Type 1

Fire Risk Assessment

Date of Assessment
18 July 2026

Date Issued to Client
31 July 2026

Recommended Reassessment Date
31 July 2027

Property Assessed
Icehouse Court, 56, 101-710, Abbey Road, Barking, IG11 7FR

UPRN
990017256

Property Classification
Level 1

Property Designation
GN-High Rise

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
Ralph Ash

Assessment Checked by
Darryl Sharp

Assessment Approved by
John Herbison (Savills)

Document Download Date
31 July 2026

Document Version
FRA at hand-in

savills

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: Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.
Hand-In Risk Rating: Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
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	0	0
A	1	1	2
B	2	0	2
C	0	0	0
R	1	0	1
Man1	0	0	0
Man2	2	2	4
Man3	0	0	0
ManR	0	0	0
Totals	6	3	9

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	Not Applicable
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	No

2. Action Plan

2.1 Recommendations from this Assessment

Details	Comments / Recommendations
Question: O.1 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 2942244 **Quantity:** Known (1); Potential (1) **Priority at Hand-In:** A	**Comments:** No Fire Action Notices were displayed within the common areas. **Recommendations:** A fire action notice advising of the 'Stay Put' evacuation policy should be provided in the common areas. **Due date:** 31/10/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: L.2a **Section:** Flat Entrance/Residents' Bedroom/Bedsit Doors **Action ID:** 2942245 **Quantity:** Known (N/A); Potential (N/A) **Priority at Hand-In:** Man2	**Comments:** It could not be confirmed that a programme of annual checks to flat entrance doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. **Recommendations:** It should be confirmed/ensured that a programme of annual checks to flat entrance doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. **Due date:** 31/10/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: M.2a **Section:** Common Area Fire Doors **Action ID:** 2942246 **Quantity:** Known (N/A); Potential (N/A) **Priority at Hand-In:** Man2	**Comments:** It could not be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. **Recommendations:** It should be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. **Due date:** 31/10/2026 **Client status:** Unassigned

2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
Question: L.2 **Section:** Flat Entrance/Residents' Bedroom/Bedsit Doors **Action ID:** 1650284 **Quantity:** Known (1); Potential (1) **Priority at Hand-In:** A	**Comments:** Flat entrance fire doors appear to be in good condition except for the following Priority A issues:- Flat 502 entrance door and frame was damaged. (NB. Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.) **Recommendations:** 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. **Due date:** 13/11/2025 **Client status:** Unassigned

Details	Comments / Recommendations
Question: P.5 **Section:** Means of Giving Warning in Case of Fire **Action ID:** 1650288 **Quantity:** Known (1); Potential (1) **Priority at Hand-In:** R	**Comments:** Flat 708 had smoke detection in the hallway but the heat detector in the kitchen had been removed. Sampled flat's 510, 608, 610, 705, 702, 710 appeared to have a Grade D LD2 fire alarm system from limited visual inspection. A suitable Grade D smoke alarm was noted in the hallways and heat detection in the kitchens. **Recommendations:** It is recommended that a Grade D1 LD2 smoke alarm system to BS 5839-6 should be installed in the flats noted - Flat 708.. **Due date:** N/A **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.2 **Section:** Limiting Fire Spread **Action ID:** 1650289 **Quantity:** Known (8); Potential (8) **Priority at Hand-In:** B	**Comments:** Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. Holes noted round pipework above the water service riser on the 7th floor. Holes or expanding foam was noted above every electrical riser cupboard on all floors. **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:** 13/08/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.2 **Section:** Limiting Fire Spread **Action ID:** 1650290 **Quantity:** Known (1); Potential (1) **Priority at Hand-In:** B	**Comments:** Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. Holes noted round pipework above the water service riser on the 7th floor. Holes or expanding foam was noted above every electrical riser cupboard on all floors. **Recommendations:** The compartmentation breaches noted within the voids above the false ceilings should be made good with appropriate fire-resisting materials/construction. The minimum period of fire resistance required is 60 minutes. **Due date:** 13/08/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.13d **Section:** Limiting Fire Spread **Action ID:** 1650294 **Quantity:** Known (N/A); Potential (N/A) **Priority at Hand-In:** 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:** 13/11/2025 **Client status:** Unassigned

Details	Comments / Recommendations
Question: X.2a **Section:** Electrical Services **Action ID:** 1650293 **Quantity:** Known (N/A); Potential (N/A) **Priority at Hand-In:** Man2	**Comments:** No evidence was available on site to confirm that the solar PV system is designed and installed in accordance with MCS Standard MIS 3002 or an equivalent certification scheme and maintained in accordance with installer instructions and BS EN IEC 62446-2. **Recommendations:** It should be confirmed/ensured that the solar PV system is designed and installed in accordance with MCS Standard MIS 3002 or an equivalent certification scheme and maintained in accordance with installer instructions and BS EN IEC 62446-2. Additionally, it should be confirmed that: a) Details of the installation have been made available to the FRS and rooftop access provided where appropriate. b) The inverter arc fault circuit interrupter is acceptable if fitted and, if not fitted, whether a stand-alone arc fault interrupter is required, mandatory, or not required. c. A switch (or switches) is located in a prominent position readily accessible to firefighters to remotely isolate the DC side of the PV system. **Due date:** 13/11/2025 **Client status:** Unassigned

