

Type 1

Fire Risk Assessment

Date of Assessment
20 January 2026

Date Issued to Client
18 February 2026

Recommended Reassessment Date
18 February 2027

Property Assessed

Highview House, 1-96, Hatch Grove,
Romford, RM6 5NS

UPRN

900045630

Property Classification

Level 1

Property Designation

GN-High Rise

Risk Rating

Substantial



Client Organisation

London Borough of Barking and Dagenham

Fire Risk Assessment Company

Savills (UK) Ltd

Responsible Person (RP)

London Borough of Barking and Dagenham

Assessment Completed by

Paul Simpson

Responsible Person's Address

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

Assessment Checked by

Rob Lloyd

Assessment Approved by

John Herbison (Savills)

Document Download Date

18 February 2026

Document Version

FRA at hand-in



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

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

1.2 Risk Level Definitions

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

Likelihood: Medium

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

Consequence: Extreme Harm

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

Current Risk Rating: Substantial

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

Potential Risk Rating: Tolerable

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

1.3 Evacuation Strategy

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

1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	1	1
A	2	4	6
B	1	2	3
C	1	0	1
R	1	2	3
Man1	0	4	4
Man2	4	3	7
Man3	0	0	0
ManR	0	0	0
Totals	9	16	25

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

1.5 Fire Safety Systems Inventory

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



2. Action Plan

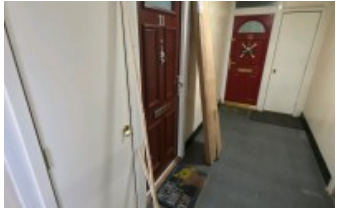
2.1 Recommendations from this Assessment

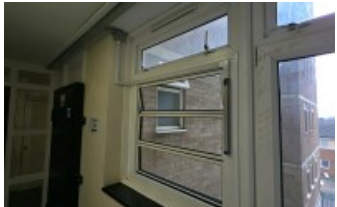
Details	Comments / Recommendations
Question: K.15b Section: Means of Escape Action ID: 1737600 Quantity: Known (N/A); Potential (N/A) Priority: U	Comments: It was confirmed on site by Colin Trew - Building and fire safety that the AOV system is defective. The system currently does not open specific windows on actuation and the current windows are not considered large enough, therefore as an interim measure management have locked all AOV's in the open position. LBBB area aware of the fault as confirmed by Colin Trew and that the system will have to be redesigned. Recommendations: As the building is over 18m (or 7 storeys) and the defect/fault with the smoke control system is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked by the service engineer and made fully functional as soon as possible. This action has been marked as urgent and reported to the Savills Operations Team/Clients representative from site. LBBB area aware of the fault as confirmed by Colin Trew and that the system will have to be redesigned. Due date: 19/02/2026 Client status: Unassigned



Details	Comments / Recommendations
Question: B.3 Section: Smoking Policies Action ID: 1737598 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: There was evidence of smoking in the common area in the form of 'smoke graffiti'. Recommendations: It should be confirmed/ensured that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users. Due date: 18/03/2026 Client status: Unassigned

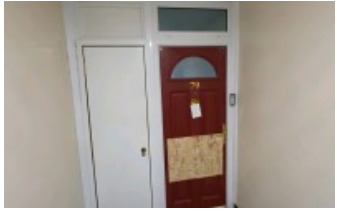


Details	Comments / Recommendations	
Question: G.3 Section: House-Keeping Action ID: 1737610 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: There were combustible items or waste materials in the escape routes. Boxes outside flat 11 and waste bags on a number of floors. Given the type and/or substantial quantity involved these should be cleared as soon as possible. Recommendations: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear. Due date: 18/03/2026 Client status: Unassigned	

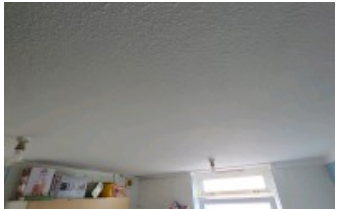
Details	Comments / Recommendations	
Question: K.15b Section: Means of Escape Action ID: 1737599 Quantity: Known (1); Potential (1) Priority: Man1	Comments: It was confirmed on site by Colin Trew - Building and fire safety that the AOV system is defective. The system currently does not open specific windows on actuation and the current windows are not considered large enough, therefore as an interim measure management have locked all AOV's in the open position. LBBB area aware of the fault as confirmed by Colin Trew and that the system will have to be redesigned. Recommendations: Management should consult a qualified ventilation engineer and reconsider the policy of having the AOV system locked open on all floors, as this could potentially compromise escape routes on non fire floors in the event of a fire. This policy also appears to be effecting flat lobby doors which do not close fully due to the open AOV's. Due date: 18/03/2026 Client status: Unassigned	

Details	Comments / Recommendations	
Question: S.5a Section: Other Fire Safety Systems and Equipment Action ID: 1737607 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: The sprinkler system did not appear to be in good condition. The sprinkler heads in the bin room were rusty/dirty and appeared poorly maintained. Recommendations: The sprinkler system should be checked by the service engineer to confirm it is fully functional. Due date: 18/03/2026 Client status: Unassigned	

