Type 1

Fire Risk Assessment

Date of Assessment
19 January 2026

Date Issued to Client
23 January 2026

Recommended Reassessment Date
23 January 2027

Property Assessed

Triumph House, 1-24, Alderman Avenue, Barking, IG11 0LS

UPRN

920026655

Property Classification

Level 1

Property Designation

GN-High Rise

Risk Rating

Moderate

Client Organisation
London Borough of Barking and Dagenham

Responsible Person (RP)
London Borough of Barking and Dagenham

Responsible Person's Address
Barking Town Hall, 1 Town Square, Barking IG11 7LU

Fire Risk Assessment Company
Savills (UK) Ltd

Assessment Completed by
Matt Cartwright

Assessment Checked by
Steve Holland

Assessment Approved by
John Herbison (Savills)

Document Download Date
04 February 2026

Document Version
FRA at hand-in

savills

London Borough of Barking & Dagenham

Table of Contents

1 Executive Summary

1.1 Compliance and Risk Record

1.2 Risk Level Definitions

1.3 Evacuation Strategy

1.4 Recommendation Summary

1.5 Fire Safety Systems Inventory

2 Action Plan

2.1 Recommendations from this Assessment

2.2 Recommendations from Previous Assessment

3 Introduction

3.1 Limitations of this Assessment

3.2 Legislation

3.3 Recommendation Priorities

3.4 Client Status of Recommendations

4 Property Details

5 FRA Questionnaire

6 BAFE Certificate

1. Executive Summary

1.1 Compliance and Risk Record

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

CONSEQUENCE ▼

LIKELIHOOD ▶

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

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

1.2 Risk Level Definitions

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

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

Consequence: Moderate Harm
Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

Current Risk Rating: Moderate
It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.

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

1.3 Evacuation Strategy

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

1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	0	0
A	1	1	2
B	1	4	5
C	1	3	4
R	0	2	2
Man1	0	0	0
Man2	2	3	5
Man3	0	0	0
ManR	0	0	0
Totals	5	13	18

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	No
Sprinkler system	Yes

2. Action Plan

2.1 Recommendations from this Assessment

Details	Comments / Recommendations
Question: L.6 **Section:** Flat Entrance/Residents' Bedroom/Bedsit Doors **Action ID:** 1724759 **Quantity:** Known (1); Potential (1) **Priority:** A	**Comments:** The entrance door to sampled flat 3 was fitted with a self-closing device but this did not fully close the door. The entrance door to sampled Flat 8 was fitted with an adequate self closing device. No access to other flats. **Recommendations:** The self-closing device fitted to the door as noted should be repaired or adjusted to ensure the door closes fully from all angles. Flat 3. **Due date:** 23/04/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: G.3 **Section:** House-Keeping **Action ID:** 1724756 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man2	**Comments:** There were combustible items or waste materials in the escape routes. A cardboard box and refuse was being stored above the refuse hopper on the eighth floor (outside Flat 24). 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:** 23/04/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: J.1 **Section:** Other Significant Hazards **Action ID:** 1724758 **Quantity:** Known (0); Potential (1) **Priority:** Man2	**Comments:** Other fire hazard issues noted at the time of inspection include: - There were burn marks noted to the uPVC window on the fifth floor landing. **Recommendations:** Management to monitor the common areas for any further burn marks and put in place control measures as appropriate (e.g. installation of CCTV in the common areas if required). **Due date:** 23/04/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: V.3 **Section:** Testing and Maintenance **Action ID:** 1724763 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man2	**Comments:** It would appear that the fire extinguisher located in the lift motor room has not been serviced within the last year. The last service date noted was:- 04/24. **Recommendations:** It should be confirmed/ensured that the fire extinguisher equipment as noted, which is out of test date according to the labelling, is tested and serviced in accordance with the requirements of BS 5306 and records kept on-site or in a central database. **Due date:** 23/04/2026 **Client status:** Unassigned

