

Fire Risk Assessment

Property assessed: 1-65 Blake Court South Street
Hampshire PO12 1EX

Client: Hyde Housing Group

UPRN: BLK4269

Property Classification: Level 1

Document Print Date: 30/10/2020



FRA Inspection Date: 16/10/2020
FRA Issued to Client: 30/10/2020
FRA valid to: 30/10/2021
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Hyde Housing Group
Assessment Completed by	Philip Johnston
Assessment Checked by	John Herbison
Date of inspection	16/10/2020
Date of Assessment Issue to Client	30/10/2020

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:	Medium
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:	Moderate Harm
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	30/10/2021
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1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	0	0
B	0	0	0
C	0	0	0
R	4	0	0
Man1	0	0	0
Man2	0	0	0

Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

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

2 Action Plan

2.1 Recommendations from this Assessment

Details	Comments/recommendations	Photo
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2.2 Status of Previous Recommendations

Details	Comments/recommendations	Photo
Question K.1	Comment: The means of escape design does not meet current regulations but as they are not retrospective this is deemed satisfactory. Current regulations would require blocks of flats over 30m to have sprinklers installed in flats to BS 9251.	
Section Means of Escape		
Action ID 370434		
Quantity	Recommendation: It is recommended to consider a programme of works for the provision of sprinklers to the flats to meet BS 9251 when the building is next refurbished.	
- Known 65 - Potential 65		
Priority R	Due Date: Unlimited	Client Status: Assigned
	Review Status: Unresolved	
Question K.2	Comment: The escape stairs are provided with adequate lobby protection. Existing screens and doors to the stairs appear to offer 30 minute fire resistance as Georgian wired glass. Improvements could be made to the stair doors and side screens to bring them up to current standards. 2 doors and 2 side screens per floor.	
Section Means of Escape		
Action ID 370449		
Quantity	Recommendation: The screens should be replaced with 120 minutes fire resisting construction with insulated glazing provided where required. FD60S S/C doors required.	
- Known 22 - Potential 22		
Priority R	Due Date: Unlimited	Client Status: Assigned
	Review Status: Unresolved	
Question K.15	Comment: The stairs and lobbies are not provided with an adequate automatic or remotely operated smoke ventilation system.	No image available
Section Means of Escape		
Action ID 370435		
Quantity	Recommendation: Recommend when the building is next refurbished that an engineered ventilation system is considered for the stair(s) to compensate for no ventilation to the accommodation corridors and to satisfy current regulations for a building with more than one stair.	
- Known 1 - Potential 1		
Priority R	Due Date: Unlimited	Client Status: Assigned
	Review Status: Unresolved	

Question	P.5	Comment: A Grade F smoke alarm was noted within the entrance hallway of sample flat 43 and a Grade D in flat 52. No access to other flats.	
Section	Means of Giving Warning in Case of Fire		
Action ID	370440		
Quantity		Recommendation: A Grade D1 LD2 smoke alarm system to BS 5839-6:2019 should be installed in the flats noted.	
- Known	1		
- Potential	1		
Priority	R	Due Date: Unlimited	Client Status: Assigned
		Review Status: Unresolved	



3 Introduction and Scope



3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

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 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in 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 if there is reason to suspect that it is no longer valid there has been a significant change.
Article 11	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, 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 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights 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.

3.3 Risk Level

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
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.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

It should be noted that, although the purpose of estimating the risk level is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

3.4 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:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	18 months
R	Unlimited
Man1	1 month
Man2	3 months

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.

4 Property Details

UPRN	BLK4269
Number Range	1-65
Building Name	Blake Court
Street Number	
Street	South Street
City/Town	Hampshire
Postcode	PO12 1EX
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	11
Total No. of Floors (common area only)	11
Total No. of Storeys (ground and above)	11
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	Purpose-built block of 65 general needs flats. Ground floor entrance foyer leading to a ground floor accommodation lobby giving access to 5 flats, two passenger lifts, electrical service cupboard, store cupboards, cleaners cupboard, bin chute and access to two protected stairways with exit doors either side of the block, one at each end of the block. All upper floors are similar with an accommodation corridor on each level, linking the stairways, giving access to 6 flats, two service cupboards, passenger lift and bin chute. The lift plant room is on the roof accessed via a hatch in the 10th-floor accommodation lobby. There is an externally accessed bin chute bin store on the ground floor.
Extent of Common Areas (area assessed)	Entrance foyer, accommodation corridors, stairways, passenger lifts, service cupboards, cleaners cupboards, plant rooms, store cupboards, bin store
Areas of the building to which access was not available.	All flats
Total number of Flats/Bedsits/Bedrooms (as applicable)	65
Number accessed off the Common Area	65
Flats/Bedsits/Bedrooms sample inspected	None
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	3
Block Accessibility	Level
Total No. of Common Staircases	2

