use. **Due date:** 18/03/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: L.1 **Section:** Flat Entrance/Residents' Bedroom/Bedsit Doors **Action ID:** 1737533 **Quantity:** Known (1); Potential (1) **Priority:** A	**Comments:** Flat entrance doors/frames are replacement Masterdor composite fire doors, except for Flat 38 which appears to be an inadequate timber paneled door (From limited visual inspection; adequacy of installation not confirmed). N.B. - Masterdor FD30 certified fire door stickers were noted to the door frames of sampled Flats 13 & 17, however, advice from the Ministry of Housing, Communities and Local Government in 2018 was to ensure that flat entrance composite FD30 doors from Manse Masterdor are checked to ensure that they are adequately fire resisting and meet the 30 minute fire resisting standard. Management confirmed via the Riskhub Client Portal that the composite fire doors have been checked for adequacy/fire resistance and as a result, no further recommendation has been raised in this report regarding these doors. **Recommendations:** Doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification - Flat 38 (unless it can be confirmed that the flat entrance door is adequately fire rated). **Due date:** 18/05/2026 **Client status:** Unassigned

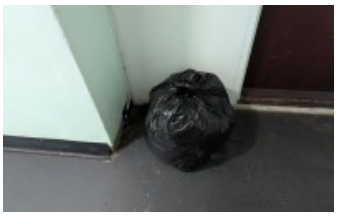
Details	Comments / Recommendations
Question: L.5 **Section:** Flat Entrance/Residents' Bedroom/Bedsit Doors **Action ID:** 1737534 **Quantity:** Known (26); Potential (26) **Priority:** A	**Comments:** The side panels to flat entrance doors are of solid material with unknown fire-resistance. **Recommendations:** 30-minute fire resisting material should be installed in the side panels to flat entrance doors as noted (unless fire resistance of the existing panels can be confirmed by certification). **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: M.4 **Section:** Common Area Fire Doors **Action ID:** 1737536 **Quantity:** Known (7); Potential (7) **Priority:** A	**Comments:** The following issues were noted at the time of inspection: - The lower side panels to common area fire doors are of solid material with unknown fire-resistance (stairwell doors on all floors). N.B. - Other fanlights/side panels are fitted with appropriately fire rated glazing (Georgian wired glass). 30-minute fire-resisting material should be installed in the fanlights/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). - A cupboard containing electrical intakes/installations is located within the residents store area and the fanlight is not adequately fire resisting (thin wooden panel with holes noted). This cupboard poses a passing risk within this residents store area (due to the fact that one of the exit doors to the front of the building has been secured in place for security reasons) and therefore the electrical cupboard is required to be fire resisting. **Recommendations:** 30-minute fire-resisting material should be installed in the lower side panels to common area fire doors as noted. (Unless fire resistance of the existing infill panels can be confirmed). **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: M.5 **Section:** Common Area Fire Doors **Action ID:** 1737535 **Quantity:** Known (9); Potential (9) **Priority:** A	**Comments:** Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. A number of common area doors did not fully self close flush into the door frames. N.B. - It may be that the self closing devices require adjustment or that the doors require adjustment to ensure that the doors do not become wedged open against the cold smoke seals/door frames. The affected doors are the stairwell doors on the ground, first, second, third, fourth and fifth floors and the refuse chute room doors on the first, second and fourth floors. **Recommendations:** The self-closing device should be repaired/adjusted or an effective self-closing device should be fitted to the doors (or alternatively the doors may require adjustment to ensure that the doors do not become wedged open against the cold smoke seals/door frames). **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: M.4 **Section:** Common Area Fire Doors **Action ID:** 1737537 **Quantity:** Known (1); Potential (1) **Priority:** A	**Comments:** The following issues were noted at the time of inspection: - The lower side panels to common area fire doors are of solid material with unknown fire-resistance (stairwell doors on all floors). N.B. - Other fanlights/side panels are fitted with appropriately fire rated glazing (Georgian wired glass). 30-minute fire-resisting material should be installed in the fanlights/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). - A cupboard containing electrical intakes/installations is located within the residents store area and the fanlight is not adequately fire resisting (thin wooden panel with holes noted). This cupboard poses a passing risk within this residents store area (due to the fact that one of the exit doors to the front of the building has been secured in place for security reasons) and therefore the electrical cupboard is required to be fire resisting. **Recommendations:** 30-minute fire resisting material should be installed in the fanlight to the common area fire door as noted (Electrical intake/installation cupboard within the residents store area). **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: O.1 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1737538 **Quantity:** Known (1); Potential (1) **Priority:** A	**Comments:** The Fire Action Notices displayed are appropriate for the Stay Put strategy in place, however, one notice is located within a secure noticeboard (fitted with a security grille) and is not clearly visible in its current location and the second fire action notice has curled up and cannot be easily seen. **Recommendations:** A fire action notice should be fixed to the wall in a prominent position. **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: G.3 **Section:** House-Keeping **Action ID:** 1737531 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man2	**Comments:** There were combustible items or waste materials in the escape routes. A parcel was left outside Flat 13 (ground floor); scooters, shoes and an umbrella were stored outside Flat 26 (third floor); a refuse bag was left outside Flat 30 (fourth floor). As the quantity involved is relatively minor this can be dealt with via written contact with the residents. **Recommendations:** Residents should be contacted in writing to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear. **Due date:** 18/05/2026 **Client status:** Unassigned 

