

Fire Risk Assessment



Carried out on behalf of

1-93 Peverel House - Dagenham - 900001545

On the

02 Apr 2024

By

Kyran McDonald

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FIRE RISK ASSESSMENT GUIDANCE NOTES

This Fire Risk Assessment has been compiled and formulated as required by the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only). It has been constructed to be used as a tool for the safe management of a work place.

To use the Risk Assessment effectively follow the points below:-

1. Read the risk summary as a snap shot of the premises on the day of the Fire Risk Assessment. Recommendations from the Action Plan may have already been implemented by the time you read this.
2. The Risk Assessment is broken into the following twelve sections.
3. The Action Plan is the observations and recommendations of the Fire Assessor using their competence and experience to ensure the most pragmatic approach is applied to all significant findings.
 - a. Read the Action Plan in its entirety as some actions may have an impact on other recommendations.
 - b. Once the recommended action has been completed, the responsible person must sign and date the page relating to the non conformity this will then be automatically stored in the Archive Section which provides an audit trail.
4. It is essential that the Fire Log Book is maintained by the Responsible Person, to ensure that all tests, maintenance, practice drills and periods of instruction are recorded. If used as designed, this will then prove to be an invaluable Management tool.
5. If there are any material changes to the structure, layout, use of the building, type of business or changes in the number of staff then a new Fire Risk Assessment must be carried out. The Fire Risk Assessment should be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use. It is recommended to have a review carried out annually to ensure all fire safety measures and practices are being adhered to.

SECTION 1: MANAGEMENT OVERVIEW - RISK ASSESSMENT

Address
 1-93 Peverel House - Dagenham - 900001545
 1-93 Peverel House
 Dagenham
 RM10 7HY

Responsible Person
 London Borough of Barking & Dagenham

Article 5(3) Persons
 Delroy Sylvester

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 Delroy.Sylvester@lbbd.gov.uk



Building Id
 10036734
Assessment Id
 10114009

This Risk Assessment was carried out on 02 Apr 2024 and the assessor has stated that this building cannot be below High risk.

Building Details:	
Assessor:	Kyran McDonald
Checked By:	Kyran McDonald Date: 14/04/2024
Validated By:	Mark Loach Date: 12/04/2024
Area:	8000
Number of floors:	17
Occupied floors:	17
Number of occupants:	93 flats
Is customer LandLord?:	Yes
Type of alarm:	Mixed System

Live Fire Log Book	Next Due Date
Risk Assessment	02/04/2025
Fire Drill	NA
Fire extinguisher maintenance:	NA
Fire Safety Training	Records held off-site
Fire Marshal Training	NA
Fire Alarm Service	Records held off-site
Emergency Lighting Service	Records held off-site

Description of Property

Property Classification Risk Matrix: Level 1
 Property Designation: General Needs
 Number of Storeys: 17
 Number of flats: 93
 Property type: Purpose built

The premises to which this fire risk assessment refers is a 17 storey purpose built storey general needs block of flats. Estimated construction date Circa 1970s.

The building is accessed at the front and rear by doors on a electric key fob entry system with override buttons on the egress side of the doors leading directly to a single protected stair providing access to all habitable floors. There are 6 apartments per floor, 3 flats are located on the 1st floor with 3 located either side of the lift lobby leading to the flat approach lobbies on the remaining floors.

The building is of brick and blockwork construction with concrete floors. UPVC windows and no external wall system. The building has 93 flats. There is a concrete single stairway providing access to all floors. Internal wall construction appeared to be of solid construction.

The stair core and flat approach lobbies have been provided with manual opening windows on each landing and a automatic opening vent (AOV) on the top floor stair core landing.

The doors from the stair core to the lift lobbies, flat approach lobbies and refuse chute rooms appear to be of a generic design 54mm thick, with intumescent strips and cold smoke seals, 4x CE marked hinges, overhead self-closing device. The three blue plugs on the hinge face of the door indicate FD60S standard. The vision panels and wall partition are of wire reinforced glass within a timber frame.

The flat entrance doors appear to be of a generic design 44mm thick, with intumescent strips and cold smoke seals, 4x CE marked hinges, overhead self-closing device. The three yellow door plugs on the hinge face of the door indicate FD30S standard and a simple thumb-turn lock fastening provision. The transom light panels are of wire reinforced glass within a timber frame.

Riser cupboards are installed within the lift lobbies. These are fitted with what appears to be FD30s doors, 4x hinges and kept locked shut.

The lift lobby has louvred automatic opening vents (AOV's).

The ventilation from kitchens and bathrooms appear to vent externally to the building. There does not appear to be internal ventilation ductwork.

Automatic smoke detection has been installed within the stair-core, lift lobby, flat approach lobbies and chute room on each floor for the purpose of the AOV system. An addressable fire alarm panel is located in the ground floor entrance.

The apartments appear to be provided with a grade D1 fire alarm system installed to LD2 standard in accordance with BS5839-6.

There is smoke detection within the stair core to activate the louvre window. AOV on the top floor landing

Emergency lighting is installed to the common areas and escape routes.

Dry rising main outlets on alternate floors. (odds).

Directional way-finding signage is adequate.

Travel distances are within acceptable limits.

This is a Type 3 (non-destructive) fire risk assessment which takes into account the common areas of the building and considers the fire safety arrangements within the flats (where accessible). 1, 2, 4, 12, 13, 15, 17, 21, 24, 30, 36, 38, 39, 41, 48, 61, 69, 70, 75, 76, 78 & 92.



This Risk Assessment was carried out on 02 Apr 2024 and this property was considered a High risk property.

8	20	0
Actions required next service visit	Actions required within 30 days	Immediate actions required

To view actions outstanding [click here](#)

History of Incidents

None reported

Risk Assessors Summary

The fire risk assessment has been conducted using a suite of documents, where appropriate, including British Standards, Approved Document B of the Building Regulations. Where the aforementioned guidance does not provide suitable benchmark standards for existing premises reference has been made to the earlier document LGA Fire Safety in Purpose Built Block of Flats guide 2021 to facilitate the assessment and maintain consistency. Fire Safety (England) Regulations 2022.

Staff core hours: 0700-1400 Monday to Friday.

Persons at risk: The building is occupied by residents that will be familiar with the premises available exits and fire procedures. Tenants will present a sleeping risk at the property.

Children present within flats are deemed the responsibility of the parent or guardian.

Visitors or contractors maybe be present. Visitors are the responsibility of the tenant.

Visitors are the responsibility of the tenant. Contractors are arranged by the Housing provider who will handle any permits to work. There may be tenants present who have other disabilities, however this could not be confirmed during the assessment.

There is no evidence in the communal notice board that The London Borough of Barking and Dagenham have notified tenants requesting information regarding any specific vulnerabilities which may require and form part of a PEEP which would be held centrally by the council and be made available to the Fire & Rescue Service.

It is recommended that the owner and manager of every high-rise residential building prepares a PEEP for all residents who's ability to self-evacuate may be compromised with associated up to date information. Although the regulations do not require the responsible person to include in the PIB any personal or sensitive information it is recommended that any PEEPs are in the PIB box.

Fire Escape Plan is displayed in the rear ground floor lobby within the notice board: The evacuation procedure is, In the event of a fire residents in the unaffected flats are expected to remain in their flats which are deemed a relative place of safety. Occupants of the affected flat and in common areas will evacuate to a place of ultimate safety.

The client is reminded that in all multi-occupied residential buildings with 2 or more sets of domestic premises the responsible persons are required to: Fire safety instructions: provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.

Fire door information: provide residents with information relating to the importance of fire doors in fire safety.

This information should be displayed in conspicuous parts of the building within the common areas and shared directly with residents when they first move into the building.

This information will need to be re-provided in both the communal area and directly to the residents when the document is updated and on an annual basis.

Sources of ignition;

The common areas are generally free from electrical installations.

PAT: An electrical kettle and domestic fridge are located in the ground floor sprinkler stop valve & water plant room. Labels indicate a retest date of 07/2024.

Lightning protection: Earth straps were observed. The service label indicated a last inspection date of 22/05/2019.

Heating within flats, wall mounted electric radiators.

Lifts: There was no information available regarding the lifts.

The client is reminded that, lifts and other key firefighting equipment: undertake monthly checks on the operation of lifts intended for use by firefighters, and evacuation lifts in their building and check the functionality of other key pieces of firefighting equipment. They will also be required to report any defective lifts or equipment to their local Fire and Rescue Service as soon as possible after detection if the fault cannot be fixed within 24 hours, and to record the outcome of checks and make them available to residents.

Electrical Installation Condition Report: No access to electric intake rooms. Keys not available.

Sources of fuel; the common areas of the building are kept free of combustible materials.
Sources of oxygen; there are no additional sources of oxygen.

Compartmentation: From non intrusive observation only the standard of compartmentation appeared satisfactory. Service pipes penetrating compartment walls have been fire stopped.

Cavity Barriers: No documentation available to confirm the standard of installation, it is always impossible from visual inspection, to determine the cross section of the wall build up, comprising insulation, cavity barriers, etc, this can only be determined from an intrusive inspection.

There was no documentation available to confirm the standard of installation, it is assumed that the building control of the day observed and signed off the installation at key stages of construction.

No access was available to a number of flats at the time of this assessment as residents were not answering or reluctant to allow access due to a lack of notification. Flat 53 & 57.

Fire Detection.

The fire alarm panel, fire zone plan and stair core smoke vent control switch are located in the ground floor front lobby. Zone 1 (stair core) is indicating a fault.

Fire Service Provision.

Louvred Automatic Openable Vents are located on each lift lobby.

Smoke vent controls are located on the stair core landings.

Records indicate that the sprinkler system was last subject to inspection on 17/01/2020.

Local authority fire hydrants were located in Stour Road.

P.I.B. located in the front entrance lobby adjacent to the fire panel. The client is reminded that they should ensure that the following information is enclosed within the PIB in accordance with The Fire Safety (England) Regulations 2022. Hard copies of the floor plans and building orientation. Contact details of a responsible person and any occupants made subject of a PEEP.

Arson: Waste bins are located in designated areas approximately 10m to the rear of the building

The fire risk assessment has been conducted using a suite of documents, where appropriate, including British Standards, Approved Document B of the Building Regulations. Where the aforementioned guidance does not provide suitable benchmark standards for existing premises reference has been made to the earlier document HM Government Guide to Fire Safety Risk Assessment Guide Purpose Built Block of Flats guide 2011 to facilitate the assessment and maintain consistency. Fire Safety (England) Regulations 2022.