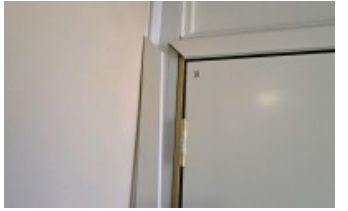


Details	Comments / Recommendations	
Question: L.2 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1737601 Quantity: Known (1); Potential (1) Priority: A	Comments: Flat entrance fire doors appear to be in good condition except for the following Priority A issues:- Flat 79 has impact damage and has been boarded up. (NB. Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.) Recommendations: Doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification. (flat 79) Due date: 18/05/2026 Client status: Unassigned	

Details	Comments / Recommendations	
Question: L.3 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1737602 Quantity: Known (1); Potential (1) Priority: A	Comments: The glazing fitted to flat 30 entrance doors is broken. All other glazing appears to be adequate. Recommendations: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance doors as noted. Flat 30 Due date: 18/05/2026 Client status: Unassigned	

Details	Comments / Recommendations	
Question: P.5 Section: Means of Giving Warning in Case of Fire Action ID: 1737603 Quantity: Known (1); Potential (1) Priority: A	Comments: Flats 60 had a smoke detector in the hall and heat detectors in the kitchens. No detection in any other rooms. Flat 25 had smoke detectors in the hall, but no detection in the kitchen. No detection in any other rooms. Recommendations: A heat detector should be fitted in the kitchen of flat 25. Due date: 18/05/2026 Client status: Unassigned	



Details	Comments / Recommendations	
Question: Q.8 Section: Limiting Fire Spread Action ID: 1737608 Quantity: Known (2); Potential (2) Priority: A	Comments: According to original design there was a recessed meter cupboard next to each flat with a lightweight timber access door in the communal lobby. However this configuration compromised the integrity of the common escape route because there was no adequate compartmentation provided between the rear of the recessed meter cupboards and the interior of the flats. Consequently the original meter cupboard doors were replaced with new fire doors some years ago. However from sample inspection (flat 95) it appears that the new meter cupboard doors were installed onto the original lightweight timber door frames and the thin fanlight panels were left in place. Inadequate firestopping to the back of the original timber door frames have not been addressed during the replacement door installation and it is also unclear how the existing timber cupboard door frames were integrated with the replacement composite flat entrance door frames. Furthermore it was noted that some of the service cupboards had damaged frames as seen from the outside. Recommendations: Minor joinery repairs should be carried out to the flat service cupboards frames to flats 39, 93 Due date: 18/05/2026 Client status: Unassigned	

Details	Comments / Recommendations	
Question: G.6 Section: House-Keeping Action ID: 1737609 Quantity: Known (0); Potential (1) Priority: Man2	Comments: Other house-keeping issues noted at the time of inspection include - Excessive combustibles items noted in the store room. Recommendations: Management should discuss with residents the removal of all unwanted items in the storeroom to reduce fire loading in this area. Due date: 18/05/2026 Client status: Unassigned	



Details	Comments / Recommendations
Question: Q.8 Section: Limiting Fire Spread Action ID: 1737606 Quantity: Known (0); Potential (96) Priority: Man2	Comments: According to original design there was a recessed meter cupboard next to each flat with a lightweight timber access door in the communal lobby. However this configuration compromised the integrity of the common escape route because there was no adequate compartmentation provided between the rear of the recessed meter cupboards and the interior of the flats. Consequently the original meter cupboard doors were replaced with new fire doors some years ago. However from sample inspection (flat 95) it appears that the new meter cupboard doors were installed onto the original lightweight timber door frames and the thin fanlight panels were left in place. Inadequate firestopping to the back of the original timber door frames have not been addressed during the replacement door installation and it is also unclear how the existing timber cupboard door frames were integrated with the replacement composite flat entrance door frames. Furthermore it was noted that some of the service cupboards had damaged frames as seen from the outside. Recommendations: Due to issues noted in other identical blocks it should be confirmed that compartmentation is adequate within the flat service cupboards. Due date: 18/05/2026 Client status: Unassigned



Details	Comments / Recommendations
Question: V.1 Section: Testing and Maintenance Action ID: 1737611 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No evidence was available on-site to confirm regular inspection, testing and servicing of the fire detection/alarm system is being carried out. Recommendations: It should be confirmed/ensured that the L5 common area fire detection system (provided for control of the smoke ventilation system) is tested and serviced as required in accordance with BS 5839-1 and records kept on-site or in a central database. This should be carried out in conjunction with routine testing of the smoke ventilation system - see V.7. (See photo of fire detection panel) Due date: 18/05/2026 Client status: Unassigned



Details	Comments / Recommendations	
Question: A.6 Section: Electrical Ignition Sources Action ID: 1737597 Quantity: Known (1); Potential (1) Priority: B	Comments: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Extension leads and multi way adaptors being used in the concierge office, when spare plug sockets are available. Recommendations: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads. Due date: 18/02/2027 Client status: Unassigned	

Details	Comments / Recommendations	
Question: Q.3 Section: Limiting Fire Spread Action ID: 1737605 Quantity: Known (3); Potential (3) Priority: B	Comments: Inappropriate/excessive use has been made of 'fire-rated' expanding foam as a firestopping material in a number water riser cupboards and in the electrical risers. This product is only suitable for narrow linear gaps (typically 15mm). Fire stopping to the air transfer bricks in the electrical riser cupboard on the ground floor did not appear adequate. The dry riser outlet doors between the water riser cupboard and the lift lobby on the 6th and 15th floor did not appear adequately fire resisting (old style metal doors) and the wall around the replacement access door on the 2nd floor did not appear adequately fire stopped. Recommendations: The 'fire-rated' expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate). Due date: 18/02/2027 Client status: Unassigned	