Details	Comments / Recommendations
Question: O.7 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1737543 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man2	**Comments:** No access was possible to the Secure Information Box at the time of inspection. **Recommendations:** It should be confirmed/ensured that the Secure Information Box contains information as required by the Fire Safety (England) Regulations 2022. This should include contact details for the responsible person and other relevant/appropriate persons plus marked-up floor plans and a site plan. **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.2 **Section:** Limiting Fire Spread **Action ID:** 1737552 **Quantity:** Known (0); Potential (1) **Priority:** Man2	**Comments:** It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. Panels were noted to the ceiling on the ground and sixth floors covering unknown voids. **Recommendations:** An intrusive inspection of the hidden voids noted should be undertaken to confirm/ensure that compartmentation within is adequate. **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.9 **Section:** Limiting Fire Spread **Action ID:** 1737548 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man2	**Comments:** A ventilation system is installed in the building with a ventilation grill located within the residents store area. It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building. **Recommendations:** The ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building. **Due date:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.13d **Section:** Limiting Fire Spread **Action ID:** 1737549 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man2	**Comments:** It is confirmed via the Riskhub Client Portal that the previous recommendation to have the external walls of the building assessed by a specialist consultant has been resolved. It does not appear that the findings of this assessment have been shared with Savills for consideration as part of this fire risk assessment. **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:** 18/05/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: O.3 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1737540 **Quantity:** Known (2); Potential (2) **Priority:** B	**Comments:** Directional and exit signage is not considered adequate. Directional/exit signage should be provided in the large residents store area to identify the two final exits from this area (N.B. - Due to the fact that an exit door has been secured in place for security reasons and is not available for use). **Recommendations:** Provide adequate exit and/or directional signage as noted. **Due date:** 18/02/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: O.3a **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1737541 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** Some wayfinding signage is provided in the stair landings and/or lift lobbies to identify floor-level and/or flat numbers. However, this did not appear to be in accordance with the guidance in paragraphs 15.13 to 15.16 of Approved Document B Volume 1 2019 (e.g. no flat identification signage within the stairwell landings; no floor identification signage within the flat lobbies, provided signage is not visible from within the lift car). **Recommendations:** The existing wayfinding and flat indicator signage should be upgraded/updated to be in accordance with paragraphs 15.13 to 15.16 of ADB1 2019. **Due date:** 18/02/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.7 **Section:** Limiting Fire Spread **Action ID:** 1737546 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** The mains electrical intake cupboard accessed from within the ground floor entrance hallway is adequately fire-resisting, however, the additional electrical intake/installation cupboard accessed from within the residents store area is not adequately fire resisting. 'Fire resistant' expanding foam had been inappropriately used as a fire stopping material to seal around cables/wiring. A hole was also noted around wiring/conduit passing through the top of the door frame which had not been sealed/fire stopped. See also M4. **Recommendations:** The hole noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 30 minutes. **Due date:** 18/02/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.7 **Section:** Limiting Fire Spread **Action ID:** 1737547 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** The mains electrical intake cupboard accessed from within the ground floor entrance hallway is adequately fire-resisting, however, the additional electrical intake/installation cupboard accessed from within the residents store area is not adequately fire resisting. 'Fire resistant' expanding foam had been inappropriately used as a fire stopping material to seal around cables/wiring. A hole was also noted around wiring/conduit passing through the top of the door frame which had not been sealed/fire stopped. See also M4. **Recommendations:** The 'fire-rated' expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate). **Due date:** 18/02/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: O.2 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1737539 **Quantity:** Known (6); Potential (6) **Priority:** C	**Comments:** Fire door signage is not considered adequate: - The refuse chute room doors on the upper floors are fitted with both 'fire door keep closed' and fire door keep locked' signage. 'Fire door keep locked' signage is not appropriate and should be removed. **Recommendations:** The inappropriate 'fire door keep locked' signage should be removed from the refuse chute room doors, leaving the appropriate 'fire door keep closed' signage in place. **Due date:** 18/08/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: O.4 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1737542 **Quantity:** Known (1); Potential (1) **Priority:** C	**Comments:** 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on the ground floor. **Recommendations:** Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift on the ground floor. **Due date:** 18/08/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: O.5 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1737545 **Quantity:** Known (1); Potential (1) **Priority:** C	**Comments:** Other fire safety signs issues noted include: - A 'sprinkler stop valve location' sign is fitted to the bin store door, however, the sprinkler stop valve is not located in this area. The sign should be removed. **Recommendations:** The 'sprinkler stop valve location' sign fitted to the bin store door should be removed as noted. **Due date:** 18/08/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: P.5 **Section:** Means of Giving Warning in Case of Fire **Action ID:** 1737544 **Quantity:** Known (1); Potential (1) **Priority:** R	**Comments:** An unsuitable Grade F smoke alarm was noted within the entrance hallway of sampled Flat 13. A suitable Grade D smoke alarm was noted within the entrance hallway of sampled Flat 17. No access to other flats. **Recommendations:** A Grade D1 LD2 smoke alarm system to BS 5839-6 should be installed in Flat 13 as noted. **Due date:** Unlimited **Client status:** Unassigned

