

Type 1

Fire Risk Assessment

Date of Assessment

14 July 2026

Date Issued to Client

31 July 2026

Recommended Reassessment Date

31 July 2027

Property Assessed

Parkside House, 1-101, Bell Farm Avenue, Dagenham,
RM10 7AX

UPRN

900000369

Property Classification

Level 1

Property Designation

GN-High Rise

**Client Organisation**

London Borough of Barking and Dagenham

Fire Risk Assessment Company

Savills (UK) Ltd

Responsible Person (RP)

London Borough of Barking and Dagenham

Assessment Completed by

Mark Fitchet

Responsible Person's Address

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

Assessment Checked by

Mike Smith

Assessment Approved by

John Herbison (Savills)

Document Download Date

31 July 2026

Document Version

FRA at hand-in



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1. Executive Summary

1.1 Compliance and Risk Record

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

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

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

1.2 Risk Level Definitions

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

Likelihood: Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
Consequence: 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	Temporary Simultaneous Evacuation
Recommended evacuation strategy for this property	Temporary Simultaneous Evacuation
Notes	The Temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place, together with any Waking Watch/Evacuation Management service (as may be required in accordance with the NFCC 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' Version 4 document) to implement it.

1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	0	0
A	2	1	3
B	2	3	5
C	0	2	2
R	0	2	2
Man1	0	1	1
Man2	2	5	7
Man3	0	0	0
ManR	0	0	0
Totals	6	14	20

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



1.5 Fire Safety Systems Inventory

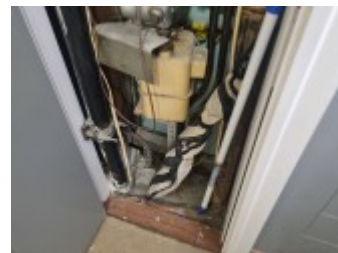
Assets	
Disabled evacuation aids	No
Emergency lighting	Yes
Evacuation alert system	No
Extinguishers	Yes
Fire alarm system	Yes
Fire mains	Yes
Hose reels	No
Lifts for fire safety uses	Yes
Lightning protection	Yes
Smoke control system	Yes
Sprinkler system	Yes



2. Action Plan

2.1 Recommendations from this Assessment

Details	Comments / Recommendations
Question: G.6 Section: House-Keeping Action ID: 2942338 Quantity: Known (N/A); Potential (N/A) Priority at Hand-In: Man1	Comments: Other housekeeping issues noted at the time of inspection include: The resident of flat 26 is storing combustible items in their gas cupboard. LBBD staff issue a Tort Notice. Recommendations: The combustible storage noted within the riser cupboards should be removed and the area kept clear. Flat 26 Due date: 31/08/2026 Client status: Unassigned



Details	Comments / Recommendations
Question: P.3 Section: Means of Giving Warning in Case of Fire Action ID: 2942325 Quantity: Known (1); Potential (1) Priority at Hand-In: A	Comments: GN Purpose-built - 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. A common fire detection and alarm system may also be required in the building to support the temporary Simultaneous Evacuation strategy which is in place due to identified construction, compartmentation, and cladding issues. See K.20 and NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats', Version 4, Appendix A. Recommendations: GN Purpose-built - The common area fire alarm system should be extended into the residential flats as required in accordance with NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' - Version 4, Appendix A (101 flats). This is intended to support the Waking Watch/Evacuation Management service currently provided. Due date: 31/10/2026 Client status: Unassigned



Details	Comments / Recommendations
Question: G.3 Section: House-Keeping Action ID: 2942337 Quantity: Known (N/A); Potential (N/A) Priority at Hand-In: Man2	Comments: There were combustible items or waste materials in the escape routes. Tin of paint and air fresher. 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: 31/10/2026 Client status: Unassigned 

Details	Comments / Recommendations
Question: K.16c Section: Means of Escape Action ID: 2942327 Quantity: Known (N/A); Potential (N/A) Priority at Hand-In: Man2	Comments: It is not known if an adequate policy is in place to address duties imposed by the Fire Safety (Residential Evacuation Plans) England Regulations 2025. Recommendations: It should be confirmed that there is an adequate policy in place to address duties imposed under the Fire Safety (Residential Evacuation Plans) England Regulations 2025. Due date: 31/10/2026 Client status: Unassigned