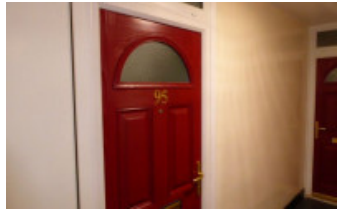


Details	Comments / Recommendations	
Question: Q.3 Section: Limiting Fire Spread Action ID: 1737604 Quantity: Known (3); Potential (3) Priority: R	Comments: Inappropriate/excessive use has been made of 'fire-rated' expanding foam as a firestopping material in a number water riser cupboards and in the electrical risers. This product is only suitable for narrow linear gaps (typically 15mm). Fire stopping to the air transfer bricks in the electrical riser cupboard on the ground floor did not appear adequate. The dry riser outlet doors between the water riser cupboard and the lift lobby on the 6th and 15th floor did not appear adequately fire resisting (old style metal doors) and the wall around the replacement access door on the 2nd floor did not appear adequately fire stopped. Recommendations: The dry riser access hatches as noted should be upgraded/fire stopped to provide 30 minute fire resistance Due date: Unlimited Client status: Unassigned	

Details	Comments / Recommendations	
Question: X.1 Section: Electrical Services Action ID: 1737612 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. 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: L.1 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 801891 Quantity: Known (0); Potential (95) Priority: Man2	Comments: Flat entrance doors/frames are a mix of 1 x timber FD30 fire doors (flat 41) and the rest 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	
Question: L.4 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 801893 Quantity: Known (96); Potential (96) Priority: R	Comments: The glazing fitted in fanlights over flat entrance doors in this Purpose-Built/Stay Put premises appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. Recommendations: The existing Georgian Wired glass fitted in the fanlights over flat entrance doors, as noted, of this Level 1 Purpose-Built/Stay Put premises should be replaced with EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading), as part of the normal cyclical maintenance programme. Due date: N/A Client status: In progress	



Details	Comments / Recommendations
Question: M.1 Section: Common Area Fire Doors Action ID: 1103103 Quantity: Known (19); Potential (19) Priority: A	Comments: All common area fire doors and/or frames appear to be appropriately fire rated except for the metal riser cupboard doors within the staircase enclosure (electrical riser cupboards on all floors and the water riser and lift motor room door on the 16th floor). The metal doors were retrofitted onto the original timber door frames with significant gaps around the perimeter and no smoke control features. Furthermore the water riser cupboards within the staircase enclosure and the bin chute cupboards within the lift lobbies have replacement timber fire doors however these were also installed onto original timber door frames. These cupboard doors have no appropriate tags or certification attached to the door unlike the staircase/lobby doors which were replaced as complete door sets. The ground floor intake room and electrical riser cupboards within the lift lobbies have a timber fire door behind the metal security door therefore considered acceptable. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). 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: 27/07/2023 Client status: In progress 



Details	Comments / Recommendations
Question: M.1 Section: Common Area Fire Doors Action ID: 1103104 Quantity: Known (0); Potential (31) Priority: Man2	Comments: All common area fire doors and/or frames appear to be appropriately fire rated except for the metal riser cupboard doors within the staircase enclosure (electrical riser cupboards on all floors and the water riser and lift motor room door on the 16th floor). The metal doors were retrofitted onto the original timber door frames with significant gaps around the perimeter and no smoke control features. Furthermore the water riser cupboards within the staircase enclosure and the bin chute cupboards within the lift lobbies have replacement timber fire doors however these were also installed onto original timber door frames. These cupboard doors have no appropriate tags or certification attached to the door unlike the staircase/lobby doors which were replaced as complete door sets. The ground floor intake room and electrical riser cupboards within the lift lobbies have a timber fire door behind the metal security door therefore considered acceptable. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Recommendations: The retrofitted water riser and bin chute cupboard doors as noted 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. Due date: 27/07/2023 Client status: In progress 

Details	Comments / Recommendations
Question: M.4 Section: Common Area Fire Doors Action ID: 801899 Quantity: Known (50); Potential (50) Priority: A	Comments: The fanlights above common area fire doors are of solid material with unknown fire-resistance. Doors to all cupboards off the stair & electrical cupboards of the stair, and to all bin chute hopper rooms. Furthermore, the glazing to the side panel to the stair on the 5th floor is cracked. Recommendations: 30-minute fire-resisting material should be installed in the fanlights/side panels to the common area fire doors as noted (unless it can be confirmed by certification that the existing material is appropriately fire rated) Due date: 22/07/2022 Client status: In progress 



Details	Comments / Recommendations
Question: Q.8 Section: Limiting Fire Spread Action ID: 1103127 Quantity: Known (96); Potential (96) Priority: C	Comments: According to original design there was a recessed meter cupboard next to each flat with a lightweight timber access door in the communal lobby. However this configuration compromised the integrity of the common escape route because there was no adequate compartmentation provided between the rear of the recessed meter cupboards and the interior of the flats. Consequently the original meter cupboard doors were replaced with new fire doors some years ago. However from sample inspection (flat 9 and 75) it appears that the new meter cupboard doors were installed onto the original lightweight timber door frames and the thin fanlight panels were left in place. Inadequate firestopping to the back of the original timber door frames have not been addressed during the replacement door installation and it is also unclear how the existing timber cupboard door frames were integrated with the replacement composite flat entrance door frames. Furthermore firestopping around services exiting the cupboard by flat 9&75 were missing/inadequate and majority of cupboard doors have excessive perimeter gaps. See L.1 and Y.3. Recommendations: The recessed meter cupboards as noted should be upgraded and/or reconfigured to achieve 30 minute fire resistance between the flats and the common escape routes. Services exiting the enclosures (passing through fire resisting construction) should be adequately fire-stopped. Due date: 27/10/2024 Client status: In progress 