Details	Comments / Recommendations
Question: X.1 **Section:** Electrical Services **Action ID:** 1737550 **Quantity:** Known (1); Potential (1) **Priority:** ManR	**Comments:** Surface-mounted wiring systems contained within plastic trunking were present within the escape routes and it was not possible to determine if the cables within were adequately supported with fire-resisting fixings to prevent premature collapse. N.B. - Metal and plastic conduit was noted. No access to inspect plastic trunking to check for metal ties without causing damage as the trunking appeared to be sealed. **Recommendations:** It should be confirmed that surface-mounted wiring systems within the common area have been checked as part of the EICR and have been determined to comply with the requirements of BS 7671(as amended) to prevent premature collapse. **Due date:** Unlimited **Client status:** Unassigned

2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
Question: Q.10 **Section:** Limiting Fire Spread **Action ID:** 791231 **Quantity:** Known (0); Potential (1) **Priority:** Man2	**Comments:** It could not be determined if the timber wall lining material provided in the ground floor entrance lobby achieves a surface lining classification of Class 0. **Recommendations:** Management should confirm/ensure that the wall/ceiling linings noted will achieve a surface lining classification of European Class B-s3, d2 (National Class 0 cited in Building Regulations guidance prior to 2019). **Due date:** 01/07/2022 **Client status:** In progress

Details	Comments / Recommendations
Question: Q.5b **Section:** Limiting Fire Spread **Action ID:** 1089712 **Quantity:** Known (6); Potential (6) **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. They are provided with an openable window. **Recommendations:** The rooms containing the refuse chute hoppers should be provided with a method of permanent ventilation. **Due date:** 11/04/2024 **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	900009325
Address	13-38, John Burns Drive, Barking, IG11 9RQ
Property Designation	GN-High Rise

Building Layout Information	
Building Height	18m (estimated)
Total No. of Floors	7
Total No. of Floors (common area only)	7
Total No. of Storeys (ground and above)	7
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	Entrance hallway, stairwell, landings, lobbies/corridors, residents store area, electrical intake cupboards (ground floor), lift motor room, sampled flats, sampled services/riser cupboard (second floor), bin store, and bin chute rooms.
Areas of the Building to Which Access was not Available	Non sampled flats, Non sampled services/riser cupboards.
Total Number of Flats/Bedsits/Bedrooms (as applicable)	26
Number Accessed off the Common Area	26
Flats/Bedsits/Bedrooms Sample Inspected	Flats 13 & 17
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	3
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	1