This was a non invasive survey based on a visual inspection of readily accessible areas. Where available the assessor studied commissioning and test/maintenance certificates. Where these were unavailable, assumptions are made with consideration of verbal confirmation and observations.

Building Safety Act 2022, 156 Amendment of Regulatory Reform (Fire Safety) Order 2005:

The responsible person should be aware of new responsibilities they have as the result of new legal provisions within Section 156 of the Building Safety Act 2022, making several amendments to the Regulatory Reform (Fire Safety) Order 2005 (FSO) to improve fire safety in all buildings regulated by the FSO. These new requirements came into force on 1 October 2023.

The responsible person (RP) should ensure that the requirements of Section 156 of the Building Safety Act 2022 have been duly considered and relevant action has been taken to ensure compliance where applicable.

Additional information can be found at:

<https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-section-156-of-the-building-safety-act-2022/fire-safety-responsibilities-under-section-156-of-the-building-safety-act-2022>

Information Source. There was no documentation available. Observation only.

SECTION 2: RISK ASSESSMENT

01 - Persons at Risk

It is important to consider all relevant persons that use the premises. This will include persons that use the building on a day to day basis such as staff or residents but also any persons that visit the premises on temporary basis such as visitor or contractors. Particular care should be taken to identify any risks to vulnerable persons such as those with disabilities or young persons.

Sub Section	Question	Answer	Action Plan	Status
01 - Young Persons	Are young persons in the premises?	There are no young persons present at the time of this fire risk assessment.		N/A
02 - Persons with Special Needs	Are persons with special needs in the premises?	There is no evidence in the communal notice board that The London Borough of Barking and Dagenham have notified tenants requesting information regarding any specific vulnerabilities which may require and form part of a PEEP which would be held centrally by the council and be made available to the Fire & Rescue Service.	NR-45-172-2	Non-Compliant
03 - Members of the Public	Are members of the public present in the premises?	There are no members of the public allowed access to the building at the time of this fire risk assessment.		N/A
04 - Occupancy Numbers	Is the occupancy level for the premises acceptable?	The occupancy capacity, width of escape routes and exits appear to be sufficient.		Compliant
05 - Lone Working	Are there areas where relevant persons are isolated?	There was no evidence of a lone working policy.	A	Non-Compliant

02 - Sources of Ignition

The premises is assessed to identify all potential ignition sources that may be the cause of a fire. Examples of Ignition sources can be any heat generating equipment such as portable heaters, cooking equipment and power tools. Fixed installations and portable electrical equipment can also be an ignition source if they are misused or not maintained. Naked flames and equipment that generates sparks must be strictly controlled.

Sub Section	Question	Answer	Action Plan	Status
01 - Heating - Gas and Electric - including Portables	Are all heating appliances correctly installed, adequately protected and maintained?	A low pressure water system, underfloor heating or similar system provided to heat premises. The system presents little or no risk to occupants.		N/A
02 - Electrical Services	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the electrical installations having been carried out within the last 5 years.	A	Non-Compliant
03 - Lightning Protection	Is lightning protection provided for the building?	A lightning protection system has been installed, there is no evidence of current periodic inspection and maintenance being completed. The service label is dated 22/05/2019.	B	Non-Compliant
04 - Miscellaneous	Are potential sources of ignition adequately controlled?	Potential sources of ignition present are adequately controlled.		Compliant

03 - Sources of Fuel

In order for a fire to develop the presence of fuel is required. By managing the quantity, type and location of combustible materials the risk of a fire developing can be greatly reduced. The storage of combustible materials within the escape routes or places of high fire risk such as boiler rooms or electrical cupboards must be prevented.

Sub Section	Question	Answer	Action Plan	Status
01 - Housekeeping	Are house keeping arrangements satisfactory?	Housekeeping arrangements appear to be satisfactory.		Compliant

04 - Construction

The fire protection of the building is required to ensure that fire is unable to spread and also to prevent premature collapse in the event of fire. It means that the occupants can safely exit the premises without undue risk, whilst it is not perceived that any building should be sacrificed it is always possible to avoid the loss of the premises.

Sub Section	Question	Answer	Action Plan	Status
01 - Structural Elements	Are the fire resisting and separating walls and floors in good condition?	The fire resisting walls and floors appear to be of an acceptable standard.		Compliant
02 - Lift Shafts	Are the lifts contained within protected shafts?	The lifts are contained within a protected shaft.		Compliant
03 - Protected Shafts	Are the escalators, chutes, ducts and pipes contained within protected shafts?	The timber panel above the service cupboard does not appear to be of the same fire resistance as the fire door.	A	Non-Compliant
04 - Concealed	Are the concealed spaces or cavities protected with suitable cavity barriers?	The installation of cavity barriers is not required or the age of the building		N/A

Spaces - Cavities		predates the requirement.	
05 - Protected Stairways	Are the stairways within the building required for means of escape adequately enclosed with fire resisting construction?	The stairways are enclosed throughout their height to an acceptable standard.	Compliant
06 - Higher Risk Areas	Are areas of higher risk and places of special fire hazard sufficiently separated from the remainder of the building by fire resisting construction?	The high risk areas and places of special fire hazard are adequately separated with fire resisting construction.	Compliant
07 - Surface Spread of Flame	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations?	The materials lining the walls and ceilings are deemed to be of an acceptable standard.	Compliant

05 - Means of Escape

To ensure a safe escape the escape routes must be protected from smoke, heat and flames. The distance that occupants have to travel must also be regulated to ensure that the distance people have to travel to safety is within the prescribed guidelines.

Sub Section	Question	Answer	Action Plan	Status
01 - Means of Escape for the Disabled	Are there adequate arrangements for the evacuation of disabled people?	No disabled persons present at the time of this fire risk assessment.		N/A
02 - Premises that are multi-occupied	Are the escape routes for all the building occupants acceptable?	The premises are multi-occupancy and the means of escape from each occupancy is considered satisfactory.		Compliant
03 - Escape routes and travel distances from within a storey	Are the escape routes sufficient in number and travel distance from any point within the floor area to the nearest storey exit, having due regard to the layout of walls, partitions and fittings within current guidance?	The travel distance to the nearest storey exit is within current guidance.		Compliant
04 - Occupancy Numbers	Is the occupancy level for the premises acceptable?	The occupancy capacity and width of escape routes and exits appear to be sufficient.		Compliant
05 - Protected Corridors	Are the protected corridors suitable and sufficient to allow the occupants to reach a storey exit safely?	All protected corridors are adequate to allow the occupants to reach a storey exit safely.		Compliant
06 - Escape from Inner Rooms	Is the escape from inner rooms acceptable?	Escape from inner rooms is acceptable.		Compliant
07 - Accommodation Lifts and Stairways	Are the accommodation lifts and or stairways positioned so that they do not impact on the escape routes from upper floors?	The position of accommodation lifts and or stairways is such that they do not prejudice the escape from upper floors.		Compliant
08 - Protected Stairways	Do the protected stairways offer sufficient and suitable protection to ensure the safe escape of all occupants?	Sufficient and protected stairways have been provided to ensure safe escape of all the occupants.		Compliant
09 - External Stairways	Is the external stairways provision sufficient and does it afford suitable protection to the occupants to ensure their safe escape?	No external stairways were present.		N/A
10 - Escape Route across a flat roof	Is the escape route across a flat roof acceptable?	Flat roofs do not form part of the escape route.		N/A
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	J	Non-Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire door/s require/s a self-closing device. The overhead self-closing device has been removed.	K	Non-Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The existing fire doors are damaged compromising the fire resistance provided by the door sets.	V	Non-Compliant
12 - Fire-resisting partitions	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting partitions within the building are constructed and maintained to an appropriate standard.		Compliant
13 - General Doors	Are the doors required to form part of the escape route in an emergency?	At the time of the fire risk assessment it was not possible to ascertain whether the electronically locked doors release on the activation of the fire alarm and/or mains failure.	D	Non-Compliant
14 - Housekeeping	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	A	Non-Compliant
14 - Housekeeping	Are house keeping arrangements satisfactory?	The escape route is obstructed.	D	Non-Compliant

06 - Fire-fighting Equipment

Fixed and portable firefighting equipment can be used to good effect and minimize damage to the premises. If a fire has been detected in its early stages fighting the fire in these early stages will contain its growth and reduce hazards to the occupants such as smoke and heat as well as minimising potential financial loss to the business and the impact on jobs.

Sub Section	Question	Answer	Action Plan	Status
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01 - Portable Equipment	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	There is insufficient portable fire-fighting equipment provided.	A	Non_Compliant
02 - Fixed Fire-Fighting Installations	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	The sprinkler system is not tested in accordance with manufacturers' instructions and design criteria.	E	Non_Compliant

07 - Fire Detection and Warning

It is essential for the safe evacuation of building occupants that they have been made aware of a fire incident as soon as possible. This will allow the Fire Service to be contacted in the early stages of the fire and most importantly all the occupants should have left the building to a place of safety before the fire has had the chance to take a hold. It is vital that any early warning and detection system be installed and maintained to British Standards.

Sub Section	Question	Answer	Action Plan	Status
01 - Fire Detection and Warning System Provision	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The tenant has decommissioned the smoke and or heat detectors within the flat.	NR-51-204-4	Non_Compliant
01 - Fire Detection and Warning System Provision	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The automatic fire detection present within the accessible flats does not always appear to meet the benchmark standard It was reported that the occupier is a tenant of a private landlord. The automatic fire detection appeared to be Grade F2 LD2 standard.	NR-51-204-5	Non_Compliant
02 - Fire Alarm Maintenance	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	The fire panel is indicating a fault in zone 1 (stair core).	NR-51-205-1	Non_Compliant
02 - Fire Alarm Maintenance	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.	7.0.NR-51-205-6	Non_Compliant
02 - Fire Alarm Maintenance	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	No evidence available to confirm that the system is inspected and maintained in accordance with BS 5839-1.	7.0.A	Non_Compliant

08 - Emergency Lighting

If the conventional lighting system fails in a building, an emergency lighting system may be required. The emergency lighting system should indicate the safe routes to and through the escape exits from the premises including any changes of direction or level en-route. It can also be used to illuminate fire alarm call points, refuges and firefighting appliances.