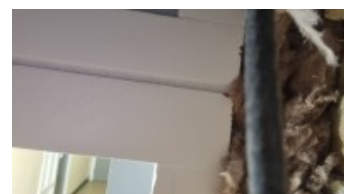
Details	Comments / Recommendations
Question: L.2a Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 2942333 Quantity: Known (N/A); Potential (N/A) Priority at Hand-In: Man2	Comments: It could not be confirmed that a programme of annual checks to flat entrance doors (including self-closing 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.2 Section: Common Area Fire Doors Action ID: 2942331 Quantity: Known (0); Potential (100) Priority at Hand-In: Man2	Comments: The assessor inspected the communal doors and found a significant number of non-compliant doors. Due to the extent of the issues, conducting a full fire door inspection was deemed beyond the scope of this assessment. Key observations included excessive gaps around the perimeter and threshold and several doors that were not fully closing into their frames. No access to serveral of the door, as incorrect Gerda Key was provided. Recommendations: A complete door fire survey should be conducted to determine the required compliance of the doors and remedial repairs. Due date: 31/10/2026 Client status: Unassigned

Details	Comments / Recommendations
Question: M.2a Section: Common Area Fire Doors Action ID: 2942332 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

Details	Comments / Recommendations
Question: L.9 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 2942336 Quantity: Known (101); Potential (101) Priority at Hand-In: B	Comments: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted: In the resident side cupboard which forms part of the flat fire door frame set. Recommendations: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set, as noted, using a suitable material such as an intumescent paste to ensure 30 minutes' fire resistance is achieved. Due date: 31/07/2027 Client status: Unassigned



Details	Comments / Recommendations
Question: M.8 Section: Common Area Fire Doors Action ID: 2942330 Quantity: Known (100); Potential (100) Priority at Hand-In: B	Comments: Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- The premises appear to be undergoing remedial works; service riser fire doors are currently being upgraded slowly grade, and steel doors are being removed. It is assessed that this is finishing work; some of the doors are still being completed. Recommendations: Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved. Due date: 31/07/2027 Client status: Unassigned 

Details	Comments / Recommendations
Question: Q.5c Section: Limiting Fire Spread Action ID: 2942326 Quantity: Known (2); Potential (2) Priority at Hand-In: B	Comments: The refuse chute hopper doors appear to be adequately fire-resisting and self-closing. However, seals to the hoppers were missing/defective. 10th floor and 1st floor hopper not closing Recommendations: The defective/missing seals to the refuse chute hopper doors as noted should be repaired or replaced as required. Due date: 31/07/2027 Client status: Unassigned 

Details	Comments / Recommendations
Question: O.4 Section: Fire Safety Signs, Notices, Plans and Information to Residents Action ID: 2942334 Quantity: Known (4); Potential (4) Priority at Hand-In: C	Comments: Other fire safety sign issues noted include:- 1) On some of the floors, the dry riser is behind the steel door, covering over the original dry riser sign. Floor 6,8,10, 2)No " Do Not Use " lift signaged of missing from floors 11,6,3,G Recommendations: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level. Due date: 31/01/2028 Client status: Unassigned 

Details	Comments / Recommendations
Question: O.4 Section: Fire Safety Signs, Notices, Plans and Information to Residents Action ID: 2942335 Quantity: Known (4); Potential (4) Priority at Hand-In: C	Comments: Other fire safety sign issues noted include:- 1) On some of the floors, the dry riser is behind the steel door, covering over the original dry riser sign. Floor 6,8,10, 2)No " Do Not Use " lift signaged of missing from floors 11,6,3,G Recommendations: Identification signage should be provided to the fire main inlets/outlets as noted. Due date: 31/01/2028 Client status: Unassigned 

Details	Comments / Recommendations
Question: P.5 Section: Means of Giving Warning in Case of Fire Action ID: 2942329 Quantity: Known (1); Potential (1) Priority at Hand-In: R	Comments: Flat 9, smoke detectors in hall, appears to be Grade D LD2(Verbally confirm detection in kitchen) Flat 60, smoke detectors in hall, appears to be Grade D LD3 Flat 72, smoke detectors in hall, appears to be Grade D LD3 Flat 75, smoke detectors in hall, appears to be Grade D LD3 Flat 81, smoke detectors in hall, appears to be Grade D LD3(Verbally confirm detection in kitchen) Flat 83, smoke detectors in hall, appears to be Grade D LD3 and Grade F Flat 91, smoke detectors in hall, appears to be Grade D LD3 Flat 98 No smoke detection in hall, Flat 101, smoke detectors in hall, appears to be Grade D LD2, full access as used by waking watch Recommendations: A Grade D1 LD2 smoke alarm system to BS 5839-6 should be installed in the flats noted. Flat 98 Due date: Unlimited Client status: Unassigned 