Details	Comments / Recommendations
Question: G.4 **Section:** House-Keeping **Action ID:** 1724757 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** The defective floor/stair coverings to the escape route are a trip hazard. The stair nosing was missing from the bottom step (ground floor). **Recommendations:** The missing stair nosing as noted should be replaced. **Due date:** 23/01/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: P.9 **Section:** Means of Giving Warning in Case of Fire **Action ID:** 1724765 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** The power supply to the fire detection/alarm panel has provided with an anti-tamper device to prevent it from being turned off, however, the anti-tamper faceplate appears to be secured with slotted screws. N.B. - BS 5839 states that an anti tamper device that cannot be 'easily opened without a specialist tool' is a fundamental security measure to prevent unauthorized interference. **Recommendations:** The anti-tamper faceplate should be fitted with tamper proof screws (unless the slotted screws fitted are confirmed to be tamper proof clutch head screws). **Due date:** 23/01/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.4 **Section:** Limiting Fire Spread **Action ID:** 1724761 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** The following issues were noted at the time of inspection: - Firestopping around services passing through fire resisting construction would not appear to be adequate. A hole was noted around a cable passing through the wall within the stairwell between the fourth and fifth floors. - Expanding foam appears to have been inappropriately used as a firestopping material to seal around a cable passing through the wall above the entrance door to Flat 22. **Recommendations:** Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes. **Due date:** 23/01/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: Q.4 **Section:** Limiting Fire Spread **Action ID:** 1724767 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** The following issues were noted at the time of inspection: - Firestopping around services passing through fire resisting construction would not appear to be adequate. A hole was noted around a cable passing through the wall within the stairwell between the fourth and fifth floors. - Expanding foam appears to have been inappropriately used as a firestopping material to seal around a cable passing through the wall above the entrance door to Flat 22. **Recommendations:** The expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate). **Due date:** 23/01/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: B.4 **Section:** Smoking Policies **Action ID:** 1724755 **Quantity:** Known (1); Potential (1) **Priority:** C	**Comments:** No signage was seen in the ground floor entrance to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006. N.B. - No smoking signage was provided on the upper floors, however, this should also be provided in the ground floor entrance to the building to be seen by all residents/building users. **Recommendations:** 'No Smoking' signage should be provided in the ground floor entrance to the building. **Due date:** 23/07/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: O.4 **Section:** Fire Safety Signs, Notices, Plans and Information to Residents **Action ID:** 1724766 **Quantity:** Known (3); Potential (3) **Priority:** C	**Comments:** 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on the ground, second and fifth floors. **Recommendations:** Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift on the ground, second and fifth floors as noted. **Due date:** 23/07/2027 **Client status:** Unassigned

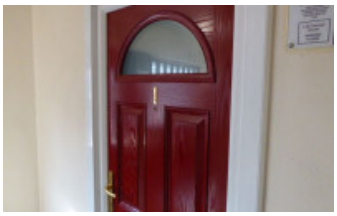
Details	Comments / Recommendations
Question: R.4 **Section:** Fire Extinguishing Appliances **Action ID:** 1724762 **Quantity:** Known (1); Potential (1) **Priority:** C	**Comments:** The CO2 extinguisher was stored loose on the floor in the lift motor room and has not been provided with a wall mount bracket or base stand. **Recommendations:** The portable fire fighting appliance as noted should be provided with a suitable base stand or wall mount bracket at their designated location. **Due date:** 23/07/2027 **Client status:** Unassigned

Details	Comments / Recommendations
Question: P.5 **Section:** Means of Giving Warning in Case of Fire **Action ID:** 1724760 **Quantity:** Known (1); Potential (1) **Priority:** R	**Comments:** The Grade D smoke alarm was missing from the ceiling in the entrance hall to sampled Flat 8. A suitable Grade D smoke alarm was noted within the entrance hallway of sampled Flats 3. No access to other flats. **Recommendations:** The missing Grade D smoke alarm should be replaced in the entrance hallway of Flat 8. **Due date:** Unlimited **Client status:** Unassigned

Details	Comments / Recommendations
Question: X.1 **Section:** Electrical Services **Action ID:** 1724764 **Quantity:** Known (1); Potential (1) **Priority:** R	**Comments:** Surface-mounted wiring systems noted within the escape routes were not adequately supported to prevent premature collapse. There appeared to be adequate metal ties/supports to the majority of wiring systems within the common areas, however, cables were within plastic conduit were not adequately supported/provided with metal ties (based on sample inspection). **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: K.15 **Section:** Means of Escape **Action ID:** 801493 **Quantity:** Known (1); Potential (1) **Priority:** C	**Comments:** The unlobbied single stair in this block is not provided with adequate permanent or manually operated ventilation openings for the control of smoke. The benchmark guidance in Clause 62.11 of 'Fire safety in purpose-built blocks of flats' recommends the provision of AOVs for blocks over six-storeys. It was noted that an electrical box has been provided labelled AOV, with fire alarm cabling and a power supply being present within the box. It ios assumed that the installation on an AOV has been started in the past. **Recommendations:** Smoke ventilation should be provided in the unlobbied stairwell of this single stair building, as a 1m2 (free area) automatic openable vent at the head of the stairs operated through activation of a smoke detector anywhere in the stair. **Due date:** 22/10/2023 **Client status:** In progress