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	990017256
Address	101-710, Icehouse Court, 56, Abbey Road, Barking, IG11 7FR
Property Designation	GN-High Rise

Building Layout Information	
Building Height	21m (estimated)
Total No. of Floors	8
Total No. of Floors (common area only)	8
Total No. of Storeys (ground and above)	8
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 lobby, staircase, access corridors, sample services cupboards and bin store, electrical intake room, pump room, cycle store, store cupboards in cycle store, cleaners cupboard, sampled ceiling voids, post room, rear of property and immediate external area.
Areas of the Building to Which Access was not Available	No access to individual Flats except sampled
Total Number of Flats/Bedsits/Bedrooms (as applicable)	70
Number Accessed off the Common Area	70
Flats/Bedsits/Bedrooms Sample Inspected	Flats 103, 403, 508 & 610
Building Use	Mixed
Details of Ancillary Use (if applicable)	Ground floor commercial units.
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	1

Building Layout Description

A detached 8 storey purpose-built block with 70 self-contained flats and a single lobby protected staircase. The ground floor consists of independent commercial/office spaces, an externally accessed integral bin store with access at the rear to a water pump room, a cycle store with 3 store cupboards and the electrical intake cupboard, and a secure entrance hallway with two lifts, a post room with access to the cleaners cupboard and a door to the staircase enclosure. The layout of the upper floors is identical with each consisting of an access corridor with two lifts, ten flats and two electrical cupboards, four water services cupboards and two store cupboards. Flats 101-110 are on the first floor, flats 201-210 on second floor, 301-310 in third floor, 401-410 on fourth floor, 501-510 on fifth floor, 601-610 on sixth floor and 701-710 on the seventh floor.

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2014
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Masonry - Cavity
External Wall Finish Type	Brick
Roof Type	Flat
Other Construction Information	None

External Wall Assessment	
Fire Safety Act 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	Staff visit site occasionally.
Person Managing Fire Safety in the Premises	London Borough of Barking and Dagenham
Person Consulted During the FRA	Residents at Flats 103, 403, 508 & 610
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 evidence of recent fire loss or damage.
Any Other Relevant Information	This is an enhanced type 1 FRA, to include a sample (10%) of ats (subject to access) to check re alarm systems, means of escape, compartmentation and significant risk factors (such as hoarding)

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

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. located within the cycle store and sampled electrical riser cupboards accessed.

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:- 22/11/2022

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.

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 self-closing and 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	Waste bins were stored in an externally accessed integral bin storage room located next to the block entrance door

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	There was no common area space heating except for a wall mounted low-temperature hot water radiator in the ground floor entrance hallway.

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	There were no elements of the lightning protection system accessible for a visual inspection. However, there is no reason to suspect that the system is not intact.

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	Yes
Comments	The common escape routes were clear of combustible materials and waste at the time of inspection.

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

Question - G.5	Are any hazardous materials being stored on the premises and if so are the storage arrangements appropriate?
Answer	Not Applicable
Comments	No hazardous materials were noted in the common area 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	Yes
Comments	There are private balconies present to flats. It was confirmed that there is a policy in place and communicated to residents on what can and cannot be stored and used on balconies. client has approved the previous recommendation.

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	Information was received confirming that fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

I. Dangerous Substances

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

J. Other Significant Hazards

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

General Fire Protection Measures

K. Means of Escape

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

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

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

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

Question - K.5	Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?
Answer	Yes
Comments	All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors. thumb turn.

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	The entrance door to the premises has a mechanical device fitted which overrides the access control system. (e.g.lever handle/push pad/thumbturn).

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 where more than 60 people are expected to use them.

Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Partial access was obtained to the entrance hallways of Flats 610, 508, 403 and 103. Although access was limited to the hallway areas only, no visible breaches in the fire-resisting construction or other deficiencies likely to compromise compartmentation were identified at the time of the inspection. Based on the areas inspected, the travel distance from the flat entrance door to the furthest point within the accessible hallway appeared to be within the recommended maximum of 9 metres for a single-direction escape route, as specified in Section 56, paragraph 58.24 of the LGA Fire Safety in Purpose-Built Blocks of Flats guidance. No access was available to the remainder of the flats; therefore, the travel distances and internal fire safety arrangements within the uninspected areas could not be verified as part of this assessment.