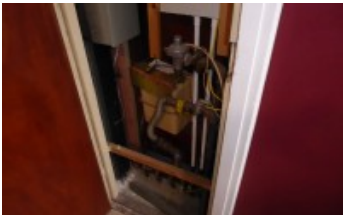
Details	Comments / Recommendations
Question: X.1 Section: Electrical Services Action ID: 2942328 Quantity: Known (16); Potential (16) Priority at Hand-In: R	Comments: Surface-mounted wiring systems noted within the escape routes were not adequately supported to prevent premature collapse. Recommendations: The surface-mounted wiring system as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire. Due date: Unlimited Client status: Unassigned 

2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
Question: A.3 Section: Electrical Ignition Sources Action ID: 1685807 Quantity: Known (1); Potential (1) Priority at Hand-In: B	Comments: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Electrical cabling and light fittings to flat 13 and flat lobby 12-14 are damaged due to fire damage. Recommendations: The defects in the common area electrical installation as noted should be repaired. An survey should be carried out of the electrical system to confirm no other unseen damage has occurred. Due date: 22/10/2026 Client status: Unassigned 

Details	Comments / Recommendations
Question: L.2 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1685833 Quantity: Known (2); Potential (2) Priority at Hand-In: A	Comments: Noted the following Priority A issues:- The door to flat 13 was fire damaged, flats 12, 14 should be checked to confirm if they sustained any fire or smoke damage. Unknown repairs noted to flat doors 38, 26. (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, unless the existing repair can be confirmed as adequate. Due date: 22/01/2026 Client status: Unassigned 

Details	Comments / Recommendations
Question: Q.2 Section: Limiting Fire Spread Action ID: 1685816 Quantity: Known (32); Potential (32) Priority at Hand-In: B	Comments: Compartmentation would not appear to be adequate. Boxed in cabling was noted on all floors due to the recent fire these have been exposed and do not appear to be appropriately fire stopped. The previous action for checks has been marked as superseded. Recommendations: The compartmentation breaches noted within the boxed in cabling should be made good with appropriate fire-resisting materials/construction. The minimum period of fire resistance required is 60 minutes. Due date: 22/10/2026 Client status: Unassigned

Details	Comments / Recommendations
Question: Y.3 Section: Gas Services Action ID: 1692234 Quantity: Known (0); Potential (4) Priority at Hand-In: Man2	Comments: Gas meters and supply pipework were located within the electrical cupboard but were insufficiently separated from the electrical equipment by fire-resisting construction or by distance in accordance with BS 6891 (required to be at least 150mm from electricity meters and associated excess current controls, electrical switches or sockets, distribution boards or consumer units; and at least 25mm away from electricity supply and distribution cables). It was advised that the gas meters are being removed and that only a few remain awaiting removal. Recommendations: The gas and electrical installations sharing the same enclosure should be assessed by the relevant services engineers to determine if the lack of separation (by either recommended distances or fire-resisting construction) requires remedial work. Due date: 04/02/2026 Client status: Unassigned 

Details	Comments / Recommendations
Question: K.15b Section: Means of Escape Action ID: 1692229 Quantity: Known (1); Potential (1) Priority at Hand-In: A	Comments: It was confirmed on site by John Forbes - Building and fire safety lead that the AVO system is defective due to not all windows opening. The AOV system has been set in the locked open position. Recommendations: As the building is over 18m (or 7 storeys) and the defect/fault 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. LBBB area aware of the fault as Ben Fowler (Compliance manager) informed me via email. Due date: 04/02/2026 Client status: Unassigned 

Details	Comments / Recommendations
Question: Q.13d Section: Limiting Fire Spread Action ID: 1692232 Quantity: Known (N/A); Potential (N/A) Priority at Hand-In: Man2	Comments: The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. property is over 5 floors not deemed low risk. A specialist survey will be required. Recommendations: A copy of the external wall assessment report should be provided to Savills for consideration. As this report's findings could impact fire safety, a review of this FRA may be necessary when it is received. Due date: 04/02/2026 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	900000369
Address	1-101, Parkside House, Bell Farm Avenue, Dagenham, RM10 7AX
Property Designation	GN-High Rise