Details	Comments / Recommendations
Question: L.1 **Section:** Flat Entrance/Residents' Bedroom/Bedsit Doors **Action ID:** 801495 **Quantity:** Known (0); Potential (24) **Priority:** Man2	**Comments:** Flat entrance doors/frames are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). **Recommendations:** As flat entrances have been fitted with composite doorsets, these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme. In addition, an intrusive inspection should be carried out to confirm the adequacy of composite doorset installations including the fixings and firestopping between the frame and the wall. **Due date:** 22/07/2022 **Client status:** In progress 

Details	Comments / Recommendations
Question: M.1 **Section:** Common Area Fire Doors **Action ID:** 801524 **Quantity:** Known (2); Potential (2) **Priority:** A	**Comments:** The fire doors and frames to the lift motor room and the ground floor electrical cupboard are metal fire doors are do not appear to be appropriate level of fire and smoke resistance. **Recommendations:** Common area doors and frames as noted should be replaced with E30S (FD30S) lockable fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep locked' signage to the outer face. **Due date:** 22/07/2022 **Client status:** In progress

Details	Comments / Recommendations
Question: Q.5 **Section:** Limiting Fire Spread **Action ID:** 801504 **Quantity:** Known (1); Potential (1) **Priority:** B	**Comments:** A waste chute is provided in the property, which is located within the protected escape route. Hopper doors are self-closing and have got adequate seals. A fusible link damper is not fitted to the base of the waste chute. A sprinkler is provided at the base of the waste chute. **Recommendations:** As the waste chute is not separated from the escape route by fire-resisting construction a fusible link damper should be fitted to the base of the waste chute. **Due date:** 22/04/2023 **Client status:** In progress

Details	Comments / Recommendations
Question: Q.13d **Section:** Limiting Fire Spread **Action ID:** 1098401 **Quantity:** Known (N/A); Potential (N/A) **Priority:** Man2	**Comments:** The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. Nine-storey building. A specialist survey will be required. **Recommendations:** Management should arrange for an assessment of the external wall construction to be completed by a specialist consultant. **Due date:** 21/07/2023 **Client status:** In progress

3. Introduction

3.1 Limitations of this Assessment

Scope

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

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

Assessment Types

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

a) Type 1 – A non-intrusive fire risk assessment of the common parts with (where possible and appropriate) sample inspections of flat entrance doors, service risers and accessible void spaces. This is the basic fire risk assessment required for the purposes of the Fire Safety Order (FSO)

b) Type 2 – In addition to the Type 1 assessment this includes a degree of intrusive inspection to the common parts carried out on a sampling basis. This usually requires the presence of a contractor to open up construction and make good after inspection.

c) Type 3 – In addition to the Type 1 assessment this includes a non-intrusive inspection within a sample of flats. Consideration will be given to the arrangements for means of escape and fire detection (normally smoke alarms) within the flats sampled, and fire resistance of internal doors if applicable. These matters are beyond the scope of the FSO

d) Type 4 – This has the same scope of work as a Type 3 but includes a degree of intrusive inspection in both the common parts and flats, carried out on a sampling basis. A Type 4 can be completed as a full report including all aspects of a Type 1, or be carried out as a full review of a preceding Type 1 with additional questions to cover the increased scope of work. Alternatively, a Type 4 can be stand alone and only cover the intrusive inspection elements required to common parts and sample flats.

Third Parties

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

Review

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

a) material alterations to the premises take place;

b) a significant change occurs in the matters taken into account when the FRA was carried out;

c) a significant change to fire precautions occurs; or

d) there is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of a fire).