Details	Comments / Recommendations
Question: Q.8 Section: Limiting Fire Spread Action ID: 1103136 Quantity: Known (0); Potential (1) Priority: Man2	Comments: According to original design there was a recessed meter cupboard next to each flat with a lightweight timber access door in the communal lobby. However this configuration compromised the integrity of the common escape route because there was no adequate compartmentation provided between the rear of the recessed meter cupboards and the interior of the flats. Consequently the original meter cupboard doors were replaced with new fire doors some years ago. However from sample inspection (flat 9 and 75) it appears that the new meter cupboard doors were installed onto the original lightweight timber door frames and the thin fanlight panels were left in place. Inadequate firestopping to the back of the original timber door frames have not been addressed during the replacement door installation and it is also unclear how the existing timber cupboard door frames were integrated with the replacement composite flat entrance door frames. Furthermore firestopping around services exiting the cupboard by flat 9&75 were missing/inadequate and majority of cupboard doors have excessive perimeter gaps. See L.1 and Y.3. Recommendations: Management should confirm/ensure that the meter cupboards as noted are surveyed as part of the quarterly common area fire door inspections and feasible short term risk mitigation measures are implemented until the full meter cupboard upgrade is completed. Short term measures could include minor joinery repairs, firestopping and/or replacing doors on a risk based programme. Due date: 27/07/2023 Client status: In progress 



Details	Comments / Recommendations
Question: Q.14 Section: Limiting Fire Spread Action ID: 1103125 Quantity: Known (1); Potential (1) Priority: B	Comments: Other fire spread/compartimentation issues noted at the time of inspection include - There is a door between the bin room and the ground floor cycle store. The access point is redundant and could compromise compartmentation between the bin room and the rest of the block. The secure lobby door between the entrance hallway and the staircase/lift lobby appears to be a standard communal entrance door with non-fire rated glazed panels and no smoke seals. Due to risk rooms within the entrance hallway (electrical intake room and the concierge office with a sliding reception window of unknown fire resistance) the internal lobby door should be fire rated. Recommendations: Common area doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep shut' signage to both sides. Due date: 27/04/2024 Client status: In progress 

Details	Comments / Recommendations
Question: Q.13d Section: Limiting Fire Spread Action ID: 1103122 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. The external walls are predominantly masonry however there are composite infill panels below the flat windows. 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: 27/07/2023 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	900045630
Address	1-96, Highview House, Hatch Grove, Romford, RM6 5NS
Property Designation	GN-High Rise

Building Layout Information	
Building Height	48m (estimated)
Total No. of Floors	17
Total No. of Floors (common area only)	17
Total No. of Storeys (ground and above)	17
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	Entrance hallway, staircase, lobbies, corridors, bin chute rooms, sample service riser cupboards, electrical intake room, server room, lift motor room, water tank room, bulk storage rooms, bin room and concierge office rear of property and immediate external area.
Areas of the Building to Which Access was not Available	Flats and riser cupboards other than those sampled.
Total Number of Flats/Bedsits/Bedrooms (as applicable)	96
Number Accessed off the Common Area	96
Flats/Bedsits/Bedrooms Sample Inspected	Flats 25, 60.
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	1



Building Layout Description

The building is a H shaped seventeen storey detached purpose-built block with 96 self-contained flats and a single staircase. The ground floor consists of externally accessed service rooms (bin room, bulk storage rooms, server room, water tank room) and a secure entrance lobby with a concierge office and the electrical intake room. The entrance lobby provides access to a secure hallway with two lifts serving odd and even floors, the staircase, two services cupboards, a cycle store, and a rear exit to the street via a secure external courtyard. The first floor consists of two service riser cupboards inside the staircase enclosure, a central lift lobby providing access to a bin chute cupboard, a service riser cupboard and two side lobbies with flats 1-3 & 4-6 each flat has a service riser cupboard next to the flat entrance. The layout of the upper floors is identical each consisting of a central lift lobby with a bin chute cupboard, three service riser cupboards (one inside the lift lobby and two inside the staircase enclosure) and two flat access lobbies with a total of 6 flats per floor. The lift motor room is located in a rooftop enclosure accessed from the staircase on the 16th floor. There is external recycling bins.

Construction Information

Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1967
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Masonry - Cavity
External Wall Finish Type	Brick
Roof Type	Flat
Other Construction Information	None

External Wall Assessment

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



Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of Any Onsite Management	Concierge on site 24/7.
Person Managing Fire Safety in the Premises	London Borough of Barking and Dagenham
Person Consulted During the FRA	Colin Trew - LBBD
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	Occasional staff attendance expected - low numbers anticipated
Number of Members of the Public (maximum estimated)	Residential - low number
Comments	Residential block - low number of visitors expected at any one time
Identified People Especially at Risk	General Needs - No information
Comments	No information, however, General Needs premises so occupants are typical of the general population

Other Information	
Fire Loss Experience (since last FRA)	No evidence of recent fire damage or loss.
Any Other Relevant Information	This is an enhanced type 1 FRA, to include a sample (10%) of flats (subject to access) to check fire alarm systems, means of escape, compartmentation and significant risk factors (such as hording).