Building Layout Information	
Building Height	48m (estimated)
Total No. of Floors	17
Total No. of Floors (common area only)	17
Total No. of Storeys (ground and above)	17
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	Entrance hallway, stair, lift lobbies, accommodation lobbies, bin chute lobbies, caretakers office, old boiler room, electrical intake room dry riser cupboards and electrical risers, roof plant room area, rear of property and immediate external area.
Areas of the Building to Which Access was not Available	Flats other than those sampled, The roof plant room and lift room, no access as no key available. Lift motor room and shafts.
Total Number of Flats/Bedsits/Bedrooms (as applicable)	101
Number Accessed off the Common Area	100
Flats/Bedsits/Bedrooms Sample Inspected	Flats 9,60,72,75,81,83,85,91,98 & 101
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	1



Building Layout Description

This property is a seventeen-storey, purpose-built, residential high-rise block of 101 self-contained flats across ground to sixteenth floors, with a single roof level above. Accessed via the front elevation overlooking the car park, the property enters the stair enclosure, with access to the ground-floor lift lobby to the rear. The lift lobby serves two accommodation lobbies and a rear exit door. The rear exit door leads into a secure courtyard with gated access to total safety. Access to the bin store can also be made via the courtyard with collection access to the side elevation overlooking Bell Farm Ave (approach). The single staircase gives access to all floors, with the stair continuing to roof level. There are two firemen's lifts, one serving odd floors and one serving even floors. The building is in the shape of an "H" with upper floors being split across two accommodation lobbies served by a horizontal lift/stair lobby. Each upper floor accommodation lobby serves two flat lobbies with three flats each (six per floor), with an electrical cupboard. The lift lobby has a dry riser cupboard starting on the 3rd floor and then on odd floors, a bin chute lobby, and a former incinerator room accessed via the lift/stair lobby. The ground floor lobby to flat 5 also has access to a storage area with staff/contractor WC and also access to the main electrical intake with an external metal door. Located externally to the side elevation, adjacent to the bin store, is the sprinkler tank room and either side of the front entrance is the caretaker's room and store room (disused boiler room). The staircase and lift lobbies are provided with automatic smoke control.

Construction Information

Construction Type	Traditional
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	Brick
Roof Type	Flat
Other Construction Information	Building height 51m. The building was approved in 1966.

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

Wall Attachments and Features

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

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

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of Any Onsite Management	LBBB Management is not on-site full-time; occasional attendance is expected. The is 24hr waking watch onsite.
Person Managing Fire Safety in the Premises	London Borough of Barking Dagenham
Person Consulted During the FRA	Siobhan Campbell - Residents Safety & Engagement officer- LBBB
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
Comments	Number of staff is:- 4 waking Watch staff. No LBBB staff
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)	Date: October 11, 2025 Response: 5 fire engines and about 30 firefighters from Dagenham, Ilford, and Romford stations. Electrical fault in cupboard in flat 13
Any Other Relevant Information	‘This is an enhanced type 1 FRA, to include a sample (10%) of flats (subject to access) to check fire alarm systems, means of escape, compartmentation and significant risk factors (such as hoarding). A member of staff from LBBB attended the site with the assessor. Discussed the enhanced FRA of the flat but they were not comfortable asking the resident about it without prior notification of a letter to the residents. So only visual observation completed.



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. Multiple intake and electrical riser cupboards were 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:- 10/04/2025.

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 (based on a cursory visual inspection only). The electrical work around flat 13 still needs to be completed. No Issue with flat 12 & 14. No access into Flat 13 - LBBB have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

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	Yes
Comments	Records/information available on-site confirm that all portable electrical appliances in use in the common areas are inspected and tested under an ITEE programme.

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	Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.

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	Waste bins were stored in a secure integral bin storage room located at the side of 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	The common areas are clean and a cleaning rota is displayed.

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. Tin of paint and air fresher. 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: 2942337

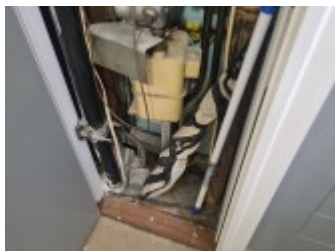
Question - G.4	Are escape routes kept clear of any trip hazards or obstructions?
Answer	Yes
Comments	The common escape routes were clear of any trip hazards at the time of inspection.

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. See G.2.