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

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

External Walls

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

Floor Heights

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

Fire Safety Systems

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

Consents and Approvals

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

Recommendations

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

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

3.2 Legislation

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

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

Primary Legislation

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

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

Secondary Legislation

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

3.3 Recommendation Priorities

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

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

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

3.4 Client Status of Recommendations

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

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

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

4. Property Details

UPRN	920026655
Address	1-24, Triumph House, Alderman Avenue, Barking, IG11 0LS
Property Designation	GN-High Rise

Building Layout Information	
Building Height	24m (estimated)
Total No. of Floors	9
Total No. of Floors (common area only)	9
Total No. of Storeys (ground and above)	9
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	Ground floor entrance, stairwell, landings, mains electrical intake cupboard, sampled services/riser cupboards (ground, first and third floors), lift motor room, integral bin store, integral caretakers store area, sampled flats, front/side/rear of building.
Areas of the Building to Which Access was not Available	Non sampled flats, non sampled services/riser cupboards.
Total Number of Flats/Bedsits/Bedrooms (as applicable)	24
Number Accessed off the Common Area	24
Flats/Bedsits/Bedrooms Sample Inspected	Flats 3 & 8
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Stepped
Total No. of Common Staircases for Means of Escape	1

Building Layout Description

This is an attached purpose-built general needs block consisting of 24 self contained flats. Stepped access to the main entrance door leads into the ground floor entrance providing access to two flats, the mains electrical intake cupboard, a rear exit door, the lift, a services/riser cupboard and the single stairwell. The first floor landing provides access to three flats, the lift and a services/riser cupboard is located off of the stairwell between floors. The second to seventh floors are of an identical layout, each providing access to three flats, the lift and a services/riser cupboard located off of the stairwell between floors. The eighth floor provides access to a single flat, the lift motor room and an access door to the flat roof. Flats are located as follows: Ground floor - Flats 1-2 / First floor - Flats 3-5 / Second floor - Flats 6-8 / Third floor - Flats 9-11 / Fourth floor - Flats 12-14 / Fifth floor - Flats 15-17 / Sixth floor - Flats 18-20 / Seventh floor - Flats 21-23 / Eighth floor - Flat 24. The stairwell serves all floors. The lift serves the ground-seventh floors. An integral bin chute room is accessed externally to the rear of the building. Refuse bins are stored to the rear and away from the building. Refuse hoppers are located on all upper floors within the single stairwell. Residents store cupboards are located externally to the rear of the building. An integral caretakers store is located on the ground floor (accessed to the front of the building) which spans part of the ground floor of this and the attached block (25-48 Triumph House). N.B. - The caretakers store was previously used as a residents store area. Private balconies are located to the front and side of the building.

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
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	No other construction information.

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

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

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

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

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of Any Onsite Management	No onsite staff/management, however, caretakers visit the site daily for general cleaning, etc. (Between the hours of 7am and 1pm).
Person Managing Fire Safety in the Premises	London Borough of Barking and Dagenham
Person Consulted During the FRA	On site caretaker / Residents of sampled Flats 3 & 8.
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	No onsite staff/management, however, caretakers visit the site daily for general cleaning, etc. (Between the hours of 7am and 1pm).
Number of Members of the Public (maximum estimated)	Residential - low number
Comments	Residential block - low number of visitors expected at any one time
Identified People Especially at Risk	General Needs - No information
Comments	No information, however, General Needs premises so occupants are typical of the general population

Other Information	
Fire Loss Experience (since last FRA)	No previous fire loss experience known.
Any Other Relevant Information	- The integral caretakers store area which covers part of the ground floor of this and the attached block (25-48 Triumph House) is covered within the report of the attached block. Any recommendations noted within this area will be raised within that report. - The common area fire detection/alarm system was displaying a pre-alarm upon arrival, however, this pre-alarm was cleared by an alarm engineer whilst on site.

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

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

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

5. FRA Questionnaire

General

Applicability of Fire Safety (England) Regulations 2022

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

Assessment Type

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

Main Property Use

Question - 3.0	Which of the following categories best describes the main use of the property?
Answer	General Needs Flats
Comments	Nine storey residential block of flats.

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2	Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)
Answer	Yes
Comments	The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test:- 01/11/22.

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

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

Question - A.5	Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?
Answer	Yes
Comments	Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.

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

B. Smoking Policies

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

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

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

Question - B.4	Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?
Answer	No
Comments	No signage was seen in the ground floor entrance to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006. N.B. - No smoking signage was provided on the upper floors, however, this should also be provided in the ground floor entrance to the building to be seen by all residents/building users.
Recommendation	'No Smoking' signage should be provided in the ground floor entrance to the building.
Photo	
Priority: C	**Quantity: Known (1); Potential (1)** **Action ID: 1724755**

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 chute room located on the ground floor (accessed externally to the rear of the building), with additional bins stored in the rear yard a suitable distance away from the building.