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	Not Applicable
Comments	There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not 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. See K.15.

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 block is provided with an automatic smoke ventilation system comprising mechanical smoke shaft AOVs within the flat access corridors and an AOV at the head of the stairs controlled by smoke detection within the flats lobbies. 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	Yes
Comments	The automatic smoke control system provided appears adequate for the building design and layout and in good condition. This is based on a visual assessment only with no testing of the operation and cause and effect.

Question - K.16	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider Information for Residents, PEEPs, PCFRAs, Assistance Needs, Staffing Levels etc.)
Answer	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. The previous recommendation has been Resolved.

Question - K.16c	Is there an adequate policy in place to address duties imposed under the Fire Safety (Residential Evacuation Plans) England Regulations 2025?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that an adequate policy is in place to address duties imposed by the Fire Safety (Residential Evacuation Plans) England Regulations 2025. The previous recommendation has been Approved by the client.

Question - K.17	Are all other means of escape issues satisfactory? [1]
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that the smoke shaft is appropriately enclosed with fire-resisting construction and adequately fire-stopped. Checks also included fire door/AOV fitment (and operation) and the enclosure of any services that may be routed through the shaft. The previous recommendation has been Approved by the client.

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

Question - L.2	Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?
Answer	No
Comments	Fire rated flat entrance doors and frames appear to be in good condition except for:- Flat 502 entrance door and frame was damaged.

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	Not Known
Comments	It could not be confirmed that a programme of annual checks to flat entrance doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.
Recommendation	It should be confirmed/ensured that a programme of annual checks to flat entrance doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.
Priority: Man2	**Quantity: Known (N/A); Potential (N/A)** **Action ID: 2942245**

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 Applicable
Comments	There are no side panels to the flat entrance doors in this property.

Question - L.6	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?
Answer	Yes
Comments	An adequate self-closing device was fitted to the entrance door of sampled flat 103, 403, 508 & 610 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 door of sampled flats 103, 403, 508 & 610. No access to other flats.

Question - L.8	Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)
Answer	Not Applicable
Comments	There are no letterboxes fitted to flat entrance doors in these premises. Ground floor post room.

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 FD30/FD60 timber doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

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

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	Not Known	
Comments	It could not be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.	
Recommendation	It should be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.	
Priority: Man2	**Quantity: Known (N/A); Potential (N/A)**	**Action ID: 2942246**

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

Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no fanlights/side panels to common area fire doors in this property.

Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?
Answer	Yes
Comments	Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that the common area fire doors are fitted with adequate intumescent strips and smoke seals. The previous recommendation has been Approved by the client.

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

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

N. Emergency Lighting

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

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	No Fire Action Notices were displayed within the common areas.
Recommendation	A fire action notice advising of the 'Stay Put' evacuation policy should be provided in the common areas.
Photo	
Priority: A	**Quantity: Known (1); Potential (1)** **Action ID: 2942244**

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	Yes
Comments	Fire door signage is considered adequate.

Question - O.2a	Is information about fire doors, as required by the Fire Safety (England) Regulations 2022, provided to new residents when they move in and reissued to all residents annually?
Answer	Yes
Comments	It is 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	Not Applicable
Comments	Directional and exit signage is not required in this property as there is a single escape route with only one final exit necessary. however .signage has been provide and the directional and exit signage is considered adequate

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

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

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

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

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 advised that the Secure Information Box is inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.

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

P. Means of Giving Warning in Case of Fire

Question - P.1	Has the building got a BS 5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
Answer	Yes
Comments	There is a BS5839-1 category L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are only provided in the bin room.

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	The BS5839-1 category L5 automatic fire detection system within the common areas of the building is appropriate for control of the smoke ventilation system. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are only provided in the bin room.

Question - P.5	Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?
Answer	Yes
Comments	Partial access was obtained to Flats 610, 508, 403 and 103. Within each of the sampled flats, a Grade D, LD2 fire detection and alarm system was observed, which appeared to provide an appropriate standard of fire detection for the residential accommodation. The systems appeared to be in satisfactory condition at the time of inspection. No access was available to the remaining flats; therefore, it was not possible to verify the provision, condition or operational status of the fire detection and alarm systems within those dwellings. Consequently, the adequacy of fire detection arrangements throughout all residential units could not be fully confirmed as part of this assessment.

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	No
Comments	Compartmentation breaches were noted from sample inspection of the voids above the false ceiling. Holes noted round pipework above the water service riser on the 7th floor. Holes or expanding foam was noted above every electrical riser cupboard on all floors.

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	No
Comments	No refuse chute is provided in the property.

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

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

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	Yes
Comments	It is confirmed via the Riskhub Client Portal that common ventilation systems, ventilation ducts and grills are adequate to limit fire spread/growth. The previous recommendation has been Approved by the client.

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

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

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

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

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

Question - Q.13d	Is the external wall construction of the building of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment?
Answer	No
Comments	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.