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built

Construction Information	
Date of Construction or Conversion (year approx.)	1970
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	External Wall Insulation
External Wall Finish Type	Render
Other Construction Information	None

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Management on-site occasionally during office hours Monday - Friday.
Person managing fire safety in the premises	Jake Le Page - Interim Head of Building Safety Task Force
Person consulted during the FRA	Jason Hill - Duty Caretaker
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)	None reported
Any other relevant information	None

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
Other applicable legislation	02) Housing Act 2004

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	<p>BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises'</p> <p>BS 5266-8:2004 - 'Emergency escape lighting systems'</p> <p>BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'</p> <p>BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage'</p> <p>BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises'</p> <p>BS 9251:2014 - 'Fire sprinkler systems for domestic and residential occupancies'</p> <p>PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012</p>

5 FRA Questionnaire

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 block?	Yes
Comment: The electrical intake/meter cupboard for the block 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)	Yes
Comment: Hyde advises that common area fixed electrical installations are inspected and tested every five years in accordance with BS 7671:2008 (as amended). The date on the inspection label was 22.03.2017	

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable
Comment: No portable electrical appliances were seen within the common areas during this inspection.	

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Hyde advises that use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.	

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

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
Comment: Residents who wish to smoke can do so within their private accommodation only plus a designated smoking area is located to the front of the building.	

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: Hyde advises that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	

Question - B.3: Does the policy in relation to smoking appear to be observed? Yes

Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area? Yes

Comment: 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 secured against arson by outsiders? (Please state how) Yes

Comment: The block entrance door is self-closing/automatic and is fitted with an intercom and door release system and was locked at the time of inspection.

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) Yes

Comment: Paladin/Wheelie bins were stored in an integral bin storage room located at the front of the building accessed externally. Recycling bins are located in the open a safe distance from the building.

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) Yes

Comment: The bin storage area/room was locked at the time of inspection.

Question - C.4: Is fire load close to the premises minimised? Yes

Comment: 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) No

Comment: 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) No

Comment: No portable heaters were noted within the common area at the time of inspection.

E. Cooking

Question - E.1: Are common cooking facilities provided in the block? No

Comment: No common cooking facilities are provided in the block.

F. Lightning

Question - F.1: Does the building have a lightning protection system installed? Yes

Comment: A lightning protection system is provided.

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition? Yes

Comment: 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? Yes

Comment: 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? Yes

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

Question - G.3: Are escape routes kept clear of combustible items or waste materials? Yes

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

Question - G.4: Are escape routes kept clear of any trip hazards? Yes

Comment: The common escape routes were clear of any trip hazards at the time of inspection.

Question - G.5: Are any hazardous materials noted being stored correctly? Yes

Comment: Cleaning products noted locked in the caretaker's area, no COSHH details noted.

Question - G.6: Are all other house-keeping issues satisfactory? Yes

Comment: There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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Comment: Hyde advises that fire safety conditions are imposed on outside contractors when working on the premises.

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)	Yes
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Comment: Hyde advises that there are satisfactory controls in place over works carried out on the premises by outside contractors.

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
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Comment: Hyde advises that there are satisfactory controls in place over works carried out on the premises by in-house staff.

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
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Comment: 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]	Yes
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Comment: 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)	No
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Comment: The means of escape design does not meet current regulations but as they are not retrospective this is deemed satisfactory. Current regulations would require blocks of flats over 30m to have sprinklers installed in flats to BS 9251. Hyde confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	No
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Comment: The escape stairs are provided with adequate lobby protection. Existing screens and doors to the stairs appear to offer 30 minute fire resistance as Georgian wired glass. Improvements could be made to the stair doors and side screens to bring them up to current standards. 2 doors and 2 side screens per floor. Hyde confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
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Comment: 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?	Yes
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Comment: 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)?	Yes
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Comment: 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. The main entrance door is a sliding door but considered acceptable as the door is designed to 'fail-safe' if the power supply is interrupted.

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
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Comment: 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?	Yes
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Comment: Hyde advises that all access control systems fitted in properties are designed to 'fail-safe' (i.e. release/open) if the power supply is interrupted.

Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
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Comment: 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)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance.	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: 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?	Yes
Comment: Corridors are provided with smoke control doors where required.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Yes
Comment: The two separate stairways are not sub-divided but as no flat has a travel distance of over 15m from the flat entrance door to a stairway this is deemed satisfactory.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: 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)	Yes
Comment: The stairs are provided with adequate manually operated ventilation openings for the control of smoke. OVs` provided to the stairways, no vents provided to the accommodation corridors.	
Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	No
Comment: The stairs and lobbies are not provided with an adequate automatic or remotely operated smoke ventilation system. Hyde confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.	
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. Hyde confirmed previous recommendation is approved and marked as resolved.	
Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape noted at the time of inspection. (Fire & Rescue Services Gerda information box present but not accessed).	

Question - K.19: What is the current evacuation strategy for the property?

Stay Put

Comment: 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?

Yes

Comment: The property is a purpose built block 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?

Stay Put

Comment:

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)

Yes

Comment: Flat entrance doors/frames are a mix of original 'notional' upgraded timber fire doors and replacement composite fire doors:- flats 19 & 43 appear to be replacement composite fire doors. Hyde confirmed previous recommendation is approved and marked as resolved.

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?

Yes

Comment: The fire rated flat entrance doors appear to be in good condition.

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?

Yes

Comment: The glazing to flat entrance doors appears to be appropriately fire rated.

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?

Not Applicable

Comment: There are no fanlights over the flat entrance doors in this property.

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?

Not Applicable

Comment: There are no side panels to the flat entrance doors in this property.

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?

Yes

Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and have an adequate self-closing device.

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?

Yes

Comment: Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and that all flats have been checked and are fitted with intumescent strips and cold smoke seals.

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)

Yes

Comment: 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]

Yes

Comment: 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?

Yes

Comment: All common area fire doors and/or frames appear to be appropriately fire-rated, notional timber fire rated doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?

Yes

Comment: All common area fire rated fire doors and frames appear to be in good condition.

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?

Yes

Comment: All glazing to common area fire doors appears to be appropriately fire rated. See K2. Georgian Wired

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?

Yes

Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated. See K2. Georgian Wired

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required? Yes

Comment: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors? Yes

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.) Yes

Comment: Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).

Question - M.8: Are all other common area fire door issues satisfactory? Yes

Comment: No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision) Yes

Comment: Emergency lighting is provided to the common areas of the block.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order? Yes

Comment: 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) Yes

Comment: The coverage of the emergency lighting provided appears to be adequate.

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided) Yes

Comment: A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area.

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)	Yes
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Comment: Fire door signage is considered adequate.

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

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.)	Yes
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Comment: No other fire safety signs issues were noted at the time of inspection.

P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	No
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Comment: There is no fire alarm system provided in the common areas of the building.

Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?	Yes
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Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy.

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)	Not Known
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Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system. Hyde confirmed previous recommendation is assigned; however, it is apparent that the same issue has not yet been addressed from this inspection.

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Receiving Centre?	No
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Comment: A system for remote monitoring of fire alarm signals is not considered necessary in this property.

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

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)

Yes

Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)

Not Applicable

Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?

Yes

Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped. Riser cupboards on the 10th & 3rd floors were sampled.

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)

Yes

Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)

Yes

Comment: A waste chute is provided in the property, which is located within the protected escape route. Hopper doors ARE self-closing and HAVE adequate seals. A fusible link damper IS fitted to the base of the waste chute. A sprinkler IS provided at the base of the waste chute.

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?

Not Applicable

Comment: 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)

Yes

Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.

Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?

Not Applicable

Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.) Not Applicable

Comment: There were no common ventilation systems noted within this property.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? Yes

Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth? Not Applicable

Comment: There were no soft furnishings noted within the common areas at the time of inspection.

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? Not Applicable

Comment: There were no curtains or drapes noted within the common areas at the time of inspection.

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided). Yes

Comment: The topmost habitable storey height of the building is estimated to be in excess of 18m, and materials used for the external walls (including 'specified attachments' as defined in Building Regulations) appear to be adequate with regard to combustibility and fire spread. Rendered concrete over a brick substrate.

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] Yes

Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision) Yes

Comment: Water & Co2 extinguisher provided in the bin chamber/ caretakers area, Co2 extinguisher provided in the electrical intake room assumed in the lift plant room also.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy? Yes

Comment: 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.)? Yes

Comment: The type, number and location of portable fire extinguishers are considered adequate for the risks present.

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible? Yes

Comment: 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? Yes

Comment: A drop key override switch facility is provided which worked satisfactorily when tested.