Sub Section	Question	Answer	Action Plan	Status
01 - The Emergency Lighting System	Is there an adequate method for illuminating the escape route and safety equipment in the premises?	It appears that the installed emergency lighting system will provide sufficient illumination (visual observation only, a physical test was not completed).		Compliant
02 - Maintenance of Emergency Lighting Systems	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No evidence available to confirm that the system is inspected and maintained in accordance with BS 5266-8.	A	Non_Compliant
02 - Maintenance of Emergency Lighting Systems	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No monthly emergency lighting test records are available.	8.0.B	Non_Compliant

09 - Firefighters Provisions

As required under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) consideration must be made to the effects of a fire in any given building to the Fire Service. Safety of the fire crews and their operational needs such as access, water supplies and building information must be reviewed and be made available for the Fire Service for consideration.

Sub Section	Question	Answer	Action Plan	Status
01 - Access for Fire Fighting	Have reasonable facilities and access for firefighters and fire appliances been provided to aid the protection of life?	Facilities and access for firefighters and fire appliances are available and adequate.		Compliant
02 - Firefighter Safety	Have all reasonable measures and arrangements been made to safeguard firefighting personnel in a fire situation?	All reasonable measures and arrangements for the safety of firefighting personnel in a fire situation are in place.		Compliant
03 - Water Supplies	Are water supplies adequately provided to assist firefighting personnel in their firefighting tasks?	There is adequate hydrant provision of adequate diameter in close proximity to the premises.		Compliant
04 - Rising Mains	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry risers are present but no evidence available to confirm that the installation is subject to periodic testing, inspection and maintenance.	D	Non_Compliant

10 - Management

Providing all of the elements of the fire safety plan (of which the fire risk assessment form just part) are adhered to, then the safe evacuation of all the occupants is then likely to be successful. If however the management of the fire safety plan is not adhered to the fire safety provisions may be seriously compromised.

Sub Section	Question	Answer	Action Plan	Status
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	A record of the maintenance of fire safety measures was not in evidence.	N	Non_Compliant
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	The fire doors displayed 'riskhub' QR stickers and maintenance labels which indicate that the doors were subject to recent inspection between 01/11/2022- 01/12/2022 with a recommended reinspection date 01/11/2023 - 01/12/2023.	10.0.NR-54-212-3	Non_Compliant
02 - Staff Training	Have employees received appropriate fire safety awareness training?	No records available to confirm that appropriate fire safety awareness refresher training is being provided.	B	Non_Compliant
03 - Housekeeping	Are house keeping arrangements satisfactory?	The housekeeping arrangements appear to be of an acceptable standard.		Compliant
04 - Arson	Are adequate measures in place to control risk of fire due to arson?	Adequate arson control measures are in place.		Compliant
05 - Smoking Policy	Is a suitable 'no smoking' policy in place?	An adequate "no smoking" policy is in place in accordance with current legislation and company policy.		Compliant
06 - Legislation	Has the premises been subject to an inspection by the Enforcing Authority?	The premises have not been subject to an inspection by the Enforcing Authority.		N/A

11 - Signs and Signals

Research has shown that members of the public may become confused and disorientated in the event of a fire. To save confusion which can jeopardise building occupants escape all safety signs should be installed and conform to Signs and Safety Signals Regulations.

Sub Section	Question	Answer	Action Plan	Status
01 - Provision of Fire safety Signs and Notices	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	There are no signs provided to discourage people from using the lifts in an emergency.	A	Non_Compliant
01 - Provision of Fire safety Signs and Notices	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	The fire door/s are not provided with appropriate sign/s.	D	Non_Compliant
01 - Provision of Fire safety Signs and Notices	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	The escape route signs are not sited correctly, the wayfinding escape sign indicates a route from the stair core into lift lobby 10.	L	Non_Compliant
01 - Provision of Fire safety Signs and Notices	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	Insufficient directional escape route signs are provided.	11.0.K	Non_Compliant

12 - Effects on the Environment

A further requirement under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) is that consideration must be made to the effects of a fire in any given building to the environment. The spread of fire to adjacent properties, the risks posed by the smoke from the materials contained within the building if affected by fire and if the water used for firefighting needs to be contained to protect the water course.

Sub Section	Question	Answer	Action Plan	Status
01 - Adjacent Properties	Has the Responsible Person considered the effects to adjacent buildings that might be caused by a fire on the site?	The Responsible Person has made adequate arrangements to mitigate any damage to the adjacent properties from a fire on the site.		Compliant
02 - Immediate Surroundings	Has the building's Responsible Person considered the effects to the environment that might be caused by a fire on the site?	No arrangements to mitigate any damage to the environment are required for the risk.		N/A

SECTION 3: ACTION PLAN

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112470	10.0.NR-54-212-3	Are management and employees fully aware of the fire safety features provided and their purpose?	The fire doors displayed 'riskhub' QR stickers and maintenance labels which indicate that the doors were subject to recent inspection between 01/11/2022-01/12/2022 with a recommended reinspection date 01/11/2023 - 01/12/2023.	Fire doors should be maintained periodically in accordance with the Fire Safety (England) Regulations 2022. In residential buildings with storeys over 11 metres in height, responsible persons are required to undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

202442113730.jpg



Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112461	7.0.A	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	No evidence available to confirm that the system is inspected and maintained in accordance with BS 5839-1.	The fire alarm system must be inspected and maintained by a competent certificated organisation in accordance with BS 5839-1.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112460	7.0.NR-51-205-6	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.	The client is reminded that testing of the system must be in accordance with BS9999 and a minimum annual maintenance schedule in accordance with BS 12101.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112463	A	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No evidence available to confirm that the system is inspected and maintained in accordance with BS 5266-8.	The emergency lighting system must be inspected and maintained by a competent certified organisation in accordance with BS 5266-8.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112427	A	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the electrical installations having been carried out within the last 5 years.	If evidence of an inspection is unavailable, a competent electrician is to inspect all electrical installations throughout the premises in accordance with IEE Regulations (BS 7671) and records maintained.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112433	A	Are the escalators, chutes, ducts and pipes contained within protected shafts?	The timber panel above the service cupboard does not appear to be of the same fire resistance as the fire door.	The services must be enclosed with such materials that afford the appropriate level of fire resistance in accordance with Approved Document B of the Building Regulations.	Please See Plan/ all floors.	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

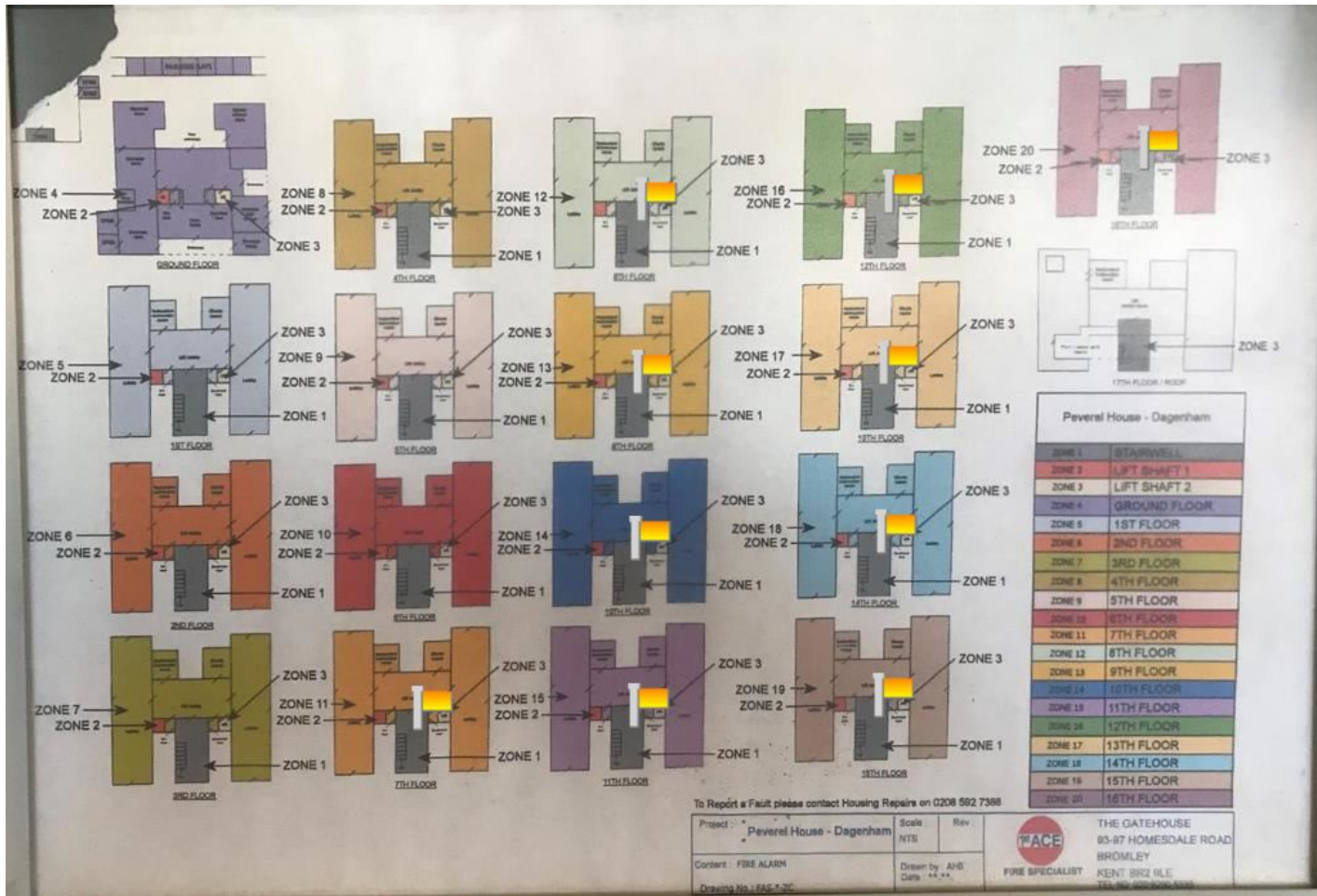
No notes have been entered

202442122149.jpg




Locations of Non-conformity (one floorplan per page)

All Floors



To Report a Fault please contact Housing Repairs on 0208 992 7366

Project: Peverel House - Dagenham	Scale: NTS	Rev:	 THE GATEHOUSE 95-97 HOMESDALE ROAD BROMLEY KENT BR2 9LE TEL: 020 892 7366
Content: FIRE ALARM	Drawn by: AHB	Date: 12.11.11	
Drawing No: FAS-7-30			