Building Layout Description

A detached seven storey purpose built block of 26 self contained flats. The main entrance door leads into the entrance hallway, providing access to two flats, the lift, the mains electrical intake cupboard, the residents store area and the single protected stairwell. Within the residents store area was an additional cupboard containing electrical installations/equipment and an additional final exit door. The single stairwell serves all floors and has a final exit door to the rear of the building (base of the stairwell). The first floor landing provides access to a small lobby leading into the flat lobby/corridor containing four flats, the lift and a chute room containing a refuse hopper and a services/riser cupboard. The second-sixth floors are of an identical layout. Flat layout is as follows: Flats 13 & 14 are located on the ground floor, flats 15-18 on the 1st floor, flats 19-22 on the 2nd floor, flats 23-26 on the 3rd floor, flats 27-30 on the 4th floor, flats 31-34 on the 5th floor and flats 35-38 on the 6th floor. A ceiling hatch is provided within the sixth floor flat lobby/corridor which leads to the lift motor room/water tank room, with access to the flat roof. An integral bin store/chute room is accessed externally to the rear of the building.

Construction Information

Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1970
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Masonry - Cavity
External Wall Finish Type	Other
Other External Wall Finish Type	Brick and tile finish
Roof Type	Flat
Other Construction Information	No other construction information.

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

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of Any Onsite Management	No staff on site, however, occasional attendance presumed.
Person Managing Fire Safety in the Premises	London Borough of Barking and Dagenham
Person Consulted During the FRA	Caretaker / Residents of Flats 13 & 17
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	Occasional staff attendance expected - low numbers anticipated
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)	No previous fire loss experience.
Any Other Relevant Information	No other relevant information.

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	Seven-storey purpose-built general needs block of flats.

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 electrical intake/meter 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:- 20/12/2022

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

Question - C.2	Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)
Answer	Yes
Comments	A paladin/wheelie bin was stored in a secure integral bin chute room located on the ground floor (accessed externally to the rear of the building), with additional bins stored to the rear a suitable distance away from the building.

Question - C.3	Is fire load close to the premises minimised?
Answer	Yes
Comments	There was no unnecessary fire load noted close to the building at the time of inspection.

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

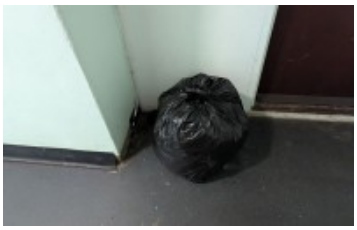
Question - F.1	Does the building have a lightning protection system installed?
Answer	Yes
Comments	A lightning protection system is provided.

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	Yes
Comments	The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3	Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?
Answer	No
Comments	There were combustible items or waste materials in the escape routes. A parcel was left outside Flat 13 (ground floor); scooters, shoes and an umbrella were stored outside Flat 26 (third floor); a refuse bag was left outside Flat 30 (fourth floor). As the quantity involved is relatively minor this can be dealt with via written contact with the residents.
Recommendation	Residents should be contacted in writing to advise that the common area/escape routes should be kept free from all combustibles and/or trip hazards. A programme of regular checks should be put in place to ensure that the common area is kept clear.
Photo	
Priority: Man2	**Quantity: Known (N/A); Potential (N/A)** **Action ID: 1737531**

Question - G.4	Are escape routes kept clear of any trip hazards or obstructions?
Answer	See G.3
Comments	There were trip hazards noted within the common escape routes at the time of inspection. A parcel was left outside Flat 13 (ground floor); scooters, shoes and an umbrella were stored outside Flat 26 (third floor); a refuse bag was left outside Flat 30 (fourth floor). As these items are also combustibles an action for their removal has been raised in G.3.

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 at the time of inspection.

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. The previous recommendation has been Approved by the client.

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.

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.

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. The previous recommendation has been Approved by the client.

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 be in line with that allowed in 'LGA - Fire safety in purpose-built blocks of flats' . Section 56 – Means of escape within the flat and 58.24 - Flats served by a single escape stairway. Within 7.5m from the furthest flat entrance door to the stair lobby door within vented lobbies.

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.

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	Not Applicable
Comments	The stairs and lobbies are provided with an automatic smoke ventilation system. See K.15.

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 building is provided with an automatic smoke ventilation system comprising external window AOVs within the lobbies located off of the stairwell and an external window AOV located at the top of 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.