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	No	
Comments	Other housekeeping issues noted at the time of inspection include: The resident of flat 26 is storing combustible items in their gas cupboard. LBBB staff issue a Tort Notice.	
Recommendation	The combustible storage noted within the riser cupboards should be removed and the area kept clear. Flat 26	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 2942338

Question - G.7	Are all other house-keeping issues satisfactory [2]?
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 design codes in use at the time of construction 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 advised that the access control system fails safe (i.e. releases) if the power supply is interrupted.



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

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

Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Travel distances appear to 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. Unvented lobbies the distance is within 4.5m from the furthest flat entrance door to the lobby door onto the stair and within 7.5m from the furthest flat entrance door to the stair lobby door within vented lobbies.

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.

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



Question - K.14	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
Answer	Yes
Comments	The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable windows to accommodation lobbies and the lift/stair lobby as well as the stairwell.

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 external window AOVs to the lift/stair lobby and at the stair on the 16th floor with a mesh gate fitted to allow airflow 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. See K.17.

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	It was confirmed on site by John Forbes, Building and Fire Safety Lead, that the AVO system is defective because not all windows are opening. The AOV system has been set in the locked open position. One of the reasons why there is a waking watch in place. Note this was raised in the 2025 FRA, and no change since then.

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	LBBD confirms that arrangements are in place for residents to self-refer for evacuation assistance.

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	Not Known
Comments	It is not known if an adequate policy is in place to address duties imposed by the Fire Safety (Residential Evacuation Plans) England Regulations 2025.
Recommendation	It should be confirmed that there is an adequate policy in place to address duties imposed under the Fire Safety (Residential Evacuation Plans) England Regulations 2025.

Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 2942327
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Question - K.17	Are all other means of escape issues satisfactory? [1]
Answer	Yes
Comments	Means of escape within the flat appeared acceptable. Flat 9: kitchen/lounge located at the fire end, door visible from the flat entry door. Flat 60: kitchen/lounge located at the fire end, door visible from flat entry door. Flat 72: kitchen/lounge located at the fire end, door visible from flat entry door. Flat 75: kitchen/lounge located at the fire end, door visible from flat entry door. Flat 81: kitchen/lounge located at the fire end, door visible from flat entry door. Flat 83: kitchen/lounge located at the fire end, door visible from flat entry door. Flat 91: kitchen/lounge located at the fire end, door visible from flat entry door. Flat 98: kitchen/lounge located at the fire end, door visible from flat entry door. Flat 101: kitchen/lounge located at the fire end, all doors are still in place.

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

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

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



L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1	Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)
Answer	Yes
Comments	Flat entrance doors appear to be FD30 timber fire doors. The flat entrance doors all appear to be the same now, and of a modern standard; the flat entrance door, including fan light and side cupboard, has been upgraded since the last FRA. (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	Yes
Comments	The fire-rated flat entrance doors appear to be in good condition. No access was possible to flat 13 (Flat 13, is the location of the fire) No access was possible to flat 12 or 14 during this visit.

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: 2942333

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	Yes
Comments	Fanlights above flat entrance doors appear to be appropriately fire rated. They have been upgrade at the same as the flat entrance doors.

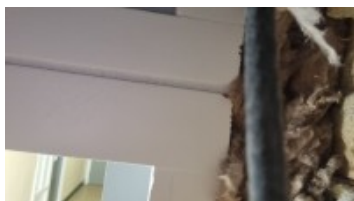


Question - L.5	Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no side panels to the flat entrance doors in this property.

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 flats Flats 9,60,72,75,81,83,85,91,98 & 101. 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 flat Flats 9,60,72,75,81,83,85,91,98 & 101. No access to other flats.

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

Question - L.9	Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]
Answer	No
Comments	Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted: In the resident side cupboard which forms part of the flat fire door frame set.
Recommendation	Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set, as noted, using a suitable material such as an intumescent paste to ensure 30 minutes' fire resistance is achieved.
Photo	

Priority: B	Quantity: Known (101); Potential (101)	Action ID: 2942336
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Question - L.10	Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]
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. The premises appear to be undergoing remedial works; service riser fire doors are currently being upgraded slowly grade, and steel doors are being removed. It is assessed that this is finishing work; some of the doors are still being completed. This included the fan lights above the service riser doors. (N.B.- From limited visual inspection; certification not seen; adequacy of installation not confirmed.)

Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?	
Answer	No	
Comments	The assessor inspected the communal doors and found a significant number of non-compliant doors. Due to the extent of the issues, conducting a full fire door inspection was deemed beyond the scope of this assessment. Key observations included excessive gaps around the perimeter and threshold and several doors that were not fully closing into their frames. No access to serveral of the door, as incorrect Gerda Key was provided.	
Recommendation	A complete door fire survey should be conducted to determine the required compliance of the doors and remedial repairs.	
Priority: Man2	Quantity: Known (0); Potential (100)	Action ID: 2942331

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: 2942332



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	Yes
Comments	Fanlights/side panels to common area fire doors appear to be appropriately fire rated. See comment in M.1

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 where required.

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	No
Comments	Common area fire doors are not provided with adequate intumescent strips and smoke seals. See Comment in M.2

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	No	
Comments	Firestopping was missing or inadequate to the back of the frame of common area fire doors as noted:- The premises appear to be undergoing remedial works; service riser fire doors are currently being upgraded slowly grade, and steel doors are being removed. It is assessed that this is finishing work; some of the doors are still being completed.	
Recommendation	Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.	
Photo		
Priority: B	Quantity: Known (100); Potential (100)	Action ID: 2942330

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. Maintained style emergency lighting provided to internal escape routes, electrical intake room, and bin store. Non-maintained style to the external areas.

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

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



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

Question - O.1	Is there adequate provision of appropriate Fire Action Notices, clearly displayed within the common areas, which include instructions on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Yes
Comments	A suitable residential Fire Action Notice detailing the Simultaneous Evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred was clearly displayed within the common area.

Question - O.1a	Are residents provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter) which includes information on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Yes
Comments	It is advised that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is issued to new residents when they first move in and is reissued annually to all residents.

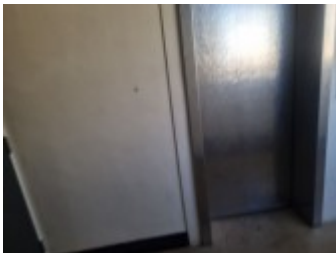
Question - O.2	Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)
Answer	Yes
Comments	Fire door signage is considered adequate.

Question - O.2a	Is information about fire doors, as required by the Fire Safety (England) Regulations 2022, provided to new residents when they move in and reissued to all residents annually?
Answer	Yes
Comments	It is advised that fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is provided to new residents when they first move in and reissued annually to all residents.

Question - O.3	If required, is directional/exit signage adequate?
Answer	Yes
Comments	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	No	
Comments	Other fire safety sign issues noted include:- 1) On some of the floors, the dry riser is behind the steel door, covering over the original dry riser sign. Floor 6,8,10, 2)No " Do Not Use " lift signaged of missing from floors 11,6,3,G	
Recommendation	Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lifts at each floor level.	
Photo		
Priority: C	Quantity: Known (4); Potential (4)	Action ID: 2942334

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	Other fire safety sign issues noted include:- 1) On some of the floors, the dry riser is behind the steel door, covering over the original dry riser sign. Floor 6,8,10, 2)No " Do Not Use " lift signaged of missing from floors 11,6,3,G	
Recommendation	Identification signage should be provided to the fire main inlets/outlets as noted.	
Photo		
Priority: C	Quantity: Known (4); Potential (4)	Action ID: 2942335



Question - O.5	Are all other fire safety signs issues satisfactory? [2]
Answer	Yes
Comments	No other fire safety signs issues were noted at the time of inspection.

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

Question - O.7	Does the Secure Information Box contain information as required by the Fire Safety (England) Regulations 2022? (Contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and site plan).
Answer	Yes
Comments	The Secure Information Box was accessed at the time of inspection and appeared to contain contact information and floor plans. The accuracy of these documents was not checked by the assessor.

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.



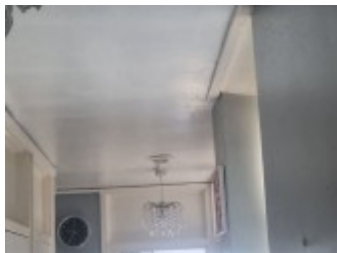
P. Means of Giving Warning in Case of Fire

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 are not provided, however, fire alarm sounders are provided throughout common areas. No automatic fire detection noted in the ground floor bin room. All other sampled areas were provided with AFD (bin chute rooms, bin room, incinerator rooms, dry riser cupboards, electrical cupboards).