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	Seventeen storey general needs purpose-built property.

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	It is advised that common area fixed electrical systems are inspected and tested within the last five years in accordance with BS 7671 (as amended) and records kept on a central database. last tested 16/6/2025.

Question - A.3	Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)
Answer	Yes
Comments	No defects were noted in the common area fixed electrical installation (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	Yes
Comments	Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.

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	No	
Comments	The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Extension leads and multi way adaptors being used in the concierge office, when spare plug sockets are available.	
Recommendation	Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.	
Photo		
Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1737597

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	No	
Comments	There was evidence of smoking in the common area in the form of 'smoke graffiti'.	
Recommendation	It should be confirmed/ensured that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1737598

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

C. Arson

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

Question - C.2	Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)
Answer	Yes
Comments	Waste bins were stored in a secure integral bin storage room located to the rear and external recycling bins located a distance 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	Portable electric heaters were noted within the concierge area.

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. There is a microwave and kettle within the concierge office, however these are considered to be part of the premises electrical risk. See A.4.

F. Lightning

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

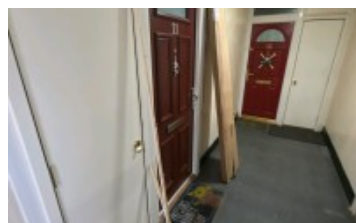
Question - F.3	From visual inspection, does the lightning protection system appear to be in good condition?
Answer	Yes
Comments	The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection.

G. House-Keeping

Question - G.1	Is the property regularly cleaned to prevent the build up of combustibles?
Answer	Yes
Comments	The common areas are clean and a cleaning rota is displayed.



Question - G.2	Are combustible items kept clear from sources of ignition such as electrical equipment?
Answer	Yes
Comments	The electrical intake room and sampled electrical riser/meter cupboard were 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. Boxes outside flat 11 and waste bags on a number of floors. Given the type and/or substantial quantity involved these should be cleared as soon as possible.	
Recommendation	The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1737610

Question - G.4	Are escape routes kept clear of any trip hazards or obstructions?
Answer	See G.3
Comments	There were trip hazards noted within the common escape routes at the time of inspection. As these items are also combustibles an action for their removal has been raised in G.3.

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

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



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

Question - G.6	Are all other house-keeping issues satisfactory [1]?	
Answer	No	
Comments	Other house-keeping issues noted at the time of inspection include - Excessive combustibles items noted in the store room.	
Recommendation	Management should discuss with residents the removal of all unwanted items in the storeroom to reduce fire loading in this area.	
Photo		
Priority: Man2	Quantity: Known (0); Potential (1)	Action ID: 1737609

Question - G.7	Are all other house-keeping issues satisfactory [2]?
Answer	Yes
Comments	There were no other house-keeping issues noted at the time of inspection.

H. Contractors

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

I. Dangerous Substances

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



J. Other Significant Hazards

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

General Fire Protection Measures

K. Means of Escape

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

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

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

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

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

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



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

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

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

Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Travel distances appear to be in line with that suggested in 'LGA - Fire safety in purpose-built blocks of flats'. Section 56 – Means of escape within the flat and 58.24 - Flats served by a single escape stairway. 5 meters.

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

Question - K.11	Are escape routes adequately separated from each other, with fire resisting construction where required?
Answer	Not Applicable
Comments	There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.

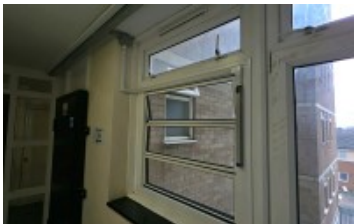
Question - K.12	Are corridors sub-divided with a cross-corridor fire resisting door where required?
Answer	Not Applicable
Comments	No corridors requiring cross-corridor fire doors were noted in the property.



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

Question - K.14	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
Answer	Yes
Comments	The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manually openable windows are provided throughout the common areas.

Question - K.15	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
Answer	Yes
Comments	The block is provided with an automatic smoke ventilation system comprising external window AOVs within the lift lobbies and an AOV at the head of the stairs controlled by smoke detection within the flats lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.

Question - K.15b	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?
Answer	No
Comments	It was confirmed on site by Colin Trew - Building and fire safety that the AOV system is defective. The system currently does not open specific windows on actuation and the current windows are not considered large enough, therefore as an interim measure management have locked all AOV's in the open position. LBBD area aware of the fault as confirmed by Colin Trew and that the system will have to be redesigned.
Recommendation	Management should consult a qualified ventilation engineer and reconsider the policy of having the AOV system locked open on all floors, as this could potentially compromise escape routes on non fire floors in the event of a fire. This policy also appears to be effecting flat lobby doors which do not close fully due to the open AOV's.
Photo	

Priority: Man1

Quantity: Known (1); Potential (1)

Action ID: 1737599



Question - K.15b	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?	
Answer	No	
Comments	It was confirmed on site by Colin Trew - Building and fire safety that the AOV system is defective. The system currently does not open specific windows on actuation and the current windows are not considered large enough, therefore as an interim measure management have locked all AOV's in the open position. LBBB area aware of the fault as confirmed by Colin Trew and that the system will have to be redesigned.	
Recommendation	As the building is over 18m (or 7 storeys) and the defect/fault with the smoke control system is reportable under Regulation 7 of the Fire Safety (England) Regulations 2022 if not fixed within 24 hours, it should be checked by the service engineer and made fully functional as soon as possible. This action has been marked as urgent and reported to the Savills Operations Team/Clients representative from site. LBBB area aware of the fault as confirmed by Colin Trew and that the system will have to be redesigned.	
Photo		
Priority: U	Quantity: Known (N/A); Potential (N/A)	Action ID: 1737600

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

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. Flats 25, 60 no issues.