Question - K.15b	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?
Answer	No
Comments	There following issues were noted to the AOV system installed: - Fault lights were showing on the AOV panels on the 2nd and 5th floors. - No power light indicators were noted to the manual controls at the base and head of the stairwell. - Some external window AOVs were open at the time of inspection.
Recommendation	As the building is over 18m (or 7 storeys) and the defects/faults with the smoke control system is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked by the service engineer 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. (There following issues were noted to the AOV system installed: Fault lights were showing on the AOV panels on the 2nd and 5th floors / No power light indicators were noted to the manual controls at the base and head of the stairwell / Some external window AOVs were open at the time of inspection).
Photo	
Priority: U	**Quantity: Known (N/A); Potential (N/A)** **Action ID: 1737532**

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	Yes
Comments	It is confirmed via the Riskhub Client Portal that suitable arrangements are in the building for means of escape for people with disabilities and that residents are encouraged to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. The previous recommendation has been Approved by the client.

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	Stay Put
Comments	The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Question - K.20	Is the current evacuation strategy for the property considered appropriate?
Answer	Yes
Comments	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

Question - K.21	What is the recommended evacuation strategy for the property?
Answer	Stay Put

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	No
Comments	Flat entrance doors/frames are replacement Masterdor composite fire doors, except for Flat 38 which appears to be an inadequate timber paneled door (From limited visual inspection; adequacy of installation not confirmed). N.B. - Masterdor FD30 certified fire door stickers were noted to the door frames of sampled Flats 13 & 17, however, advice from the Ministry of Housing, Communities and Local Government in 2018 was to ensure that flat entrance composite FD30 doors from Manse Masterdor are checked to ensure that they are adequately fire resisting and meet the 30 minute fire resisting standard. Management confirmed via the Riskhub Client Portal that the composite fire doors have been checked for adequacy/fire resistance and as a result, no further recommendation has been raised in this report regarding these doors.
Recommendation	Doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification - Flat 38 (unless it can be confirmed that the flat entrance door is adequately fire rated).
Photo	

Priority: A	**Quantity: Known (1); Potential (1)**	**Action ID: 1737533**

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	Flat entrance doors are subject to a 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.

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 Applicable
Comments	There are no fanlights over the flat entrance doors in these premises.

Question - L.5	Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Known
Comments	The side panels to flat entrance doors are of solid material with unknown fire-resistance.
Recommendation	30-minute fire resisting material should be installed in the side panels to flat entrance doors as noted (unless fire resistance of the existing panels can be confirmed by certification).
Photo	

Priority: A	**Quantity: Known (26); Potential (26)**	**Action ID: 1737534**

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 13 & 17. 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	Yes
Comments	Intumescent strips and cold smoke seals were fitted to the entrance doors of sampled flats 13 & 17. No access to other flats. (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 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.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 doors) where required (From limited visual inspection; certification not seen; adequacy of installation not confirmed). N.B. - The timber doors to the services/riser cupboards are not required to be fire rated (due to their location within the refuse chute rooms and the fact that they do not pose a passing risk).

Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?
Answer	Yes
Comments	All common area fire-rated 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 - 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	Common area fire doors are subject to a 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.

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 (Georgian wired glass).

Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	No
Comments	The following issues were noted at the time of inspection: - The lower side panels to common area fire doors are of solid material with unknown fire-resistance (stairwell doors on all floors). N.B. - Other fanlights/side panels are fitted with appropriately fire rated glazing (Georgian wired glass). 30-minute fire-resisting material should be installed in the fanlights/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). - A cupboard containing electrical intakes/installations is located within the residents store area and the fanlight is not adequately fire resisting (thin wooden panel with holes noted). This cupboard poses a passing risk within this residents store area (due to the fact that one of the exit doors to the front of the building has been secured in place for security reasons) and therefore the electrical cupboard is required to be fire resisting.
Recommendation	30-minute fire-resisting material should be installed in the lower side panels to common area fire doors as noted. (Unless fire resistance of the existing infill panels can be confirmed).
Photo	
Priority: A	**Quantity: Known (7); Potential (7)** **Action ID: 1737536**

Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	No
Comments	The following issues were noted at the time of inspection: - The lower side panels to common area fire doors are of solid material with unknown fire-resistance (stairwell doors on all floors). N.B. - Other fanlights/side panels are fitted with appropriately fire rated glazing (Georgian wired glass). 30-minute fire-resisting material should be installed in the fanlights/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). - A cupboard containing electrical intakes/installations is located within the residents store area and the fanlight is not adequately fire resisting (thin wooden panel with holes noted). This cupboard poses a passing risk within this residents store area (due to the fact that one of the exit doors to the front of the building has been secured in place for security reasons) and therefore the electrical cupboard is required to be fire resisting.
Recommendation	30-minute fire resisting material should be installed in the fanlight to the common area fire door as noted (Electrical intake/installation cupboard within the residents store area).
Photo	
Priority: A	**Quantity: Known (1); Potential (1)** **Action ID: 1737537**