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	No	
Comments	GN Purpose-built - 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. A common fire detection and alarm system may also be required in the building to support the temporary Simultaneous Evacuation strategy which is in place due to identified construction, compartmentation, and cladding issues. See K.20 and NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats', Version 4, Appendix A.	
Recommendation	GN Purpose-built - The common area fire alarm system should be extended into the residential flats as required in accordance with NFCC publication 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' - Version 4, Appendix A (101 flats). This is intended to support the Waking Watch/Evacuation Management service currently provided.	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 2942325



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	Flat 9, smoke detectors in hall, appears to be Grade D LD2(Verbally confirm detection in kitchen) Flat 60, smoke detectors in hall, appears to be Grade D LD3 Flat 72, smoke detectors in hall, appears to be Grade D LD3 Flat 75, smoke detectors in hall, appears to be Grade D LD3 Flat 81, smoke detectors in hall, appears to be Grade D LD3(Verbally confirm detection in kitchen) Flat 83, smoke detectors in hall, appears to be Grade D LD3 and Grade F Flat 91, smoke detectors in hall, appears to be Grade D LD3 Flat 98 No smoke detection in hall, Flat 101, smoke detectors in hall, appears to be Grade D LD2, full access as used by waking watch	
Recommendation	A Grade D1 LD2 smoke alarm system to BS 5839-6 should be installed in the flats noted. Flat 98	
Photo		
Priority: R	Quantity: Known (1); Potential (1)	Action ID: 2942329

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 advised that a rolling programme of checks is in place to confirm all flats have an adequate Grade D LD3 (or better) smoke alarm system fitted.

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

Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]
Answer	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 would not appear to be adequate. Boxed in cabling was noted on all floors due to the recent fire these have been exposed and do not appear to be appropriately fire stopped. All flat lobbies.

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 with ventilation leading directly outside.

Question - Q.5b	Are the chute rooms enclosed with adequate fire resisting construction and provided with permanent ventilation direct to open air?
Answer	Yes
Comments	The refuse chute rooms appear to be enclosed with adequate fire-resisting construction and are provided with permanent ventilation direct to open air.

Question - Q.5c	Are the refuse chute hopper doors adequately fire resisting and self-closing, with suitable seals?
Answer	No
Comments	The refuse chute hopper doors appear to be adequately fire-resisting and self-closing. However, seals to the hoppers were missing/defective. 10th floor and 1st floor hopper not closing
Recommendation	The defective/missing seals to the refuse chute hopper doors as noted should be repaired or replaced as required.
Photo	

Priority: B	Quantity: Known (2); Potential (2)	Action ID: 2942326
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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, with adequate permanent ventilation. A damper is not required 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 stop valve was noted in the externally accessed water tank room. It is understood here is an open sprinkler head system fitted over the bins at the base of the refuse chute, with water discharge controlled by smoke detectors as noted in the previous report.

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	Not Applicable
Comments	There were no common ventilation systems noted within this property.

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



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

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

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

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

Question - Q.13d	Is the external wall construction of the building of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment?
Answer	No
Comments	The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. property is over 5 floors not deemed low risk. A specialist survey will be required.

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



Question - Q.14	Are all other fire spread/compartmentation issues satisfactory? [1]
Answer	Yes
Comments	Flat compartmentation appeared to be suitably intact. Some resident cupboard next to the front door has gas meter, which can be accessed from inside the flat and from outside, Flat 9, no breaches noted; Internal access to gas meter. Flat 60, no breaches noted;No access to gas meter flat 72, no breaches noted;No access to gas meter flat 75, no breaches noted;No access to gas meter flat 81, no breaches noted; No access to gas meter flat 83, no breaches noted; access to gas meter both side. flat 85, no breaches noted; visible, not access to cupboard. flat 91, no breaches noted;No access to gas meter, gas removed flat 98, no breaches noted; No access to gas meter, gas removed. flat 101no breaches noted; access to gas meter both side.

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:- Co2 located in the Caretaker's office, Lift motor room, intake 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. No access was possible to the lift motor room.

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.

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:- Dry rising main with outlets to upper floors (odd). Outlets are located within a secure cupboard with a metal security overdoor. There was no dry riser outlet noted to the first 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 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 a residential type interfaced to the building's fire alarm system and used to cover the bin store area only. The sprinkler tank room is located to the side elevation with adequate signage.

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. See Z1.

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 seventeen-storey general needs, purpose built block. 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 advised that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.

Question - T.3	Is there a corporate set of fire safety arrangements covering planning, organisation, control, monitoring and review of the preventative and protective measures in place which includes fire incident response plans?
Answer	Yes
Comments	It is advised that 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	There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. 24/7 waking watch in place.

