

Fire Risk Assessment



Carried out on behalf of

1-52 Bartletts House - Dagenham - 900057385

On the

26 Mar 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be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use.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**

1-52 Bartletts House - Dagenham - 900057385
 1-52 Bartletts House Vicarage Road Dagenham
 London
 RM9 4QA

Responsible Person

London Borough of Barking & Dagenham

Article 5(3) Persons

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**Building Id**

10035666

Assessment Id

10113681

This Risk Assessment was carried out on 26 Mar 2024 and the assessor has stated that this building cannot be below High risk.

Building Details:

Assessor:	Kyran McDonald	
Checked By:	Kyran McDonald	Date: 31/03/2024
Validated By:	Mark Loach	Date: 11/04/2024
Area:	700	
Number of floors:	9	
Occupied floors:	9	
Number of occupants:	150 to 210 max	
Is customer LandLord?:	Yes	
Type of alarm:	Mixed System	

Live Fire Log Book**Next Due Date**

Risk Assessment	25/03/2025
Fire Drill	NA
Fire extinguisher maintenance:	No Records
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

The premises is a purpose built 9 storey high rise block of flats of reinforced concrete frame construction with concrete floors and stairs and a flat felt/bitumen roof. Circa 1970s.

There are 6 flats per floor, 4 in the South lobby and 2 in the North lobby.

External wall: There are reasonable limitations on external linings. Walls are constructed of non-combustible materials or class O or B-s3, d2 (European classification). It was reported that the former external cladding system was removed and replaced with tile facing bricks up to the 2nd floor with cement render facing to remaining floors. The sub-strata is not known.

Internal walls appear to be a combination of stud wall construction with a painted plaster finish and solid walls. There is no build-up of paint layers that can give rise to rapid fire spread.

The block consists of a ground floor external pump/plant/tank room, and a bin and refuse chute room, internal electrical/utility rooms and cupboards, office and private flats/dwellings on each of the 9 floors.

Access to the building is via the front ground floor electronically operated fob entrance door into the protected communal entrance foyer. These doors are provided with manual override/exit buttons and fireman's switches. Another electronically secure door leads into the communal ground floor corridor and lift lobby.

From here there is access to the single protected staircase serving all floors and through the staircase enclosure to an alternative entrance/exit to the rear of the building.

All electronically secure doors are provided with manual release buttons from the egress side of the doors and fireman's override switches from the common areas.

The protected staircase and passenger lifts appears to be enclosed in 30 to 60 minutes fire resistance with notional 60 minute fire doors separating the flat lobbies from the lift lobby and protected staircase.

Emergency lighting is provided throughout the common areas and appears to be a BS 5266 compliant system.

There is automatic fire detection (AFD) installed throughout the common areas, flat and lift lobbies on all floors. AFD is also provided throughout the utility cupboards, plant/electrical/tank rooms, bin store and office. AFD is provided in protected stair at Ground, 2, 4, 6 & 8 floors.

The system appears to be a multi-zoned BS 5839 pt 1 category L5 compliant fire detection system with controls panel in the main entrance foyer.

The apartments appear to be provided with a grade D2 fire alarm system installed to LD2 standard in accordance with BS5839-6.

To call the fire service, 999 can be dialled from a land line.

There was no evidence available at the time of this assessment to support that the system is connected to an alarm receiving centre.

Smoke control is provided by manually opening vents located in the flat lobbies on all floors and a permanent open vent in the protected stair core ceiling.

Fireman's switches are provided at all levels for both lifts.

The private flat/dwelling entrance doors are within protected lobbies. Single and multi-directional travel distances within the common areas to the entrance/exit doors are considered satisfactory.

Flat entrance doors where accessible appear to be generic in design and appear to be of composite/timber construction with either reinforced wired glass panel or a solid face, 4x hinge, intumescent strips and cold smoke seals with a overhead self-closing device.

Protected stair doors appeared to achieve FD30S standard.

Refuse chute appeared to achieve FD60S standard with reinforced wired glass panel, 3x hinge, intumescent strips and cold smoke seals with a overhead self-closing device.

In the absence of documentary evidence they may be considered a notional fire door.

Flat lobby doors and sub-compartment doors appeared generic in design, 54mm thick with overhead self-closing device, no intumescent strips or cold smoke seals were observed, vision panels were etched BS 14449 and a single full length door hinge.

The staircase and landing widths (Approx 900 stairs and 1000mm half-landings) are considered satisfactory taking into account the user numbers. Escape at ground floor level is multi-directional to the front and rear of the building and direct to open air.

CCTV is installed throughout internally and externally.

The ground floor pump/tank room and refuse/bin store are sprinklered.

A dry rising main is installed with outlets in the larger of the protected flat entrance lobbies on all floors.

The fire service have access to within 18m of the inlet valve located at ground floor level at the front of the building.

The nearest fire hydrant is located outside the front of the building in Vicarage Road.

From information provided by the client it is understood that the building is fitted with Non-ACM Cladding.

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). Offices, plant rooms, service cupboards and refuse Shute rooms



This Risk Assessment was carried out on 26 Mar 2024 and this property was considered a High risk property.

5	24	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 at the time of this assessment.

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: 0700-1500 Monday to Friday.

Flat layout: The flat entrance leads directly into a corridor which gives access to all habitable rooms.

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. 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.

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.

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.

Escape routes are simple and uncomplicated.

There was no evidence to support that a Lone Workers Policy is in operation or that "Hot Works Permits" are issued and Safe Systems of Work recorded.

