

February 14, 2022

Hyde Housing

Dear Sirs,

RE: 52-54 Beames Road, London, NW10 8GS; Fire Risk Appraisal of the External Walls (FRAEW) using PAS 9980

Further to your request, we have reviewed the information provided relating to the external fabric at 52-54 Beames Road, London, NW10 8GS and can confirm the following.

We have undertaken a Fire Risk Appraisal of the External Walls (FRAEW) using PAS 9980. This FRAEW is intended to inform the buildings FRA, and its findings are to be interpreted in the context of the ongoing legislative control over the building under the Fire Safety Order. The FRAEW addresses life safety only in relation to the appraisal of the external walls of the building. In considering risk, this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters. The FRAEW is not aimed at confirming compliance with building regulations, either at the time of construction, or currently.

Our overall view is that the collective effect of the fire safety measures on the site considered holistically, as opposed to each measure in isolation, is that the external wall systems that are present do not have a detrimental impact on the overall fire safety of the building. The risk rating in line with PAS 9980 is Low. The outcome of our review is that remedial works are not required.

Should you require any further information please let me know.

Best wishes,



Adam Kiziak BSc (Hons), IEng, MIFireE, MIFSM, MSFPE
Principal Consultant