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112455	A	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	There is insufficient portable fire-fighting equipment provided.	Additional equipment CO2 & Water Mist must be provided in the positions indicated on the plan by a competent person in accordance with BS 5306-8.	Sprinkler stop valve plant room.	Statutory requirement of the Client	14/05/2024

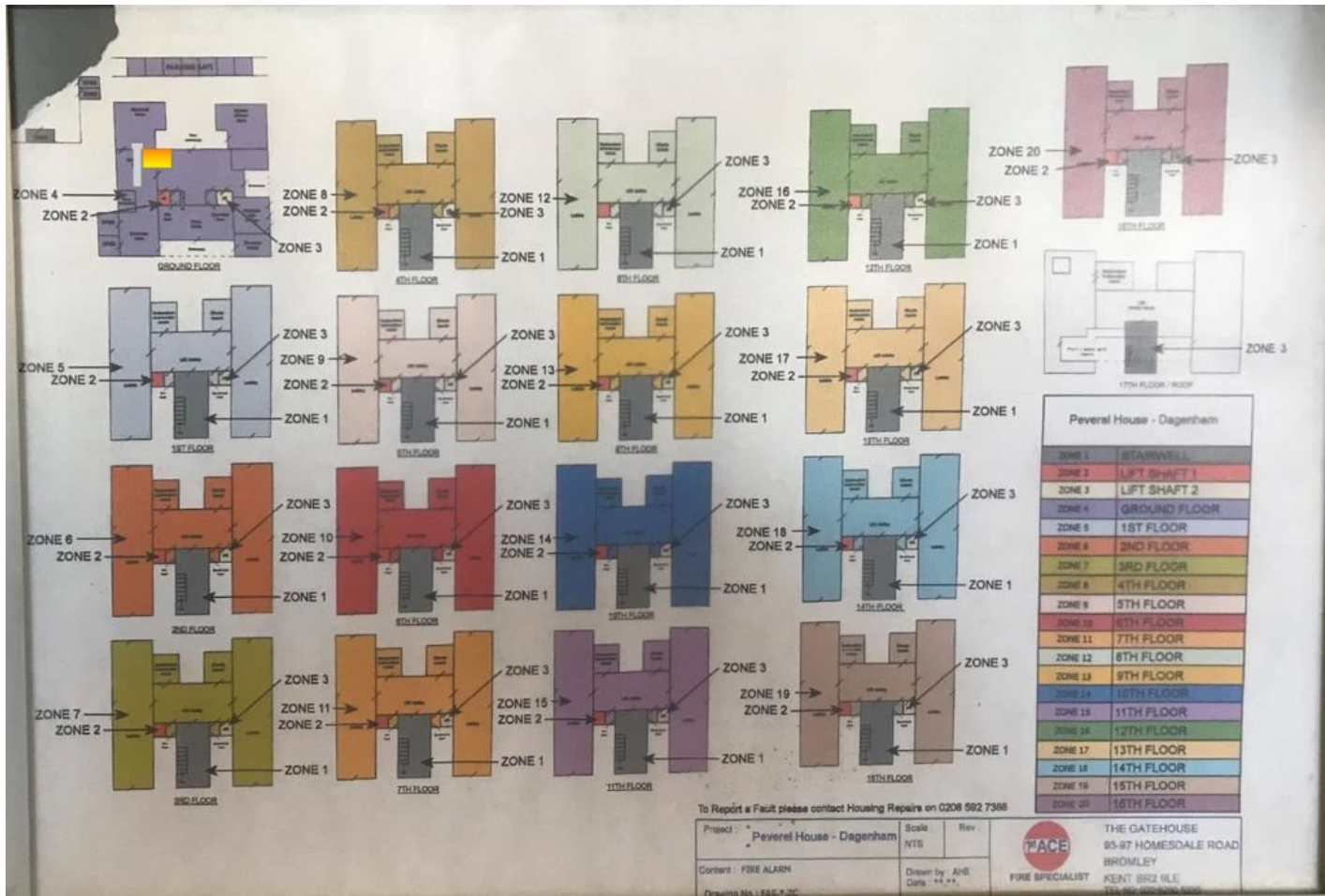
Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112453	A	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	Items that are a source of fuel or are combustible and likely to increase the fire loading or spread of fire, should not be located on any corridor, stairway or circulation space that will be used as an escape route. Therefore, the combustible materials stored in the escape routes must be removed.	Please See Plan	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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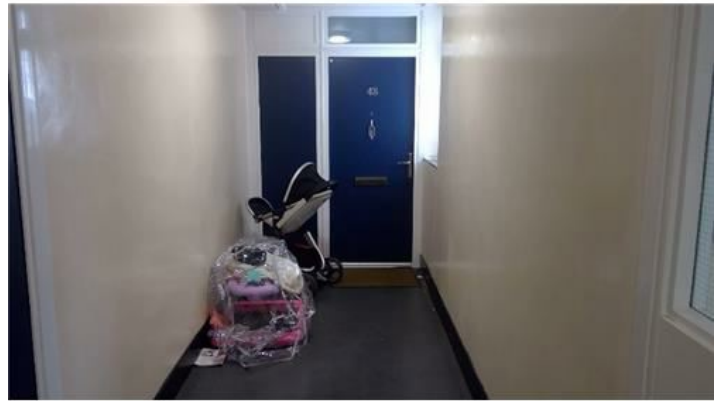
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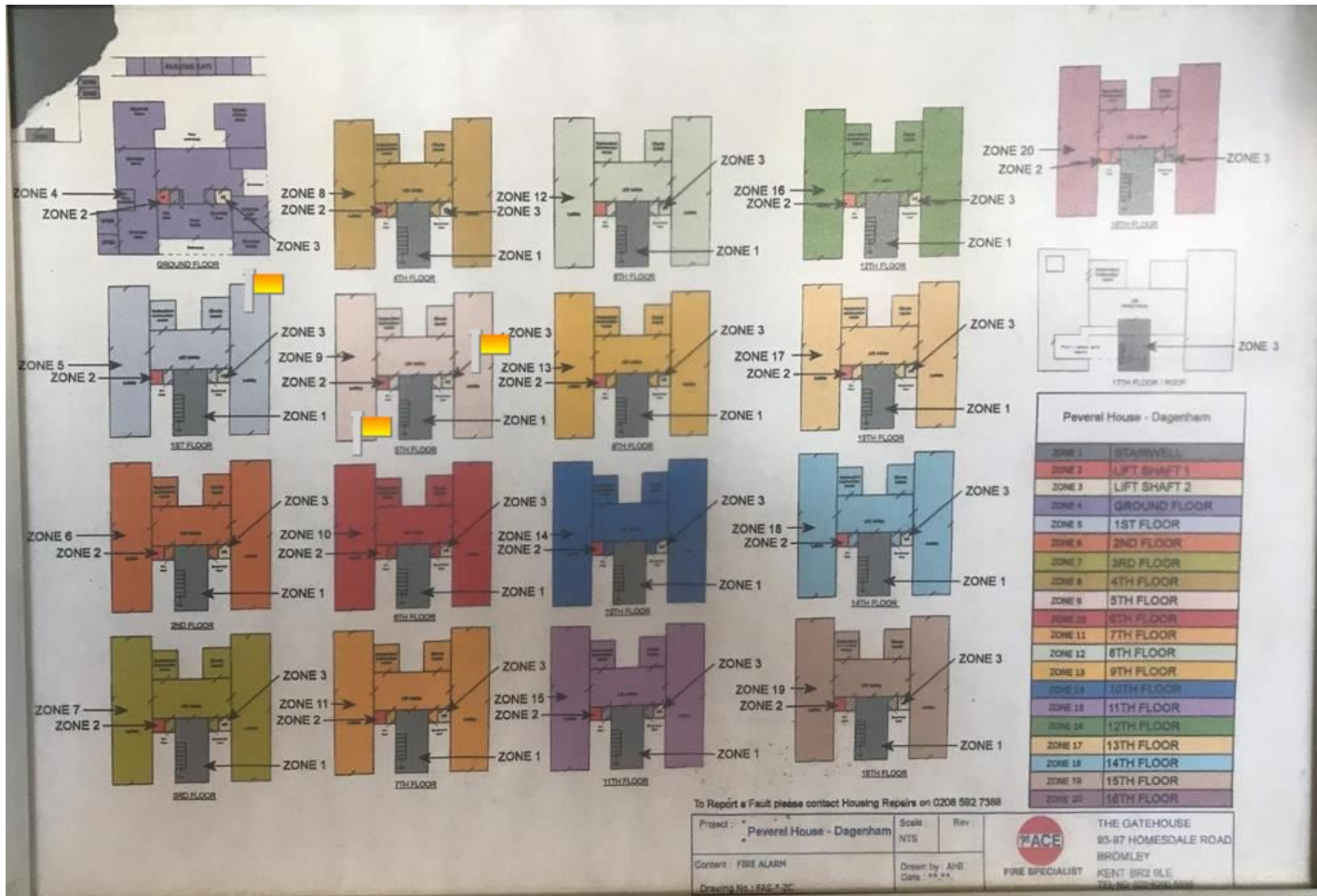


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Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112428	B	Is lightning protection provided for the building?	A lightning protection system has been installed, there is no evidence of current periodic inspection and maintenance being completed. The service label is dated 22/05/2019.	The lightning protection system is to be inspected and maintained by a competent person in accordance with BS 62305. Records are to be maintained.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

202442102150.jpg



Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112471	B	Have employees received appropriate fire safety awareness training?	No records available to confirm that appropriate fire safety awareness refresher training is being provided.	Refresher training should be given to employees being exposed to new or increased risks because of their being transferred or given a change of responsibilities, the introduction of new work equipment into or a change respecting work equipment already in use within the premises, the introduction of new technology into the area, the introduction of a new system of work into or a change respecting a system of work already in use, or at regular periodic intervals.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112468	D	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry risers are present but no evidence available to confirm that the installation is subject to periodic testing, inspection and maintenance.	The dry risers should be tested, inspected and maintained in accordance with BS 9990.		Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112454	D	Are house keeping arrangements satisfactory?	The escape route is obstructed.	The items obstructing the escape route must be removed as soon as possible.	Please See Plan	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