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. A number of common area doors did not fully self close flush into the door frames. N.B. - It may be that the self closing devices require adjustment or that the doors require adjustment to ensure that the doors do not become wedged open against the cold smoke seals/door frames. The affected doors are the stairwell doors on the ground, first, second, third, fourth and fifth floors and the refuse chute room doors on the first, second and fourth floors.
Recommendation	The self-closing device should be repaired/adjusted or an effective self-closing device should be fitted to the doors (or alternatively the doors may require adjustment to ensure that the doors do not become wedged open against the cold smoke seals/door frames).
Photo	
Priority: A	**Quantity: Known (9); Potential (9)** **Action ID: 1737535**

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	Yes
Comments	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 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 - 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	Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).

Question - M.8	Are common area fire door sets adequate otherwise? [1]
Answer	No
Comments	Fire doors to services risers/cupboards were found to be unlocked at the time of inspection. The second floor services/riser cupboard was unlocked/open at the time of inspection.
Recommendation	It should be ensured that all common area cupboard/riser doors are kept locked when not in use.
Photo	
Priority: Man1	**Quantity: Known (N/A); Potential (N/A)** **Action ID: 1737551**

Question - M.9	Are common area fire door sets adequate otherwise? [2]
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. Emergency lighting provided in the stairwell/lobbies/means of escape.

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	No
Comments	The Fire Action Notices displayed are appropriate for the Stay Put strategy in place, however, one notice is located within a secure noticeboard (fitted with a security grille) and is not clearly visible in its current location and the second fire action notice has curled up and cannot be easily seen.
Recommendation	A fire action notice should be fixed to the wall in a prominent position.
Photo	
Priority: A	**Quantity: Known (1); Potential (1)** **Action ID: 1737538**

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 confirmed via the Riskhub Client portal 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. The previous recommendation has been Approved by the client.

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	No
Comments	Fire door signage is not considered adequate: - The refuse chute room doors on the upper floors are fitted with both 'fire door keep closed' and fire door keep locked' signage. 'Fire door keep locked' signage is not appropriate and should be removed.
Recommendation	The inappropriate 'fire door keep locked' signage should be removed from the refuse chute room doors, leaving the appropriate 'fire door keep closed' signage in place.
Photo	
Priority: C	**Quantity: Known (6); Potential (6)** **Action ID: 1737539**

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 confirmed via the Riskhub Client Portal 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 is reissued annually to all residents. The previous recommendation has been Approved by the client.

Question - O.3	If required, is directional/exit signage adequate?
Answer	No
Comments	Directional and exit signage is not considered adequate. Directional/exit signage should be provided in the large residents store area to identify the two final exits from this area (N.B. - Due to the fact that an exit door has been secured in place for security reasons and is not available for use).
Recommendation	Provide adequate exit and/or directional signage as noted.
Photo	
Priority: B	**Quantity: Known (2); Potential (2)** **Action ID: 1737540**

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	No
Comments	Some wayfinding signage is provided in the stair landings and/or lift lobbies to identify floor-level and/or flat numbers. However, this did not appear to be in accordance with the guidance in paragraphs 15.13 to 15.16 of Approved Document B Volume 1 2019 (e.g. no flat identification signage within the stairwell landings; no floor identification signage within the flat lobbies, provided signage is not visible from within the lift car).
Recommendation	The existing wayfinding and flat indicator signage should be upgraded/updated to be in accordance with paragraphs 15.13 to 15.16 of ADB1 2019.
Photo	
Priority: B	**Quantity: Known (1); Potential (1)** **Action ID: 1737541**

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	No
Comments	'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on the ground floor.
Recommendation	Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift on the ground floor.
Photo	
Priority: C	**Quantity: Known (1); Potential (1)** **Action ID: 1737542**

Question - O.5	Are all other fire safety signs issues satisfactory? [2]
Answer	No
Comments	Other fire safety signs issues noted include: - A 'sprinkler stop valve location' sign is fitted to the bin store door, however, the sprinkler stop valve is not located in this area. The sign should be removed.
Recommendation	The 'sprinkler stop valve location' sign fitted to the bin store door should be removed as noted.
Photo	
Priority: C	**Quantity: Known (1); Potential (1)** **Action ID: 1737545**

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. Located in the ground floor 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	Not Known
Comments	No access was possible to the Secure Information Box at the time of inspection.
Recommendation	It should be confirmed/ensured that the Secure Information Box contains information as required by the Fire Safety (England) Regulations 2022. This should include contact details for the responsible person and other relevant/appropriate persons plus marked-up floor plans and a site plan.
Photo	
Priority: Man2	**Quantity: Known (N/A); Potential (N/A)** **Action ID: 1737543**

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. The previous recommendation has been Approved by the client.