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

D. Space Heating

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

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

E. Cooking

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

F. Lightning

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

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

G. House-Keeping

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

Question - G.2	Are combustible items kept clear from sources of ignition such as electrical equipment?
Answer	Yes
Comments	The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3	Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?
Answer	No
Comments	There were combustible items or waste materials in the escape routes. A cardboard box and refuse was being stored above the refuse hopper on the eighth floor (outside Flat 24). 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: 1724756**

Question - G.4	Are escape routes kept clear of any trip hazards or obstructions?
Answer	No
Comments	The defective floor/stair coverings to the escape route are a trip hazard. The stair nosing was missing from the bottom step (ground floor).
Recommendation	The missing stair nosing as noted should be replaced.
Photo	
Priority: B	**Quantity: Known (1); Potential (1)** **Action ID: 1724757**

Question - G.5	Are any hazardous materials being stored on the premises and if so are the storage arrangements appropriate?
Answer	Not Applicable
Comments	No hazardous materials were noted in the common area at the time of inspection.

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

Question - G.5b	Are there private balconies present and if so is there a policy in place and communicated to residents on what can and cannot be stored and used on balconies?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that there is a policy in place and communicated to residents on what can and cannot be stored and used on balconies. The previous recommendation has been Approved by the client.

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

H. Contractors

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

I. Dangerous Substances

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

J. Other Significant Hazards

Question - J.1	Are all other Fire Hazard issues considered satisfactory? [1]
Answer	No
Comments	Other fire hazard issues noted at the time of inspection include: - There were burn marks noted to the uPVC window on the fifth floor landing.
Recommendation	Management to monitor the common areas for any further burn marks and put in place control measures as appropriate (e.g. installation of CCTV in the common areas if required).
Photo	
Priority: Man2	**Quantity: Known (0); Potential (1)** **Action ID: 1724758**

Question - J.2	Are all other Fire Hazard issues considered satisfactory? [2]
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 (except for issues raised elsewhere in this report - See K15 & L1).

Question - K.2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)
Answer	No
Comments	The staircase has not been provided with lobby protection. This condition is not normally acceptable in existing blocks of flats over six storeys with flats opening directly onto a single stairway without additional control measures. These additional control measures are likely to include AOVs and 'replacement' FD30S entrance doors to flats. N.B. - The flat entrance doors appeared to be replacement composite doorsets and there was no AOV installed in the building (See K15 & L1).

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. See also K17.

Question - K.6	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)
Answer	Yes
Comments	Doors on escape routes are provided with electrically operated access control systems.

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

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

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

Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Travel distances appear to be in line with that suggested in 'LGA - Fire safety in purpose-built blocks of flats'. Flats open directly into the single stairwell.

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 the final exit doors on the ground floor. 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. The main entrance door (final exit) leads to the front of the building and the rear final exit leads into a rear courtyard with onward access to the front of the building via a side gate. See also K17.

Question - K.14	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
Answer	Not Applicable
Comments	The unlobbied single stair in this building is not provided with adequate means for the control of smoke. Manually openable windows and permanent vents are provided within the stairwell, however, the benchmark guidance in Clause 62.11 of 'Fire safety in purpose-built blocks of flats' recommends the provision of AOVs for buildings over six-storeys. See K.15.

Question - K.15	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
Answer	No
Comments	The unlobbied single stair in this building is not provided with adequate automatic ventilation for the control of smoke. The benchmark guidance in Clause 62.11 of 'Fire safety in purpose-built blocks of flats' recommends the provision of AOVs for buildings over six-storeys. N.B. - Although permanent vents are provided at the top of the stairwell these were not considered to be adequate (2 x permanent vents measuring approx. 25cm x 70cm providing a total free area of approx. 0.35m2).

Question - K.15a	Is the building considered safe without an automatic or remotely operated smoke ventilation system?
Answer	No
Comments	The 'LGA - Fire safety in purpose-built blocks of flats' guide recommends that in single stairway buildings over six storeys, in which flats open directly onto the stairway, AOVs should be provided. This is therefore a requirement for this building.

Question - K.16	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider Information for Residents, PEEPs, PCFRAs, Assistance Needs, Staffing Levels etc.)
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that suitable arrangements are in the building for means of escape for people with disabilities and that residents are encouraged to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. The previous recommendation has been Approved by the client.