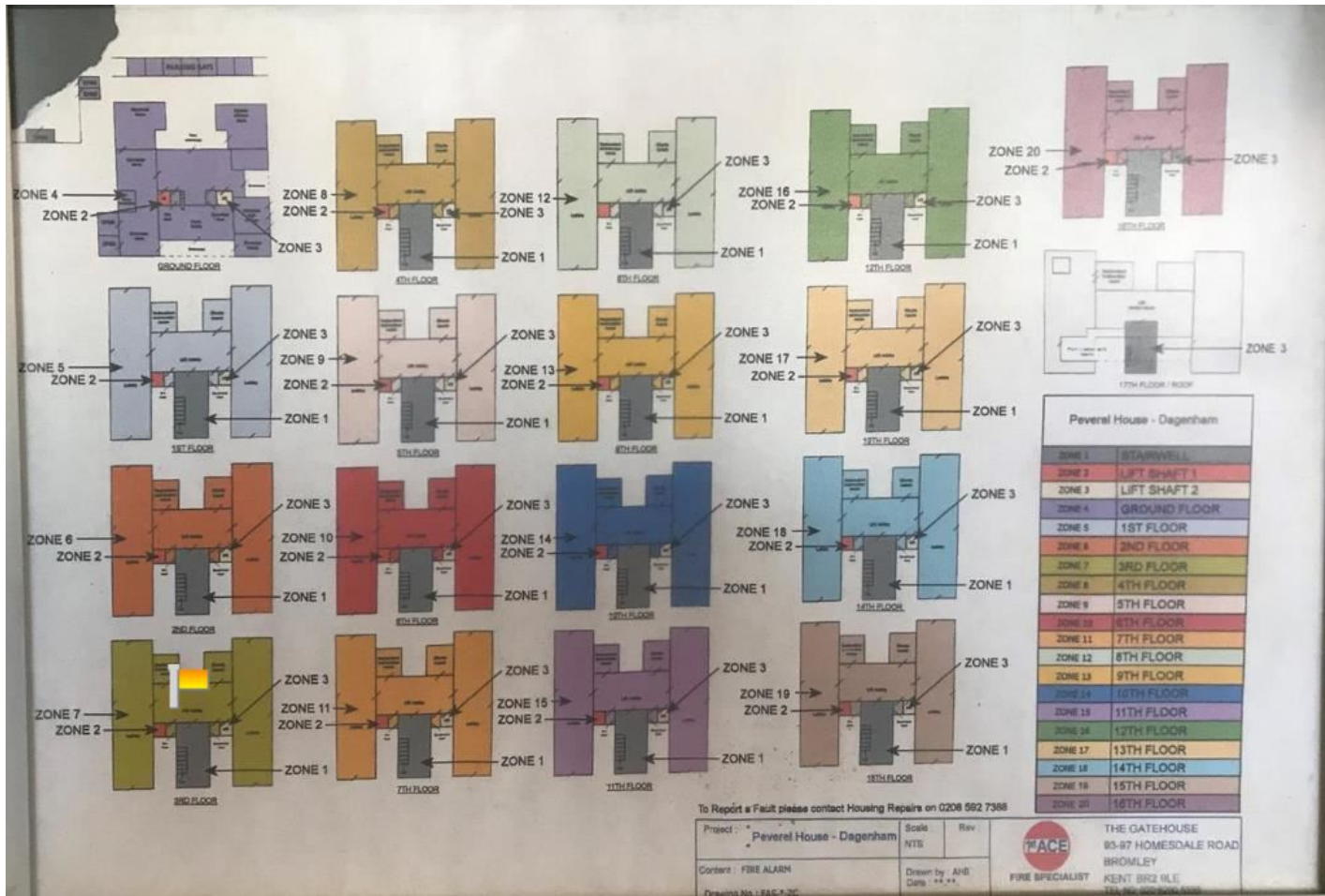
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Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112452	D	Are the doors required to form part of the escape route in an emergency?	At the time of the fire risk assessment it was not possible to ascertain whether the electronically locked doors release on the activation of the fire alarm and/or mains failure.	It must be ensured that all electronically powered locks return to the unlocked position upon activation of the fire alarm system, on loss of power or system error and upon activation of a manual release unit (Type A).	Please See Plan	Statutory requirement of the Client	14/05/2024

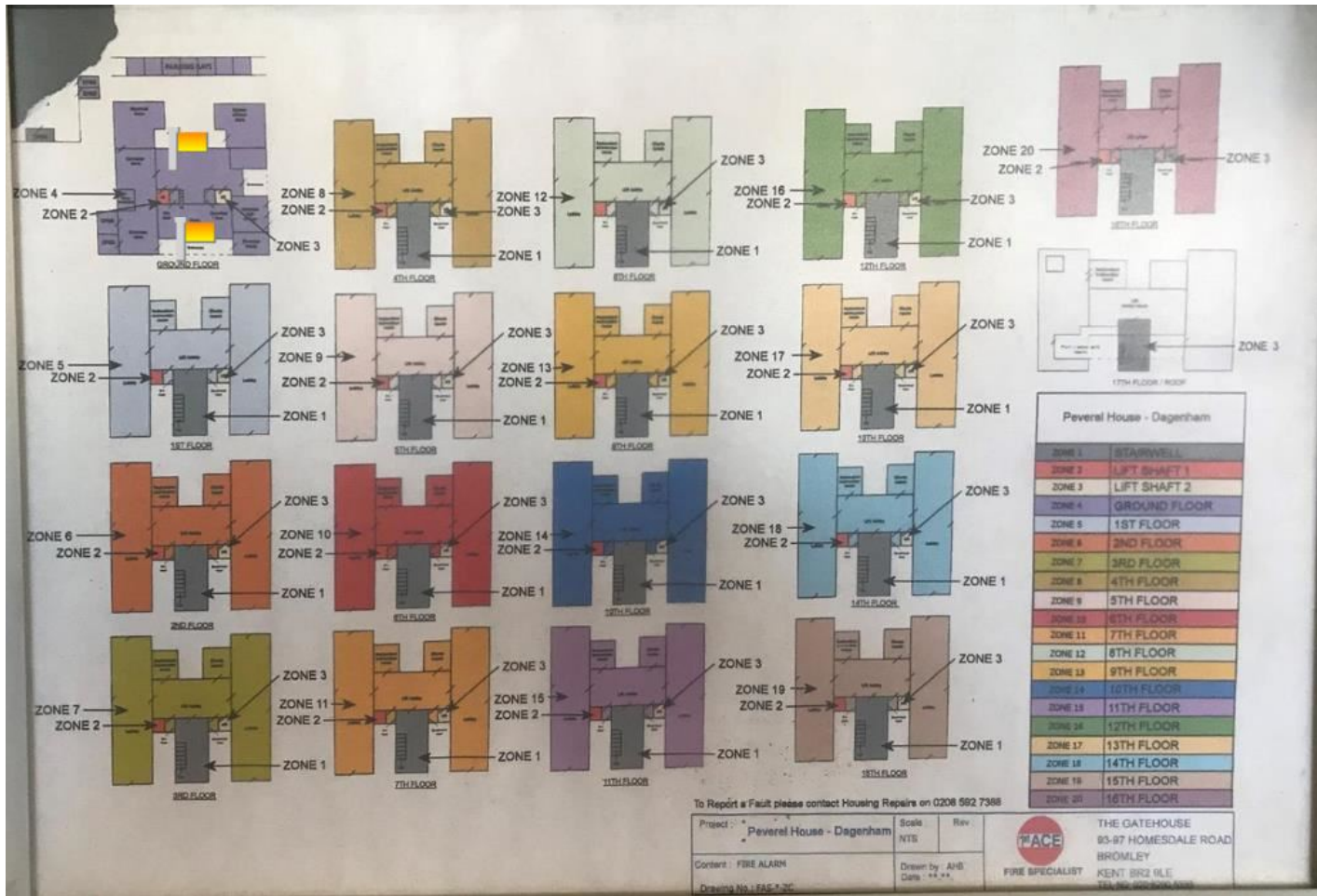
Completed By..... Date.....

Action Status Notes:


No notes have been entered

Locations of Non-conformity (one floorplan per page)

All Floors



To Report a Fault please contact Housing Repairs on 0208 992 7366

Project: Peverel House - Dagenham	Scale: NTS	Rev:	 THE GATEHOUSE 95-97 HOMESDALE ROAD BROMLEY KENT BR2 9LE TEL: 020 892 7366
Content: FIRE ALARM	Drawn by: AHB	Date: 12.11.11	
Drawing No: 1-FAS-7-30			

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

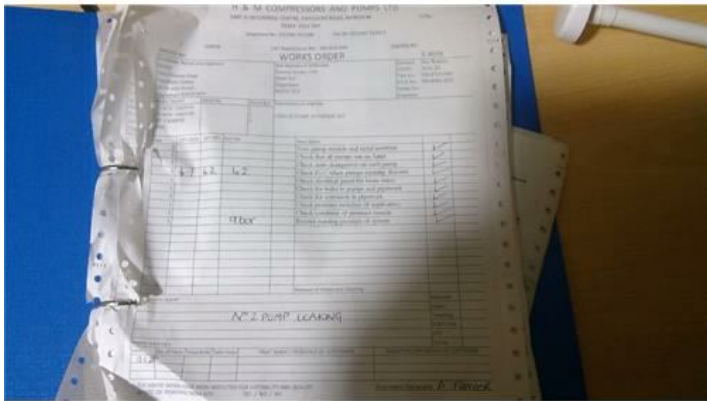
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112456	F	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	The sprinkler system is not tested in accordance with manufacturers' instructions and design criteria.	Ensure the system is tested and maintained in accordance with manufacturers' instructions and/or current British Standard.	Sprinkler stop valve room.	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112448	J	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	Repair or replace the self-closing device/s to ensure fire door/s close fully into their frame/s against the door stops.	Please See Plan	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