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.

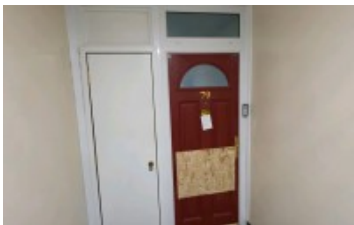


Question - K.20	Is the current evacuation strategy for the property considered appropriate?
Answer	Yes
Comments	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

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 replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). London Borough of Barking Dagenham confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved.

Question - L.2	Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?
Answer	No
Comments	Flat entrance fire doors appear to be in good condition except for the following Priority A issues:- Flat 79 has impact damage and has been boarded up. (NB. Actions for any Priority C issues such as those relating to strips and seals, excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)
Recommendation	Doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification. (flat 79)
Photo	

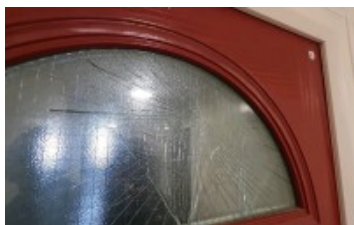
Priority: A

Quantity: Known (1); Potential (1)

Action ID: 1737601



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

Question - L.3	Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	
Answer	No	
Comments	The glazing fitted to flat 30 entrance doors is broken. All other glazing appears to be adequate.	
Recommendation	EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance doors as noted. Flat 30	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 1737602

Question - L.4	Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Known
Comments	Glazing in fanlights above flat 40 entrance doors has no visible markings and therefore cannot be confirmed to be adequately fire-resisting. The glazing fitted in fanlights over other flat entrance doors in this Purpose-Built/Stay Put premises appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required.

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. See Q.8.

Question - L.6	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?
Answer	Yes
Comments	Knocked on all flats, access to flats 25, 60 only. No access to other flats.



Question - L.7	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?
Answer	Yes
Comments	Intumescent strips and cold smoke seals were fitted to the entrance door of sampled flat. Knocked on all flats, access to flats 25, 60 only. No access to other flats.

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

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

M. Common Area Fire Doors

Question - M.1	Are all common area doors and frames requiring fire resistance appropriately fire rated?
Answer	No
Comments	All common area fire doors and/or frames appear to be appropriately fire rated except for the metal riser cupboard doors within the staircase enclosure (electrical riser cupboards on all floors and the water riser and lift motor room door on the 16th floor). The metal doors were retrofitted onto the original timber door frames with significant gaps around the perimeter and no smoke control features. Furthermore the water riser cupboards within the staircase enclosure and the bin chute cupboards within the lift lobbies have replacement timber fire doors however these were also installed onto original timber door frames. These cupboard doors have no appropriate tags or certification attached to the door unlike the staircase/lobby doors which were replaced as complete door sets. The ground floor intake room and electrical riser cupboards within the lift lobbies have a timber fire door behind the metal security door therefore considered acceptable. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?
Answer	Yes
Comments	All common area fire-rated fire doors and frames appear to be in good condition. (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	London Borough of Barking and Dagenham, in partnership with Savills, has put in place a programme to check common area fire doors quarterly using the Riskhub Asset Service platform.

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

Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	No
Comments	Fanlight panels to common area cupboard doors do not appear to be appropriately fire rated. Thin/lightweight panels were noted in the fanlights to sampled riser and bin chute cupboard doors. Majority of cupboards have a replacement metal or timber door however it appears that the replacement did not include the original frames and fanlights. London Borough of Barking Dagenham confirms via the Riskhub Client Portal that the previous recommendation is Assigned so this has been marked as Unresolved. The side panel to the staircase door on the 5th floor is of plain glass with no obvious markings. The fire-resistance of the glass could not be determined.

Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?
Answer	No
Comments	Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. A number of stair and flat lobby doors were not closing fully into the frames. This was due to the wind tunnel effect of having all the AOV windows in the locked open position. See K.15b

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

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



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

N. Emergency Lighting

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

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 advised that fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is provided to new residents when they first move in and reissued annually to all residents.

Question - O.3	If required, is directional/exit signage adequate?
Answer	Yes
Comments	Directional and exit signage is considered adequate.

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

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

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



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

Question - O.8	Is the Secure Information Box inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022?
Answer	Yes
Comments	It is 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 advised that up-to-date floor plans and a site plan, marked up with key fire fighting equipment, have been prepared and shared electronically with the Fire and Rescue Service.

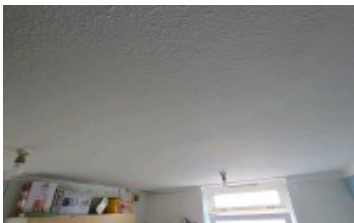
P. Means of Giving Warning in Case of Fire

Question - P.1	Has the building got a BS 5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
Answer	Yes
Comments	GN Purpose-built - There is a BS5839-1 L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided. No automatic fire detection noted in the lift motor room. All other sampled areas were provided with AFD (bin chute rooms, bin room, dry riser cupboards, electrical cupboards).

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



Question - P.3	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
Answer	Yes
Comments	GN Purpose-built - A BS 5839-1 L5 system is installed within the common areas of the building. This is appropriate for control of the smoke ventilation system. The system comprises a fire alarm panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided and are not required.