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

Question - K.19	What is the current evacuation strategy for the property?
Answer	Stay Put
Comments	The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

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

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

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1	Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)
Answer	Not Known
Comments	Flat entrance doors/frames are a mixture of replacement composite fire doors and replacement FD30 timber doors (Flats 7 & 21). 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	Flat entrance fire doors and frames appear to be in good condition. (NB. Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)

Question - L.2a	Are flat entrance fire doors checked at least every 12 months on a 'best endeavours' basis, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?
Answer	Yes
Comments	Flat entrance doors are subject to a Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022.

Question - L.3	Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Known
Comments	It could not be confirmed that the glass fitted to composite fire doors is adequate. However, confirmation of test certification has been requested under L.1 which will include the glazing. No further recommendation is required under this question. N.B. - Glazing fitted to the timber FD30 flat entrance doors (Flats 7 & 21) is adequately fire rated (Pyrobel EI30 glazing).

Question - L.4	Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no fanlights over the flat entrance doors in these premises.

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

Question - L.6	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?
Answer	No
Comments	The entrance door to sampled flat 3 was fitted with a self-closing device but this did not fully close the door. The entrance door to sampled Flat 8 was fitted with an adequate self closing device. No access to other flats.
Recommendation	The self-closing device fitted to the door as noted should be repaired or adjusted to ensure the door closes fully from all angles. Flat 3.
Photo	
Priority: A	**Quantity: Known (1); Potential (1)** **Action ID: 1724759**

Question - L.7	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?
Answer	Yes
Comments	Intumescent strips and cold smoke seals were fitted to the entrance doors of sampled flats 3 & 8. No access to other flats (N.B. - Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)

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

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

M. Common Area Fire Doors

Question - M.1	Are all common area doors and frames requiring fire resistance appropriately fire rated?
Answer	Not Known
Comments	The common area fire doors to services/riser cupboards were appropriately fire rated FD30S timber doors. The common area fire doors to the mains electrical intake cupboard and the lift motor room were metal fire doors (no intumescent strips/cold smoke seals) and it could not be confirmed that they provide adequate fire and smoke resistance.

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

Question - M.2a	Are communal area fire doors checked at least every 3 months, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?
Answer	Yes
Comments	Common area fire doors are subject to a Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022.

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

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

Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?
Answer	Not Applicable
Comments	There are no common area fire doors which require a self-closing device in this property.

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	Yes
Comments	Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.

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

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

N. Emergency Lighting

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

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

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

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

Question - O.1	Is there adequate provision of appropriate Fire Action Notices, clearly displayed within the common areas, which include instructions on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Yes
Comments	A suitable residential Fire Action Notice detailing the Stay Put 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 confirmed via the Riskhub Client portal that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is issued to new residents when they first move in and is reissued annually to all residents. The previous recommendation has been Approved by the client.

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

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

Question - O.3	If required, is directional/exit signage adequate?
Answer	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	'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift on the ground, second and fifth floors.
Recommendation	Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift on the ground, second and fifth floors as noted.
Photo	
Priority: C	**Quantity: Known (3); Potential (3)** **Action ID: 1724766**

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. Located on the front of the building.

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

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

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

P. Means of Giving Warning in Case of Fire

Question - P.1	Has the building got a BS 5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
Answer	Yes
Comments	There is a BS 5839-6 Grade A automatic fire detection/alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders. N.B. - It appears that the common area fire detection/alarm system is interlinked between this and the attached block. The main panel is located within this block and a repeater panel is located in the attached block (25-48 Triumph House).

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). N.B. - The common area fire detection/alarm system was displaying a pre-alarm upon arrival, however, this pre-alarm was cleared by an alarm engineer whilst on site.

Question - P.3	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that the sound pressure level within flats from the common system does not exceed 45 dB(A) in order to support the Stay Put evacuation strategy. The previous recommendation has been Approved by the client.

Question - P.5	Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?
Answer	No
Comments	The Grade D smoke alarm was missing from the ceiling in the entrance hall to sampled Flat 8. A suitable Grade D smoke alarm was noted within the entrance hallway of sampled Flats 3. No access to other flats.
Recommendation	The missing Grade D smoke alarm should be replaced in the entrance hallway of Flat 8.
Photo	
Priority: R	**Quantity: Known (1); Potential (1)** **Action ID: 1724760**