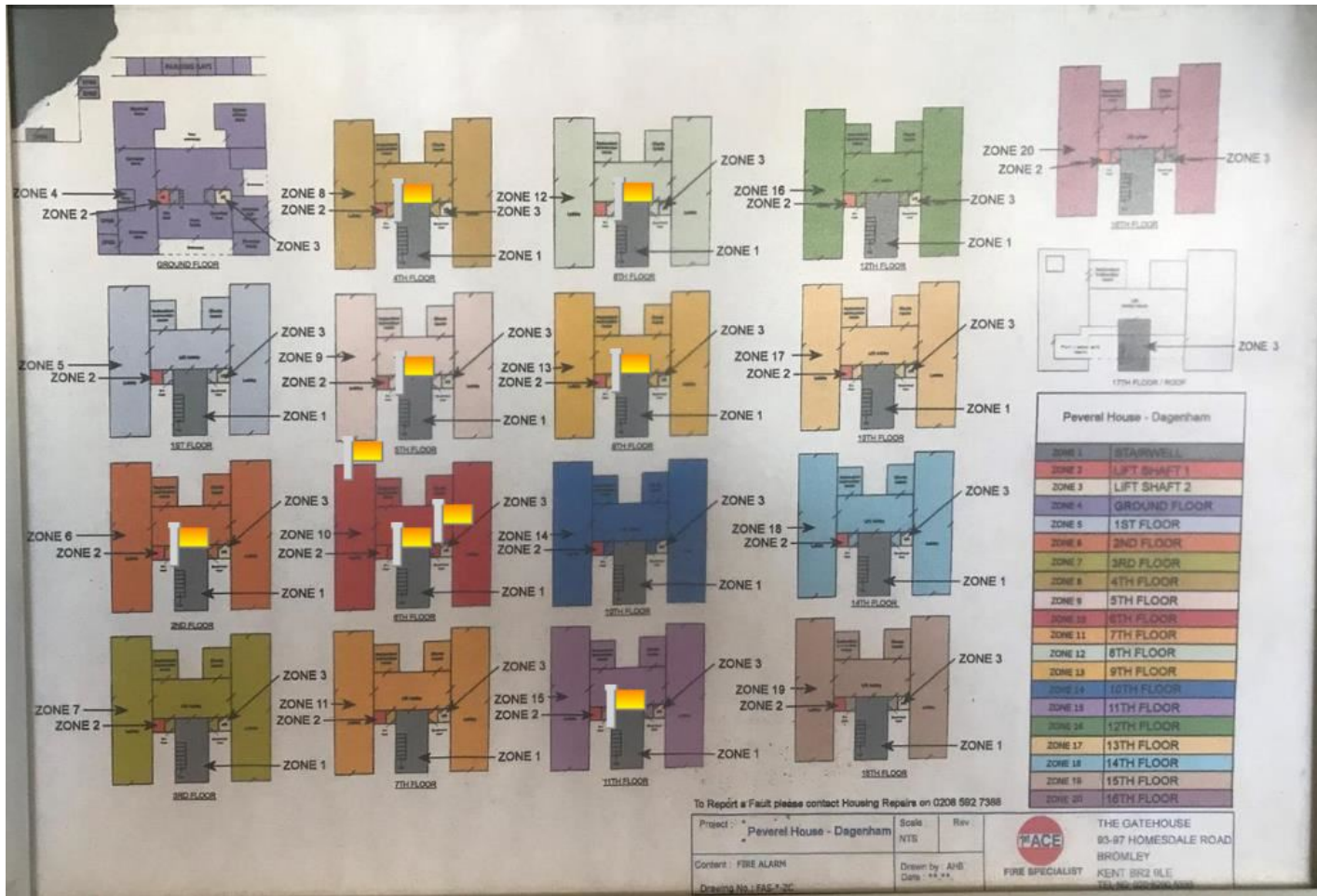
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Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112449	K	Do the fire resisting door sets meet the appropriate standard?	The fire door/s require/s a self-closing device. The overhead self-clising device has been removed.	The fire doors indicated on the plan must be fitted with a suitable positive action self-closing device (BS EN 1154).	Please See Plan/ flat 38.	Statutory requirement of the Client	14/05/2024

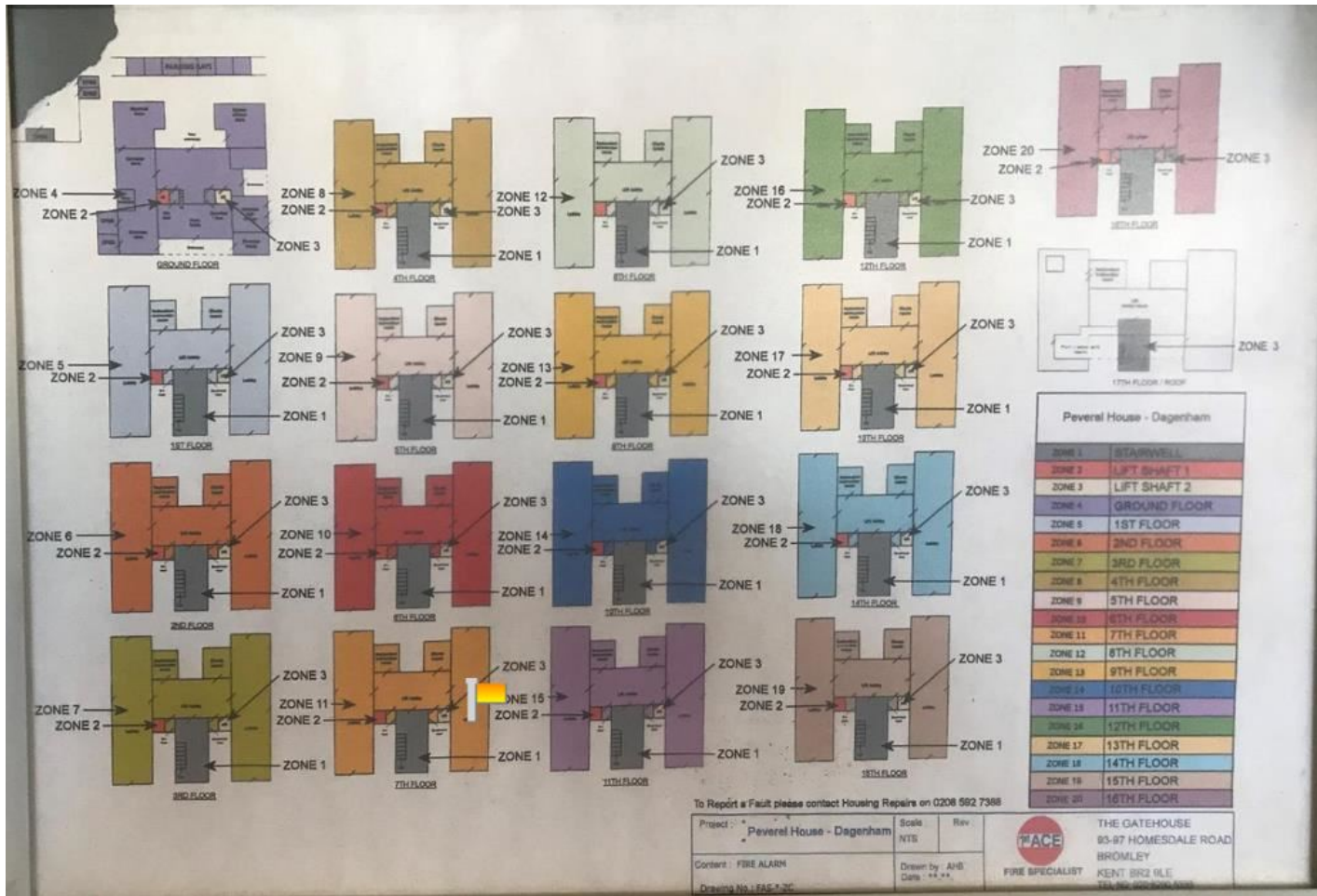
Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112478	L	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	The escape route signs are not sited correctly, the wayfinding escape sign indicates a route from the stair core into lift lobby 10.	Escape route signs must be sited in accordance with BS 5499-4 and direct persons making their escape to the protected stair core.	Please See Plan	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

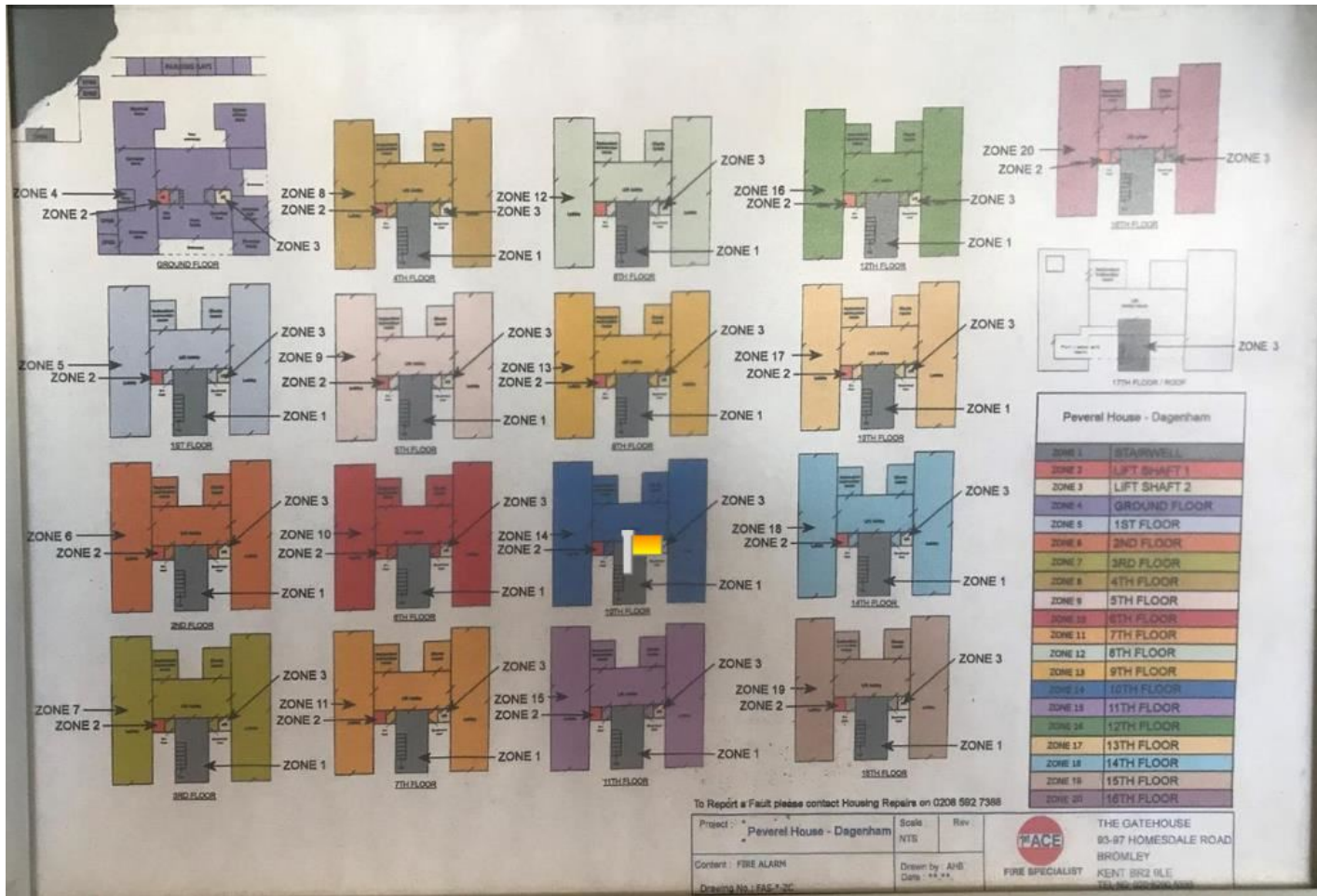
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Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112457	NR-51-204-4	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The tenant has decommissioned the smoke and or heat detectors within the flat.	The client should remind the tenant of the purpose of the fire detection and alarm provision within the flat.	Please See Plan	Recommendation to the Client	14/05/2024