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	Flats 60 had a smoke detector in the hall and heat detectors in the kitchens. No detection in any other rooms. Flat 25 had smoke a detectors in the hall, but no detection in the kitchen. No detection in any other rooms.	
Recommendation	A heat detector should be fitted in the kitchen of flat 25.	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 1737603

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

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

Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]
Answer	Yes
Comments	There were no other fire detection/alarm system issues noted at the time of inspection.



Q. Limiting Fire Spread

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

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

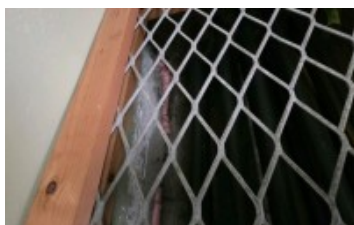
Question - Q.2	Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that compartmentation within voids has been checked and appears to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

Question - Q.3	Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?
Answer	No
Comments	Inappropriate/excessive use has been made of 'fire-rated' expanding foam as a firestopping material in a number water riser cupboards and in the electrical risers. This product is only suitable for narrow linear gaps (typically 15mm). Fire stopping to the air transfer bricks in the electrical riser cupboard on the ground floor did not appear adequate. The dry riser outlet doors between the water riser cupboard and the lift lobby on the 6th and 15th floor did not appear adequately fire resisting (old style metal doors) and the wall around the replacement access door on the 2nd floor did not appear adequately fire stopped.
Recommendation	The dry riser access hatches as noted should be upgraded/fire stopped to provide 30 minute fire resistance
Photo	

Priority: R

Quantity: Known (3); Potential (3)

Action ID: 1737604

Question - Q.3	Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	
Answer	No	
Comments	Inappropriate/excessive use has been made of 'fire-rated' expanding foam as a firestopping material in a number water riser cupboards and in the electrical risers. This product is only suitable for narrow linear gaps (typically 15mm). Fire stopping to the air transfer bricks in the electrical riser cupboard on the ground floor did not appear adequate. The dry riser outlet doors between the water riser cupboard and the lift lobby on the 6th and 15th floor did not appear adequately fire resisting (old style metal doors) and the wall around the replacement access door on the 2nd floor did not appear adequately fire stopped.	
Recommendation	The 'fire-rated' expanding foam used inappropriately to firestop/seal fire-resisting construction as noted should be removed and replaced with a suitable product (unless the existing installation can be confirmed as complying with an appropriate fire test certificate).	
Photo		
Priority: B	Quantity: Known (3); Potential (3)	Action ID: 1737605

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

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

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



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

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

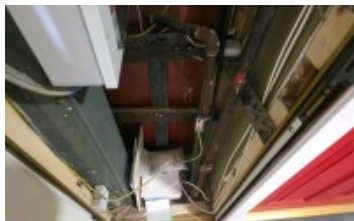
Question - Q.5d	Is an adequate automatic fire-resisting shutter provided at the base of the refuse chute, operated (as a minimum) on a fixed temperature fusible link? (Required where refuse chute hoppers open into protected stairways or lobbies.)
Answer	Not Applicable
Comments	The refuse chute is located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

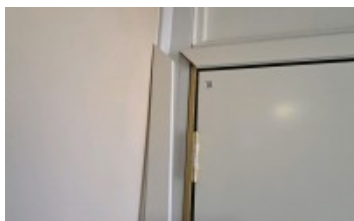
Question - Q.5e	Is a sprinkler system provided to the refuse room at the base of the refuse chute? (To be considered where refuse chute hoppers open into protected stairways or lobbies containing more than two flat entrance doors.)
Answer	Yes
Comments	A sprinkler system is located over the bins at the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

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 room appears to be adequately fire resisting and firestopped.



Question - Q.8	Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	
Answer	No	
Comments	According to original design there was a recessed meter cupboard next to each flat with a lightweight timber access door in the communal lobby. However this configuration compromised the integrity of the common escape route because there was no adequate compartmentation provided between the rear of the recessed meter cupboards and the interior of the flats. Consequently the original meter cupboard doors were replaced with new fire doors some years ago. However from sample inspection (flat 95) it appears that the new meter cupboard doors were installed onto the original lightweight timber door frames and the thin fanlight panels were left in place. Inadequate firestopping to the back of the original timber door frames have not been addressed during the replacement door installation and it is also unclear how the existing timber cupboard door frames were integrated with the replacement composite flat entrance door frames. Furthermore it was noted that some of the service cupboards had damaged frames as seen from the outside.	
Recommendation	Due to issues noted in other identical blocks it should be confirmed that compartmentation is adequate within the flat service cupboards.	
Photo		
Priority: Man2	Quantity: Known (0); Potential (96)	Action ID: 1737606

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	No	
Comments	According to original design there was a recessed meter cupboard next to each flat with a lightweight timber access door in the communal lobby. However this configuration compromised the integrity of the common escape route because there was no adequate compartmentation provided between the rear of the recessed meter cupboards and the interior of the flats. Consequently the original meter cupboard doors were replaced with new fire doors some years ago. However from sample inspection (flat 95) it appears that the new meter cupboard doors were installed onto the original lightweight timber door frames and the thin fanlight panels were left in place. Inadequate firestopping to the back of the original timber door frames have not been addressed during the replacement door installation and it is also unclear how the existing timber cupboard door frames were integrated with the replacement composite flat entrance door frames. Furthermore it was noted that some of the service cupboards had damaged frames as seen from the outside.	
Recommendation	Minor joinery repairs should be carried out to the flat service cupboards frames to flats 39, 93	
Photo		
Priority: A	Quantity: Known (2); Potential (2)	Action ID: 1737608



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

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

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

Question - Q.11	If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?
Answer	Yes
Comments	Domestic standard soft furnishings were noted in the concierge office. Considered acceptable in the circumstances seen.