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.) Yes

Comment: The building is provided with a fire main: Dry Rising Main with an inlet to the front of the property and outlets in the in the accommodation lobbies.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) Yes

Comment: The building is provided with a lift used for fire safety purposes:- Firemans override switch provided on the ground floor adjacent to the lift.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.) No

Comment: 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) Yes

Comment: The sprinkler system provided in the building is for the bin chute bin store only to a BSEN12845:2004 standard, also see K1.

Question - S.6: Are hose reels provided within the building? No

Comment: Hose reels are not provided within the building.

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary) No

Comment: There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: 11 storey purpose-built general needs.	
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Hyde advises that a Compliance Fire Risk Task Force has been established 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 suitable record of the fire safety arrangements?	Yes
Comment: Hyde advises that a record of fire safety arrangements is held for all blocks on CoRAS.	
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Hyde advises that all blocks have a published fire strategy in event of fire.	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: 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?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).	
Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

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

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Not Applicable
Comment: Not applicable to these premises at the time of this assessment. At one time dry rising mains testing/ training was done by local Fire & Rescue services but testing is now completed by Alphatrack.	

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)	Yes
Comment: Management advises that routine in-house fire safety checks are being carried out by staff. On-site or duty Caretaker undertakes a walkthrough twice per day to check escape routes are clear and fire doors not wedges or damaged. Any deficiencies are reported for repair.	

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: 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)?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

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

V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.	

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	Yes
Comment: Hyde advises that fire extinguisher servicing is carried out annually. The last service date noted was: 08/20	

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Hyde advises that six-monthly inspections and annual testing and servicing of wet or dry fire mains are carried out where these systems are fitted in properties.

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance? Yes

Comment: Hyde advises that annual inspection and testing of lightning protection systems takes place where fitted to properties.

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Hyde advise that access control systems (including drop key switches) are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Hyde advise that access control systems (including drop key switches) are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift) Yes

Comment: Hyde advises that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance.

Question - V.11: Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Hyde advises that sprinkler systems (where fitted) are inspected, tested and serviced in accordance with relevant guidance.

W. Records

Question - W.1: Is there a log book on the premises? Yes

Comment: A logbook was seen on site during the inspection but not accessed.

Question - W.2: Are details of fire drills recorded? Not Applicable

Comment: The building has a Stay Put evacuation strategy so fire drills are not required.

Question - W.3: Are details of fire safety training recorded? Not Applicable

Comment: There are no staff present on-site so fire safety training is not required.

Question - W.4: Are routine in-house fire safety checks recorded?

Yes

Comment: Management confirms via the Riskhub Client Portal that appropriate records are held. The previous recommendation has been marked Approved.

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?

Yes

Comment: Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. Records are presumed to be held centrally.

Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?

Yes

Comment: Hyde advises that records of inspection, testing and/or servicing are held electronically in a central database.

Question - W.8: Are fire mains inspections, tests and services recorded?

Yes

Comment: Hyde advises that records of inspection, testing and/or servicing are held electronically in a central database.

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?

Yes

Comment: Hyde advises that records of inspection, testing and/or servicing are held electronically in a central database.

Question - W.12: Are the access control system inspections, tests and servicing recorded?

Yes

Comment: Hyde advises that records of inspection, testing and/or servicing are held electronically in a central database.

Question - W.13: Are drop key override switch facilities inspections, tests and services recorded?

Yes

Comment: Hyde advises that records of inspection, testing and/or servicing are held electronically in a central database.

Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded?

Yes

Comment: Hyde advises that records of inspection, testing and/or servicing are held electronically in a central database.

Question - W.15: Are the sprinkler systems inspections, tests and services recorded?

Yes

Comment: Hyde advises that records of inspection, testing and/or servicing are held electronically in a central database.

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)	Yes
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Comment: Management confirms via the Riskhub Client Portal that surface mounted wiring systems are adequately supported to prevent premature collapse in a fire. The previous recommendation has been Approved.

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)	No
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Comment: 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]	Yes
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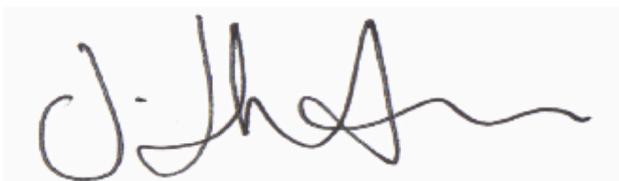
Comment: There were no other relevant issues noted at the time of inspection.

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Hyde Housing Group
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-65 Blake Court South Street Hampshire PO12 1EX
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: 30/10/2020
Part 6	Recommended date for reassessment of the premises: 30/10/2021
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organization named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organization 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 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization:



John Herbison FCABE MIFireE (Director)



Date of Issue



30/10/2020