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

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

Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]
Answer	No
Comments	The power supply to the fire detection/alarm panel has provided with an anti-tamper device to prevent it from being turned off, however, the anti-tamper faceplate appears to be secured with slotted screws. N.B. - BS 5839 states that an anti tamper device that cannot be 'easily opened without a specialist tool' is a fundamental security measure to prevent unauthorized interference.
Recommendation	The anti-tamper faceplate should be fitted with tamper proof screws (unless the slotted screws fitted are confirmed to be tamper proof clutch head screws).
Photo	
Priority: B	**Quantity: Known (1); Potential (1)** **Action ID: 1724765**

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

Q. Limiting Fire Spread

Question - Q.1	In general, from a limited visual inspection of the areas accessed during this Type 1 FRA, is the level of compartmentation considered adequate for the use and evacuation strategy for the property? (Consider conversions and non-traditional construction).
Answer	Yes
Comments	The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Question - Q.1a	From a limited visual inspection of the areas accessed during this Type 1 FRA was the building free from obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey?
Answer	Yes
Comments	No obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey were noted. As this is based on a limited visual inspection of the areas accessed during this Type 1 FRA it should not be considered as conclusive evidence of compliance.

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

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 (firestopping noted to the floor within the sampled services/risers at services penetrations).

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	No
Comments	The following issues were noted at the time of inspection: - Firestopping around services passing through fire resisting construction would not appear to be adequate. A hole was noted around a cable passing through the wall within the stairwell between the fourth and fifth floors. - Expanding foam appears to have been inappropriately used as a firestopping material to seal around a cable passing through the wall above the entrance door to Flat 22.
Recommendation	Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes.
Photo	
Priority: B	**Quantity: Known (1); Potential (1)** **Action ID: 1724761**

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	No
Comments	The following issues were noted at the time of inspection: - Firestopping around services passing through fire resisting construction would not appear to be adequate. A hole was noted around a cable passing through the wall within the stairwell between the fourth and fifth floors. - Expanding foam appears to have been inappropriately used as a firestopping material to seal around a cable passing through the wall above the entrance door to Flat 22.
Recommendation	The expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).
Photo	
Priority: B	**Quantity: Known (1); Potential (1)** **Action ID: 1724767**

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	No
Comments	The refuse chute access hoppers are located within the protected escape routes (stairwell).

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

Question - Q.5d	Is an adequate automatic fire-resisting shutter provided at the base of the refuse chute, operated (as a minimum) on a fixed temperature fusible link? (Required where refuse chute hoppers open into protected stairways or lobbies.)
Answer	No
Comments	No automatic fire-resisting shutter was fitted to the base of the refuse chute. This is required as the refuse chute hoppers open directly into the protected escape route.

Question - Q.5e	Is a sprinkler system provided to the refuse room at the base of the refuse chute? (To be considered where refuse chute hoppers open into protected stairways or lobbies containing more than two flat entrance doors.)
Answer	Yes
Comments	A sprinkler system is located over the bin at the base of the refuse chute, with a frangible bulb/fusible link sprinkler head.

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

Question - Q.7	Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)
Answer	Yes
Comments	The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped (except for issues raised elsewhere in this report - See M1).

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 limit fire spread.

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 could not be assessed visually as sufficiently low risk as part of this Type 1 assessment. GN-High Rise. 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 via the Riskhub Client Portal that the fire and rescue service has been provided with information about the design and materials of the building's external walls. A process is in place to inform the FRS of any subsequent material changes made to them. The previous recommendation has been Approved by the client.

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

R. Fire Extinguishing Appliances

Question - R.1	Are portable fire extinguishers provided in the building? (Give details of any provision)
Answer	Yes
Comments	Extinguishers were provided as follows:- There is a CO2 extinguisher located within the lift motor room.

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

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

Question - R.4	Are all fire extinguishing appliances unobstructed and readily accessible?
Answer	No
Comments	The CO2 extinguisher was stored loose on the floor in the lift motor room and has not been provided with a wall mount bracket or base stand.
Recommendation	The portable fire fighting appliance as noted should be provided with a suitable base stand or wall mount bracket at their designated location.
Photo	

Priority: C **Quantity: Known (1); Potential (1)** **Action ID: 1724762**

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 main:- Dry rising main installed with dry riser inlet located to the front of the building and dry riser outlets located wihtin the services/riser cupboards on alternating floors.

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

Question - S.3	Is the building provided with a firefighting lift, an evacuation lift or an old-standard 'fireman's' lift?
Answer	Yes
Comments	The building is provided with a firefighting lift.