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

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



Question - Q.13d	Is the external wall construction of the building of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment?
Answer	No
Comments	The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. The external walls are predominantly masonry however there are composite infill panels below the flat windows. 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. Flat 25, 60 no breaches noted.

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:- 2 x CO2 extinguisher within the electrical intake room, 2 x CO2 extinguishers within the water tank room and 1 x CO2, 1 x foam extinguisher within the concierge area, 2 x CO2 in the lift motor room.

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



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

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

S. Other Fire Safety Systems and Equipment

Question - S.1	Is the building provided with drop key override switch facilities for Fire and Rescue Service access?
Answer	Yes
Comments	A drop key override switch facility is provided.

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 dry riser inlet to the side of the building and outlets on each upper floor.

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

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



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

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

Question - S.5	Is a sprinkler system provided within the building? (provide details of type and extent)
Answer	Yes
Comments	Wet sprinkler system is provided in the bin room.

Question - S.5a	Does the sprinkler system appear to be in good condition (from limited visual inspection)?
Answer	No
Comments	The sprinkler system did not appear to be in good condition. The sprinkler heads in the bin room were rusty/dirty and appeared poorly maintained.
Recommendation	The sprinkler system should be checked by the service engineer to confirm it is fully functional.
Photo	

Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1737607
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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 Evacuation Alert System is not provided in the building and is not required to be retrofitted.

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1	Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than GN-Low Rise and GN-Mid Rise).
Answer	Management Section Required
Comments	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 advised that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.

Question - T.3	Is there a corporate set of fire safety arrangements covering planning, organisation, control, monitoring and review of the preventative and protective measures in place which includes fire incident response plans?
Answer	Yes
Comments	There is a suitable record of the fire safety arrangements for the building contained in the fire safety file/logbook.



Question - T.4	Are there appropriate procedures in place in the event of fire and are these documented?
Answer	Yes
Comments	Documented fire safety procedures for 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	There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. Concierge staff on site 24/7.

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

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

Question - T.8	Are staff nominated to use fire extinguishing appliances in the event of fire?
Answer	Yes
Comments	It is confirmed via the Riskhub Client Portal that staff are nominated to use fire extinguishing appliances in the event of a fire.

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

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



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

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

Question - T.11a	Are monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (if provided within the building) carried out, with records kept and made accessible to residents?
Answer	Yes
Comments	It was confirmed 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	Yes
Comments	From information received on site staff are appropriately and adequately trained on relevant aspects of fire safety.

Question - U.2	Are the staff nominated to assist with evacuations, in event of fire, given appropriate additional training?
Answer	Yes
Comments	From information received on site staff nominated to help with fire evacuations receive appropriate additional training.

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

Question - U.4	Are fire drills carried out at appropriate intervals?
Answer	Not Applicable
Comments	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	Not Known	
Comments	No evidence was available on-site to confirm regular inspection, testing and servicing of the fire detection/alarm system is being carried out.	
Recommendation	It should be confirmed/ensured that the L5 common area fire detection system (provided for control of the smoke ventilation system) is tested and serviced as required in accordance with BS 5839-1 and records kept on-site or in a central database. This should be carried out in conjunction with routine testing of the smoke ventilation system - see V.7. (See photo of fire detection panel)	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1737611

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

Question - V.3	Are all fire extinguishers tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5306-3)
Answer	Yes
Comments	There was evidence available on-site to confirm that regular inspection, testing and servicing of the 2/2025 are being carried out in accordance with relevant guidance.

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



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

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

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

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

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



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

W. Records

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

Question - W.2	Are details of fire drills adequately recorded in the log book or digital log book system?
Answer	Not Applicable
Comments	The building has a 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	Yes
Comments	It is advised that records of training are held electronically in a central database.

Question - W.4	Are routine in-house fire safety checks recorded in the log book or digital log book system?
Answer	Yes
Comments	There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.

Question - W.5	Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?
Answer	Yes
Comments	It is 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.
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: 1737612
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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. Flat 25, 60 no issues.

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

Assessment Risk Rating

Assessment Risk Rating

Question - 1	Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:
Answer	Medium
Comments	Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

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



Question - 3	The derived assessment risk rating of the property is:
Answer	Substantial
Comments	The overall risk level is considered to be Substantial. This is because the 'consequences for life safety in the event of fire' has been set as Extreme Harm due to issues noted during the assessment. Once resolved, the overall risk rating can be reduced to 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.



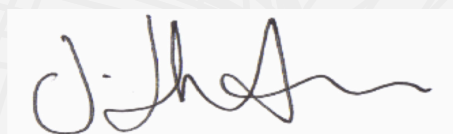
6. BAFE Certificate

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: Highview House, 1-96, Hatch Grove, Romford, RM6 5NS
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 18 February 2026
Part 6	Recommended date for review of the fire risk assessment: 18 February 2027
Part 7	Certificate Number: 479599

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

We, being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organisation:



John Herbison FCABE MIFireE (Director)



Date of issue: 18 February 2026



About this Certificate

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

Additional Notes

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