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. The previous recommendation has been Approved by the client.

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 a BS 5839-6 Grade A automatic fire detection/alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders.

Question - P.2	From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?
Answer	Yes
Comments	The common area fire detection/alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).

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	It is confirmed via the Riskhub Client Portal that the sound pressure level within flats from the common system does not exceed 45 dB(A). The previous recommendation has been Approved by the client.

Question - P.5	Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?
Answer	No
Comments	An unsuitable Grade F smoke alarm was noted within the entrance hallway of sampled Flat 13. A suitable Grade D smoke alarm was noted within the entrance hallway of sampled Flat 17. No access to other flats.
Recommendation	A Grade D1 LD2 smoke alarm system to BS 5839-6 should be installed in Flat 13 as noted.
Photo	
Priority: R	**Quantity: Known (1); Potential (1)** **Action ID: 1737544**

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. The previous recommendation has been Approved by the client.

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	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	Not Known
Comments	It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. Panels were noted to the ceiling on the ground and sixth floors covering unknown voids.
Recommendation	An intrusive inspection of the hidden voids noted should be undertaken to confirm/ensure that compartmentation within is adequate.
Photo	
Priority: Man2	**Quantity: Known (0); Potential (1)** **Action ID: 1737552**

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	Yes
Comments	From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.

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.

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. The refuse chute rooms are provided with a manually openable windows.

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 recommendation has been raised in Q5b. to provide permanent ventilation within the enclosed chute rooms, therefore, no further recommendation has been raised in this section of the report to install a fire resisting shutter at the base of the chute.

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	A sprinkler system is located over the bins at the base of the refuse chute, with frangible bulb/fusible link sprinkler head,

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	No
Comments	The mains electrical intake cupboard accessed from within the ground floor entrance hallway is adequately fire-resisting, however, the additional electrical intake/installation cupboard accessed from within the residents store area is not adequately fire resisting. 'Fire resistant' expanding foam had been inappropriately used as a fire stopping material to seal around cables/wiring. A hole was also noted around wiring/conduit passing through the top of the door frame which had not been sealed/fire stopped. See also M4.
Recommendation	The hole noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 30 minutes.
Photo	
Priority: B	**Quantity: Known (1); Potential (1)** **Action ID: 1737546**

Question - Q.7	Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)
Answer	No
Comments	The mains electrical intake cupboard accessed from within the ground floor entrance hallway is adequately fire-resisting, however, the additional electrical intake/installation cupboard accessed from within the residents store area is not adequately fire resisting. 'Fire resistant' expanding foam had been inappropriately used as a fire stopping material to seal around cables/wiring. A hole was also noted around wiring/conduit passing through the top of the door frame which had not been sealed/fire stopped. See also M4.
Recommendation	The 'fire-rated' expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).
Photo	
Priority: B	**Quantity: Known (1); Potential (1)** **Action ID: 1737547**

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	Not Applicable
Comments	There are no electrical meter cabinets recessed into flat compartment walls in this property.

Question - Q.9	If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)
Answer	Not Known
Comments	A ventilation system is installed in the building with a ventilation grill located within the residents store area. It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building.
Recommendation	The ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building.
Photo	

Priority: Man2 **Quantity: Known (N/A); Potential (N/A)** **Action ID: 1737548**

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	Not Known
Comments	It could not be determined if the timber wall lining material provided in the ground floor entrance lobby achieves a surface lining classification of European Class B-s3, d2 (National Class 0 cited in Building Regulations guidance prior to 2019).

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	It is confirmed via the Riskhub Client Portal that the previous recommendation to have the external walls of the building assessed by a specialist consultant has been resolved. It does not appear that the findings of this assessment have been shared with Savills for consideration as part of this fire risk assessment.
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: 1737549**

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. The previous recommendation has been Approved by the client.

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:- 1 x CO2 extinguisher within the lift motor room.

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 located 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 the front and rear access/egress doors.