Question - T.6	Are there suitable fire assembly points away from any risk?
Answer	Yes
Comments	The assembly points identified are considered suitable. Central park play area.



Question - T.7	Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?
Answer	See K.16
Comments	Procedures and arrangements for the evacuation of people with a disability are covered in question K.16 of this report.

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	Yes
Comments	From information received on-site, it would appear that staff have been nominated to assist with evacuation in the event of a fire. Waking watch to be kept on site when residents re-occupy the building.

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

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

Question - T.11	Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)
Answer	Yes
Comments	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	Yes
Comments	It is advised that the waking watch staff are appropriately and adequately trained on relevant aspects of fire safety.

Question - U.2	Are the staff nominated to assist with evacuations, in event of fire, given appropriate additional training?
Answer	Yes
Comments	It is advised that waking watch staff nominated to help with fire evacuations receive appropriate additional training.

Question - U.4	Are fire drills carried out at appropriate intervals?
Answer	Not Applicable
Comments	Not applicable for this building.



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 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	It was advised on-site to confirm that regular inspection, testing and servicing of the emergency lighting system is being carried out in accordance with BS EN 50172/BS 5266-8 and BS 5266-1.

Question - V.3	Are all fire extinguishers tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5306-3)
Answer	Yes
Comments	There was evidence available on-site to confirm that regular inspection, testing and servicing of the 6/2026 are being carried out in accordance with relevant guidance.

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	It was advised 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	It was advised 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	It was advised 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.

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 advised on-site to confirm that the sprinkler system is regularly inspected, tested and serviced to comply with BS 9251 requirements.

W. Records

Question - W.1	Is there a logbook available for inspection on-site, either in paper or online digital format?
Answer	Yes
Comments	A paper logbook was available on-site for inspection during the fire risk assessment.

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 temporary simulations 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	There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.

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

Additional Issues

X. Electrical Services

Question - X.1	If present, are surface mounted wiring systems within the common escape routes supported in accordance with BS 7671 (as amended) such that they will not be liable to premature collapse in the event of fire?
Answer	No
Comments	Surface-mounted wiring systems noted within the escape routes were not adequately supported to prevent premature collapse.
Recommendation	The surface-mounted wiring system as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire.
Photo	

Priority: R

Quantity: Known (16); Potential (16)

Action ID: 2942328

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	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	Yes
Comments	Gas installation pipework/meters were noted within the common parts. Gas pipe was noted in resident cupboard to flats

Question - Y.2	Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?
Answer	Yes
Comments	Gas meters located within the escape route are not enclosed in adequate fire-resisting construction. See Q.7.

Question - Y.3	Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)
Answer	No
Comments	Gas meters and supply pipework were located within the electrical cupboard but were insufficiently separated from the electrical equipment by fire-resisting construction or by distance in accordance with BS 6891 (required to be at least 150mm from electricity meters and associated excess current controls, electrical switches or sockets, distribution boards or consumer units; and at least 25mm away from electricity supply and distribution cables). It was advised that the gas meters are being removed and that only a few remain awaiting removal.



Z. Other Issues

Question - Z.1	Are all other issues deemed satisfactory? [1]
Answer	Yes
Comments	Flat 101 is currently used as a temporary office for the waking watch. No other issues seen in Flats 9,60,72,75,81,83,85,91,98 & 101. The premises appear to be undergoing remedial works; service riser fire doors are currently being upgraded slowly grade, and steel doors are being removed. The old fire doors are being removed, and new modern doors are being installed. There is also a program in place to remove gas from the premises.

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	Moderate Harm
Comments	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.

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
Comments	A Tolerable risk rating is considered the best achievable outcome for this type of building and occupancy once recommendations from this report and any outstanding from previous reports (other than good practice - Priority R or ManR) have been completed.



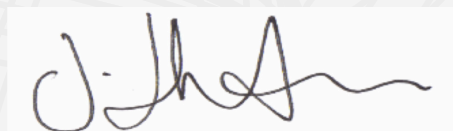
6. BAFE Certificate

Part 1a	NSI Life Safety Fire Risk Assessment Silver Approved Organisation: Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part 1b	BAFE Registration Number: NSI00539
Part 2	Name of Client: London Borough of Barking and Dagenham
Part 3a	Address of premises for which the fire risk assessment was carried out: Parkside House, 1-101, Bell Farm Avenue, Dagenham, RM10 7AX
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: 574898

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