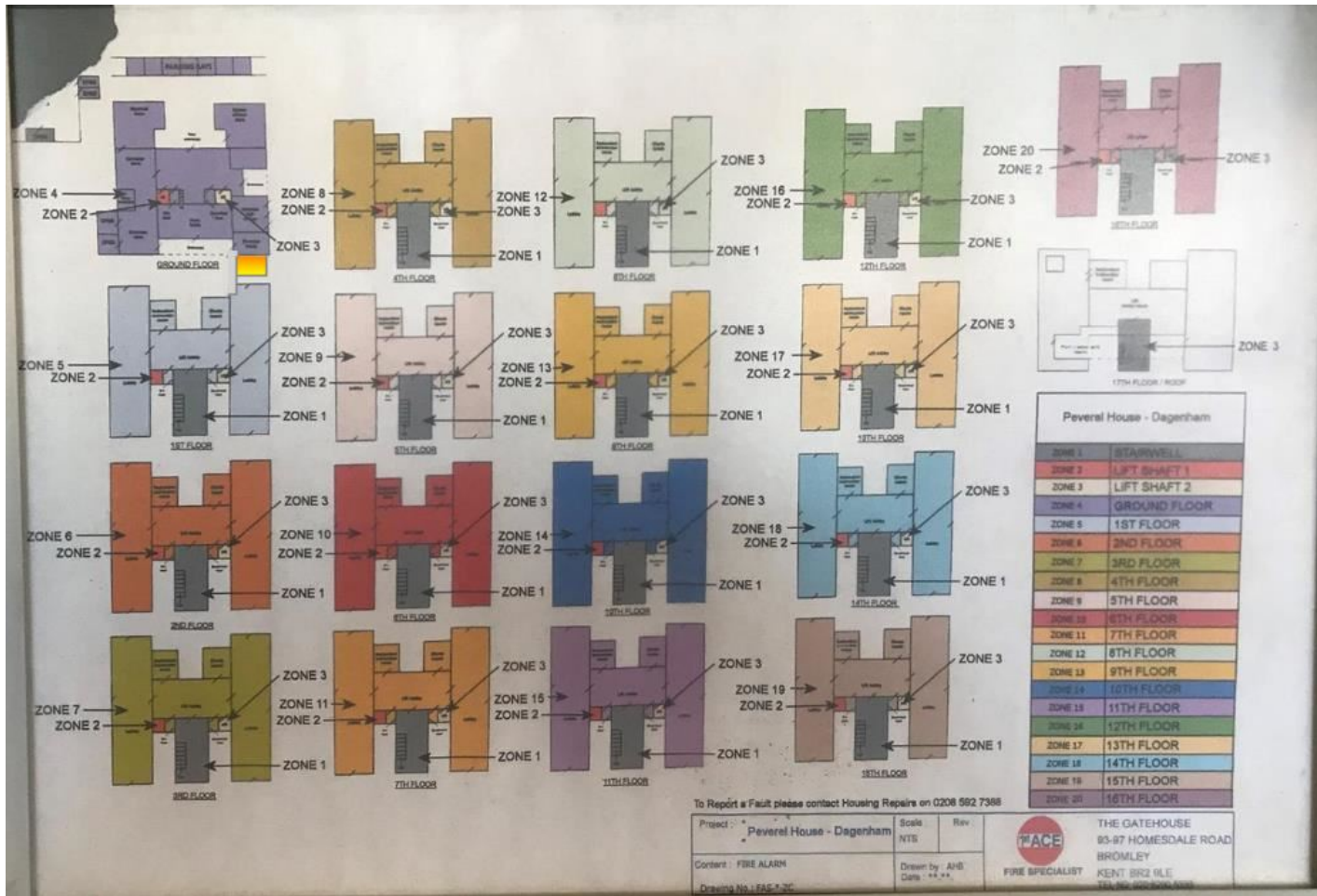
Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112459	NR-51-205-1	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	The fire panel is indicating a fault in zone 1 (stair core).	The fire alarm system must be inspected and maintained by a competent certificated organisation in accordance with BS 5839-1.	Stair core	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112450	V	Do the fire resisting door sets meet the appropriate standard?	The existing fire doors are damaged compromising the fire resistance provided by the door sets.	The damaged fire doors must be repaired or replaced to ensure that the required level of fire resistance is maintained.	Please See Plan	Statutory requirement of the Client	14/05/2024

Completed By..... Date.....

Action Status Notes:

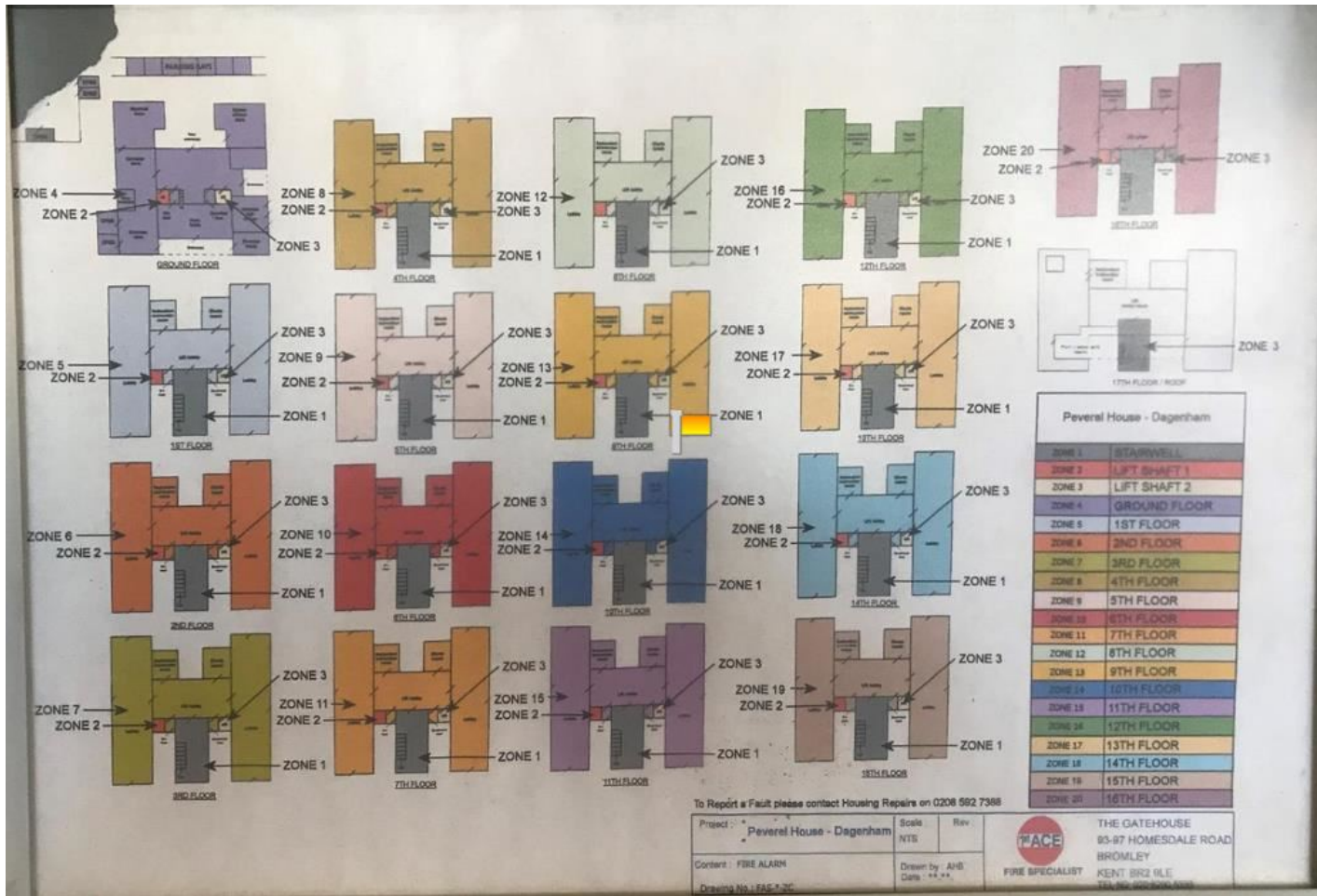
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Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112479	11.0.K	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	Insufficient directional escape route signs are provided.	To ensure a safe evacuation, directional escape route signs should be provided at the locations shown on the plan in compliance with BS 5499-4. These signs should display in pictorial format the man running through a fire door with an arrow pointing in the direction of travel and should also have the words 'Exit'. This should also indicate every change of direction or level.	Stair core	Statutory requirement of the Client	13/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112464	8.0.B	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No monthly emergency lighting test records are available.	The emergency lighting system should be tested monthly and records maintained, in accordance with BS 5266-8.		Recommendation to the Client	13/07/2024

Completed By..... Date.....