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	The electrical intake cupboards and service riser cupboards were accessed and inspected at the time of the assessment. No significant deficiencies relating to compartmentation were identified within these areas. Partial access was also granted to Flats 610, 508, 403 and 103, enabling a limited assessment of the internal compartmentation arrangements within the sampled dwellings. During the inspection, fire detection systems, fire-resisting doors, visible compartmentation measures and the general internal condition of the flats were examined. No defects or breaches likely to adversely affect the integrity of the fire compartmentation were identified within the areas inspected. No access was available to the remaining flats; therefore, it was not possible to verify the standard or condition of compartmentation within those dwellings. Consequently, the compartmentation arrangements throughout the entire residential accommodation could not be fully confirmed as part of this assessment. No other issues relating to fire spread or compartmentation were identified within the accessible areas during the inspection.

R. Fire Extinguishing Appliances

Question - R.1	Are portable fire extinguishers provided in the building? (Give details of any provision)
Answer	Not Applicable
Comments	Portable extinguishers are not provided in this building and are not required given the use and occupancy type.

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.

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 switch 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 with an outlet in the staircase on each floor.

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 building is provided with a firefighting lift.

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	No
Comments	A sprinkler system is not provided in the block as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.

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 General Needs 6+ storeys. 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	Management confirms via the Riskhub Client Portal that a competent person is in place within the organisation to assist in undertaking preventative and protective fire safety measures.

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	There is a suitable record of the fire safety arrangements for the building contained in the fire safety file/logbook.

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

Question - T.5	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?
Answer	Yes
Comments	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	Yes
Comments	There would appear to be adequate procedures in place for the evacuation of people with disabilities.

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 Resolved.

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 advised that routine in-house fire safety checks are being carried out by staff.

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

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

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

U. Training and Drills

Question - U.1	Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?
Answer	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	There was evidence available on-site to confirm that regular inspection, testing and servicing of the fire detection/alarm system is being carried out in accordance with BS 5839.

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

Question - V.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	There was evidence available on-site to confirm that six-monthly inspections and annual testing and servicing of the fire main is carried out in accordance with BS 9990.

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

Question - V.7	Is the smoke control system inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9999)
Answer	Yes
Comments	There was evidence available on-site to confirm that regular inspection, testing and servicing of the smoke control system is being carried out in accordance with BS 9999.

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	There was evidence available on-site to confirm that regular inspection, testing and servicing of the access control system is being carried out in accordance with appropriate guidance.

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	There was evidence available on-site to confirm that drop key override switch facilities for Fire and Rescue Service are regularly checked to ensure that they remain operational.

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

W. Records

Question - W.1	Is there a logbook available for inspection on-site, either in paper or online digital format?
Answer	Yes
Comments	An online digital logbook is kept on a central database.

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 Resolved.

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 Applicable
Comments	There were no surface mounted wiring systems noted within the common escape routes.

Question - X.2	Is the building provided with a solar photovoltaic (PV) microgeneration system?
Answer	Yes
Comments	A solar PV inverter was located in the 7th floor electrical riser cupboard. indicating that a system is installed in the building. It is presumed that panels are roof-mounted.

Question - X.2a	Is there evidence to confirm that the solar PV system is designed and installed in accordance with MCS Standard MIS 3002 or an equivalent certification scheme and maintained in accordance with installer instructions and BS EN IEC 62446-2?
Answer	Not Known
Comments	No evidence was available on site to confirm that the solar PV system is designed and installed in accordance with MCS Standard MIS 3002 or an equivalent certification scheme and maintained in accordance with installer instructions and BS EN IEC 62446-2.

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	Are mobility scooters noted being stored/charged within the building?
Answer	No
Comments	No mobility scooters were noted being stored/charged within the building.

Question - X.4d	Are e-bikes, e-scooters or other such electric micro-mobility devices noted being stored/charged within common areas of the building?
Answer	No
Comments	No e-bikes, e-scooters or other such electric micro-mobility devices were noted being stored/charged within common areas of the building.

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	Partial access was obtained to Flats 610, 508, 403 and 103 during the inspection. These flats were inspected, where accessible, to assess key fire safety provisions, including fire detection and alarm systems, fire-resisting doors, visible compartmentation, and general internal fire safety conditions. No defects, breaches or other fire safety deficiencies were identified within the areas inspected at the time of the assessment.

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

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	Moderate Harm

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

Question - 4	On satisfactory completion of all remedial works the risk rating of this property may be reduced to:
Answer	Tolerable

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:** Icehouse Court, 56, 101-710, Abbey Road, Barking, IG11 7FR
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:** 31 July 2026
Part 6	**Recommended date for review of the fire risk assessment:** 31 July 2027
Part 7	**Certificate Number:** 574891

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: 31 July 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