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

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

Question - S.5	Is a sprinkler system provided within the building? (provide details of type and extent)
Answer	Yes
Comments	The sprinkler system provided in the building is installed within the bin chute room only. A sprinkler system was not provided within the common areas/flats as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in buildings with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment.

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

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

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

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1	Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than GN-Low Rise and GN-Mid Rise).
Answer	Management Section Required
Comments	The Property Designation is GN-High Rise. Completion of the Management Section questions is required for this property type.

Question - T.2	Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that a competent person(s) have been appointed within the organisation to assist in undertaking preventative and protective fire safety measures. The previous recommendation has been Approved by the client.

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

Question - T.4	Are there appropriate procedures in place in the event of fire and are these documented?
Answer	Yes
Comments	Documented fire safety procedures for residents are displayed in the Fire Action Notices.

Question - T.5	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?
Answer	Yes
Comments	The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.

Question - T.6	Are there suitable fire assembly points away from any risk?
Answer	Not Applicable
Comments	The building has a Stay Put evacuation strategy and no general assembly points are required. However, an assembly point has been identified and is displayed on a sign within the ground floor entrance (green opposite the block).

Question - T.7	Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?
Answer	Yes
Comments	There would appear to be adequate procedures in place for the evacuation of people with disabilities. See K.16

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

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

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

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

Question - T.11	Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that appropriate arrangements are in place. The previous recommendation has been Approved by the client.

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

Question - T.11b	Is a procedure in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment, to the Fire and Rescue Service?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that a procedure is in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building), to the Fire and Rescue Service. The previous recommendation has been Approved by the client.

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

U. Training and Drills

Question - U.1	Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?
Answer	Not Applicable
Comments	The building has no staff present so fire safety training is not required.

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

V. Testing and Maintenance

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

Question - V.2	Is the emergency lighting system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5266-1 and BS 5266-8)
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the emergency lighting system are carried out in accordance with BS EN 50172/BS 5266-8 and BS 5266-1, with records held centrally. The previous recommendation has been Approved by the client.

Question - V.3	Are all fire extinguishers tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5306-3)
Answer	No
Comments	It would appear that the fire extinguisher located in the lift motor room has not been serviced within the last year. The last service date noted was:- 04/24.
Recommendation	It should be confirmed/ensured that the fire extinguisher equipment as noted, which is out of test date according to the labelling, is tested and serviced in accordance with the requirements of BS 5306 and records kept on-site or in a central database.
Photo	
Priority: Man2	**Quantity: Known (N/A); Potential (N/A)** **Action ID: 1724763**

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

Question - V.5	Is the lightning protection system inspected and tested in accordance with relevant guidance, with appropriate records kept up to date?
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that inspection, testing and servicing of the lightning protection system take place in accordance with BS EN 62305, with records held centrally. The previous recommendation has been Approved by the client.

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

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

Question - V.10	Are lifts for use by firefighters or evacuation lifts inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (Firefighting, 'fireman's' or evacuation lifts - LOLER)
Answer	Yes
Comments	It was confirmed via the Riskhub Client Portal that lifts are regularly inspected, tested and serviced to comply with LOLER requirements. The previous recommendation has been Approved by the client.

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

W. Records

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

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

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

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

Question - W.5	Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that appropriate records are held electronically in a central database. The previous recommendation has been Approved by the client.

Additional Issues

X. Electrical Services

Question - X.1	If present, are surface mounted wiring systems within the common escape routes supported in accordance with BS 7671 (as amended) such that they will not be liable to premature collapse in the event of fire?
Answer	No
Comments	Surface-mounted wiring systems noted within the escape routes were not adequately supported to prevent premature collapse. There appeared to be adequate metal ties/supports to the majority of wiring systems within the common areas, however, cables were within plastic conduit were not adequately supported/provided with metal ties (based on sample inspection).
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 (1); Potential (1)** **Action ID: 1724764**

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

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

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

Y. Gas Services

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

Z. Other Issues

Question - Z.1	Are all other issues deemed satisfactory? [1]
Answer	Yes
Comments	There were no other relevant issues noted at the time of inspection. However, some additional health and safety issues were noted which the client may wish to be aware of:- The glazing to the fifth floor landing window was broken/significantly damaged. As this is not related to fire safety no actions have been raised in this report.

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.

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:** Triumph House, 1-24, Alderman Avenue, Barking, IG11 0LS
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:** 23 January 2026
Part 6	**Recommended date for review of the fire risk assessment:** 23 January 2027
Part 7	**Certificate Number:** 477686

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: 23 January 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