Question - S.1a	Does the drop key override switch facilities for Fire and Rescue Service access appear to be in good condition?
Answer	Yes
Comments	The drop key switches worked satisfactorily when tested.

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 a fire mains:- A dry riser inlet is located to the rear of the building (adjacent to the bin store) and dry riser outlets are located on all upper floors within the flat lobbies/corridors.

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 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 installed within the bin chute room only. A sprinkler system was not provided within the common areas/flats 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 buildings with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment.

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.

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	The Property Designation is GN-High Rise. Completion of the Management Section questions is required for this property type.

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 confirmed via the Riskhub Client Portal that a competent person(s) have been appointed within the organisation to assist in undertaking preventative and protective fire safety measures. The previous recommendation has been Approved by the client.

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. The previous recommendation has been Approved by the client.

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 residents 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	The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.

Question - T.6	Are there suitable fire assembly points away from any risk?
Answer	Not Applicable
Comments	The building has a Stay Put evacuation strategy and no general assembly points are required.

Question - T.7	Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?
Answer	Not Applicable
Comments	The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).

Question - T.8	Are staff nominated to use fire extinguishing appliances in the event of fire?
Answer	Not Applicable
Comments	There is no staff presence in the building except for occasional attendance.

Question - T.9	Are staff nominated to assist with evacuations in the event of fire?
Answer	Not Applicable
Comments	There is no staff presence in the building except for occasional attendance.

Question - T.10	Is there appropriate liaison with the local Fire and Rescue Service?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been Approved by the client.

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 London Borough of Barking and Dagenham.

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	It is confirmed via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been Approved by the client.

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 via the Riskhub Client Portal 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. The previous recommendation has been resolved. 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.

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 is confirmed via the Riskhub Client Portal 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. The previous recommendation has been Approved by the client.

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	Not Applicable
Comments	The building has no staff present so fire safety training is not required.

Question - U.4	Are fire drills carried out at appropriate intervals?
Answer	Not Applicable
Comments	The building has a Stay Put evacuation strategy so fire drills are not required.

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. The previous recommendation has been Approved by the client.

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	It was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the emergency lighting system are carried out in accordance with BS EN 50172/BS 5266-8 and BS 5266-1, with records held centrally. The previous recommendation has been Approved by the client.

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	It would appear that fire extinguisher servicing is carried out annually in accordance with BS 5306, with records held centrally. The last service date noted was:- 02/25.

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. The previous recommendation has been Approved by the client.

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 was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the lightning protection system take place in accordance with BS EN 62305, with records held centrally. The previous recommendation has been Approved by the client.

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. The previous recommendation has been Approved by the client.

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. The previous recommendation has been Approved by the client.

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. The previous recommendation has been Approved by the client.

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 was confirmed via the Riskhub Client Portal that lifts are regularly inspected, tested and serviced to comply with LOLER requirements. The previous recommendation has been Approved by the client.

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. The previous recommendation has been Approved by the client.

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 Approved by the client.

Question - W.2	Are details of fire drills adequately recorded in the log book or digital log book system?
Answer	Not Applicable
Comments	The building has a Stay Put evacuation strategy so fire drills are not required.

Question - W.3	Are details of fire safety training recorded in the log book or digital log book system?
Answer	Not Applicable
Comments	There are no staff present on-site so fire safety training is not required.

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. The previous recommendation has been Approved by the client.

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 confirmed via the Riskhub Client Portal that appropriate records are held electronically in a central database. The previous recommendation has been Approved by the client.

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	Not Known
Comments	Surface-mounted wiring systems contained within plastic trunking were present within the escape routes and it was not possible to determine if the cables within were adequately supported with fire-resisting fixings to prevent premature collapse. N.B. - Metal and plastic conduit was noted. No access to inspect plastic trunking to check for metal ties without causing damage as the trunking appeared to be sealed.
Recommendation	It should be confirmed that surface-mounted wiring systems within the common area have been checked as part of the EICR and have been determined to comply with the requirements of BS 7671(as amended) to prevent premature collapse.
Photo	
Priority: ManR	**Quantity: Known (1); Potential (1)** **Action ID: 1737550**

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 (Faults/defects noted to the AOV system installed - See K15b). 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	A Tolerable risk rating is considered the best achievable outcome for this type of building and occupancy.

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:** 13-38, John Burns Drive, Barking, IG11 9RQ
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 February 2026
Part 6	**Recommended date for review of the fire risk assessment:** 18 February 2027
Part 7	**Certificate Number:** 479595

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 February 2026

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