Action Status Notes: _____
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112476	A	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	There are no signs provided to discourage people from using the lifts in an emergency.	Install "Do not use lift in the event of Fire" signs that comply with BS 5499-5.	Please See Plan	Statutory requirement of the Client	13/07/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

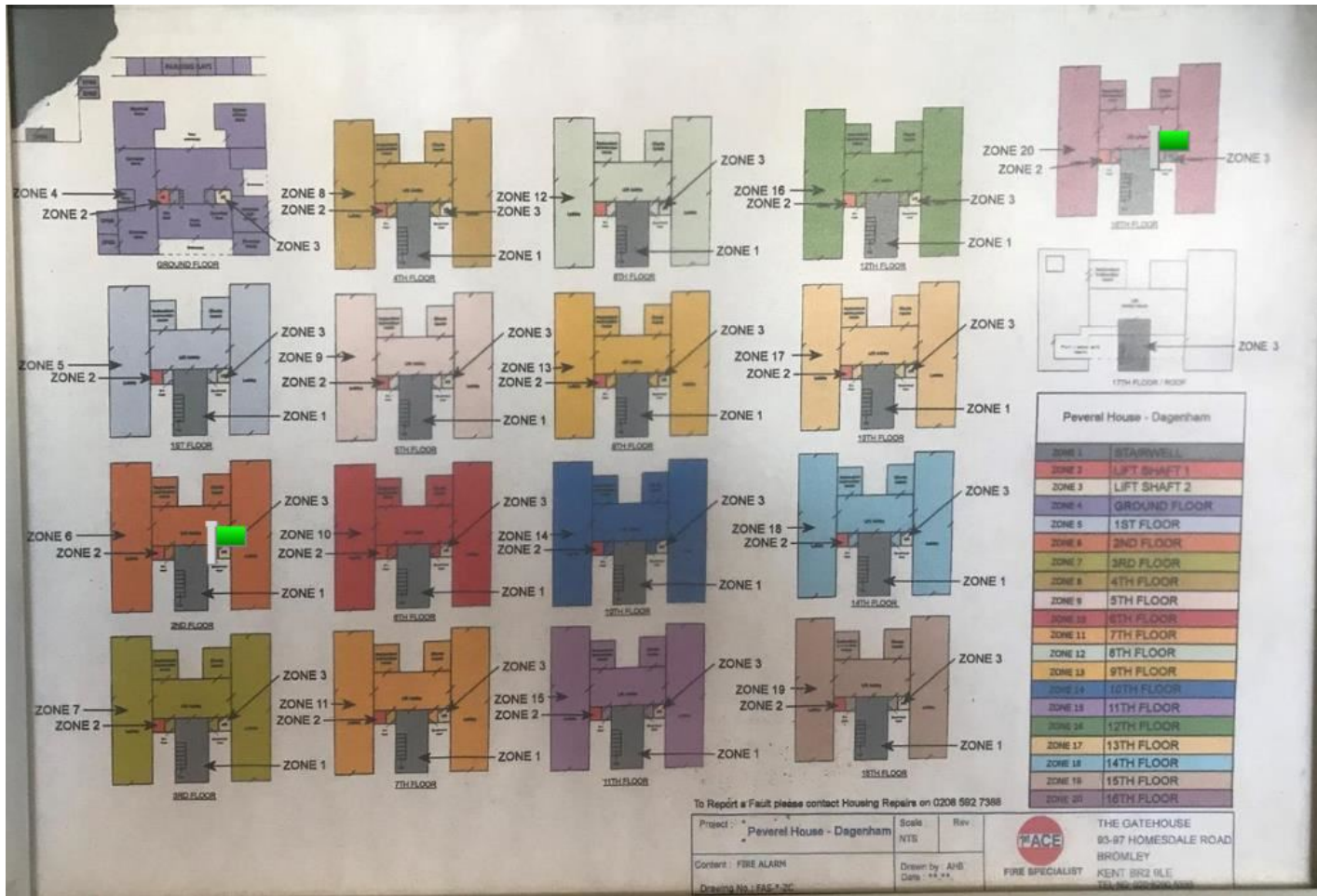
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Locations of Non-conformity (one floorplan per page)

All Floors



To Report a Fault please contact Housing Repairs on 0208 992 7366

Project: Peverel House - Dagenham	Scale: NTS	Rev:	 THE GATEHOUSE 95-97 HOMESDALE ROAD BROMLEY KENT BR2 9LE TEL: 020 892 7366
Content: FIRE ALARM	Drawn by: AHB	Date: 12.11.11	
Drawing No: FAS-7-30			

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112425	A	Are there areas where relevant persons are isolated?	There was no evidence of a lone working policy.	A suitable and sufficient lone worker policy is to be constructed and implemented.		Statutory requirement of the Client	13/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

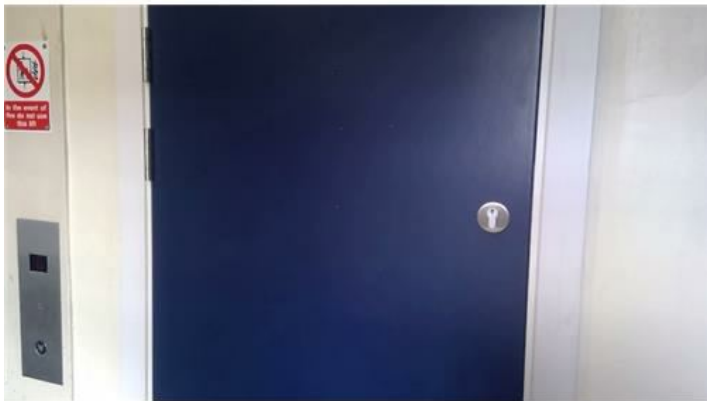
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112477	D	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	The fire door/s are not provided with appropriate sign/s.	Fire door/s for cupboards, stores or high hazard areas should be provided with "Fire Door Keep Locked" signs complying with BS 5499-5.	Please See Plan	Statutory requirement of the Client	13/07/2024

Completed By..... Date.....

Action Status Notes:

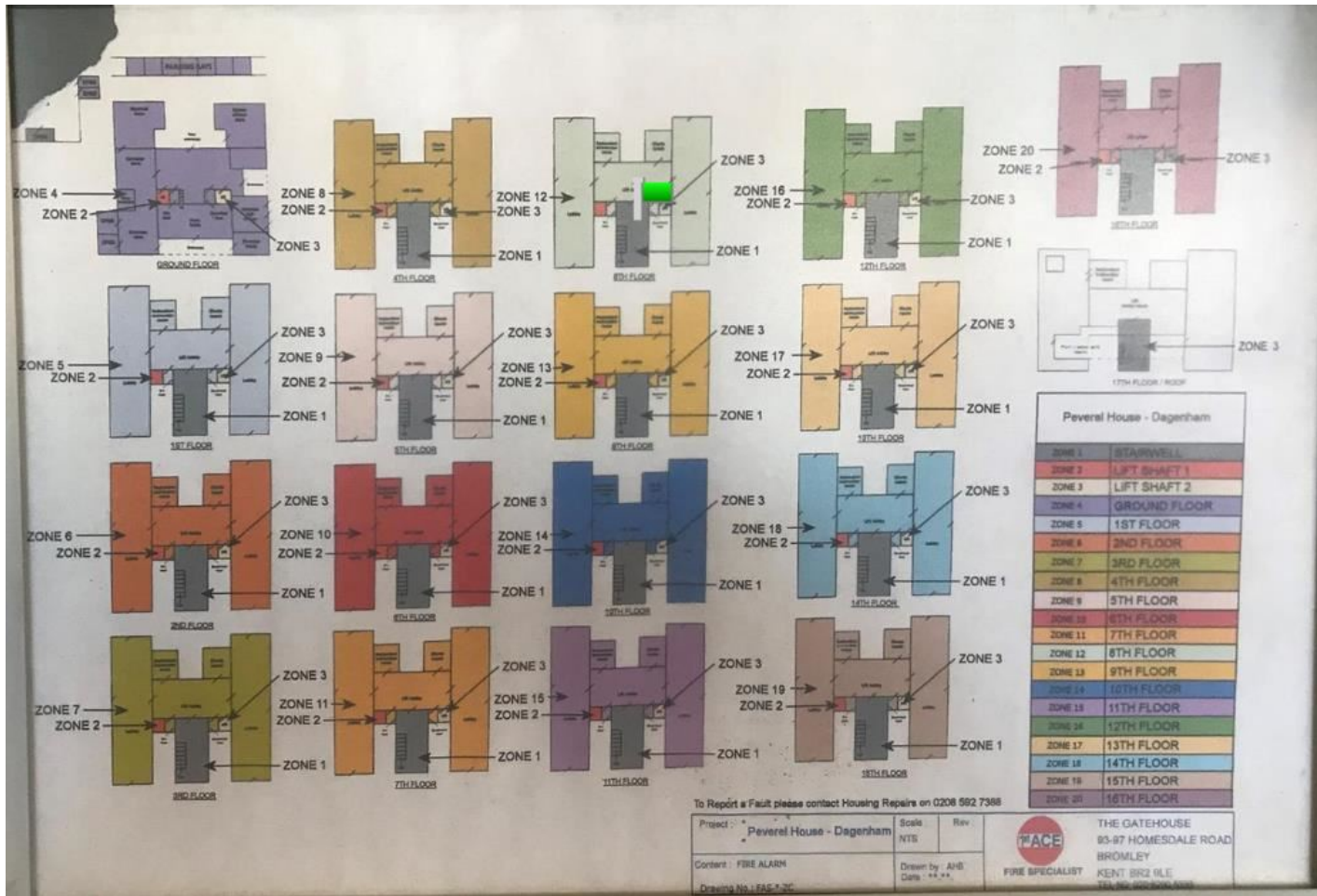
No notes have been entered

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Locations of Non-conformity (one floorplan per page)

All Floors



SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112469	N	Are management and employees fully aware of the fire safety features provided and their purpose?	A record of the maintenance of fire safety measures was not in evidence.	A fire precautions logbook is to be maintained to include details of fire instructions, fire training, fire drills; and testing, inspection and maintenance of alarm and detection systems, portable firefighting equipment, fixed firefighting installations and emergency lighting systems.		Recommendation to the Client	13/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112422	NR-45-172-2	Are persons with special needs in the premises?	There is no evidence in the communal notice board that The London Borough of Barking and Dagenham have notified tenants requesting information regarding any specific vulnerabilities which may require and form part of a PEEP which would be held centrally by the council and be made available to the Fire & Rescue Service.	Where there is clear evidence of vulnerable person(s) with assisted needs who may be unable to self-evacuate, a PEEP should be completed.		Recommendation to the Client	13/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13112458	NR-51-204-5	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The automatic fire detection present within the accessible flats does not always appear to meet the benchmark standard It was reported that the occupier is a tenant of a private landlord. The automatic fire detection appeared to be Grade F2 LD2 standard.	An automatic fire detection system Grade D2 LD3 should be installed in accordance with BS 5839-6 by a competent certificated organisation. However should the flat/s be leasehold a Grade F system may be appropriate.	Please See Plan	Statutory requirement of the Landlord	13/07/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

All Floors