Sources of ignition: Electrical equipment for the day to day running of the premises. Smoking is banned on the common areas and is only permitted externally or within the tenants flats.

Electrical Installation Condition Report(EICR): The inspection label affixed to the distribution board indicated a last inspection date of 05/2011.

Portable Appliance Test(PAT): Labels on electrical equipment in the caretakers office indicate a last test date of 12/2023 with a recommended retest date of 12/2024.

No smoking signs are evident.

Sources of fuel: With the exception of where indicated in this report the common areas were kept clear of combustibles.

Sources of oxygen: At the time of this assessment there did not appear to be any additional sources of oxygen or oxidizing substances present.

Compartmentation:

Service cupboards within each lift lobby were encapsulated in fire resistant materials with what appeared to be a FD30S door.

Fire separation: From visual observation only the level of compartmentation appeared satisfactory. The standard of compartmentation above the false ceiling is not known.

Compartmentation: From non intrusive observation only the standard of compartmentation appeared satisfactory. Cables penetrating compartment walls appear to have been fire stopped by external contractor.

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.

Protected stair doors appeared to achieve FD30S standard. It is recommended that during the next major refurbishment the doors serving the protected stair are replaced with FD60S doors.

The Fire escape plan is displayed in a locked cabinet within the lift lobby.

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 location of the "Assembly Point" (car park opposite).

Portable fire fighting equipment is not provided in the common areas in line with the recommendations laid down in the local government guidance document (Fire safety in purpose-built blocks of flats). This is considered satisfactory within the context of this assessment. CO2 and dry powder extinguishers are provided within the caretakers office.

The fire panel and fire zone plans are located in the entrance lobby. No faults indicated.

In general fire detection within the flats appeared to achieve a Grade D2 LD2 standard.

Flat 6 is privately owned and after redecoration the smoke and heat detection was not reinstated.

Flat 26 is privately rented. Hard wired smoke detection in the hall/corridor only.

Advice was given to the residents.

No access was available to a significant number of flat/dwelling at the time of this assessment as residents were not answering or reluctant to allow access due to a lack of notification.

From external inspection of the flat entrance doors it appears that they are of solid, substantial construction, with reinforced wire glazing, and appeared to satisfy the standard applicable to fire resisting doors and can therefore be considered as a "notional" FD30 door within the context of this assessment as no certification was available.

Where accessible the flat entrance doors appear to be 44mm thick with 4 x fire hinges, thumb-turn fastening, intumescent heat strip & cold smoke seal along the tops and edges of the door/frame, a positive self-closing device (BS EN1154) and appeared to satisfy the standard applicable to fire resisting doors and can therefore be considered as a "notional" FD30 door within the context of this assessment as no certification was available.

Flats accessed: 1, 6 (private owned), 11, 12, 18, 25, 26 (private rent), 29, 39 & 44 Kitchen heat detector damaged

All service cupboards located in the lift lobbies were accessed and appeared that the doors to the store/utility cupboards within the protected staircase were 45mm to 55mm thick, of solid, substantial construction, with 3 x fire resistant hinges, dual intumescent heat strip/cold smoke seal along the tops and edges of the door/frame and fitted with "Fire Door Keep Locked signs complying with BS 5499-5 and appeared to satisfy the standard applicable to fire resisting doors and can therefore be considered as a "notional" FD30 door within the context of this assessment as no certification was available.

Fire-fighting Provisions:

Sprinklers: Location. Bin room and the pump room.

Dry Riser Inlet is located adjacent to the main entrance with outlets on alternate floors.

Hydrant: The local authority fire hydrant is located on the pedestrian path immediately outside the building entrance.

P.I.B. Is located adjacent to the fire panel in the entrance lobby.

Signage: Directional wayfinding sign provision was considered satisfactory.

Arson control: There were no combustibles observed in close proximity to the building. CCTV Surveillance

It was reported that the building caretaker inspects the common areas on a daily basis with the supervisors inspector on a weekly schedule.

It was reported that the extraction grill on the 8th floor protected stair is permanently open.

It was reported that the lifts do not automatically ground upon actuation of the fire detection.

Fire Risk Assessment Frequency:

With reference to the height of the building the risk factor characteristic is considered high as such a full fire risk assessment is recommended every 12 months.

This was a non invasive survey based on a visual inspection of readily accessible areas. Where available the assessor studied PPM records, 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. Caretaker and observation only. No records kept on site.

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 informed 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-45-172-1	Non-Compliant
03 - Members of the Public	Are members of the public present in the premises?	Members of the public are present and the Responsible Person has suitable and sufficient policies and procedures in place.		Compliant
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?	There is no record of appropriate servicing and maintenance of the gas appliances.	C	Non-Compliant
02 - Electrical Services	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the lift installations.	C	Non-Compliant
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.	2.0.A	Non-Compliant
02 - Electrical Services	Are all electrical installations and appliances correctly installed and maintained?	It was reported that the lifts are not recalled to the final exit floor upon actuation of the common fire alarm system.	2.0.NR-46-177-5	Non-Compliant
03 - Lightning Protection	Is lightning protection provided for the building?	It could not be determined if a lightning protection system has been provided for the building.	A	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 services are contained within protected shafts.	Compliant
04 - Concealed Spaces - Cavities	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 predates the requirement.	N/A
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?	No risk from inner room situations present.		N/A
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?	A number of sub-compartment doors appeared generic in design with intumescent strips and cold smoke seal to the top and leading edge only. Overhead self-closing device and a single full length door hinge.	F	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire door has not been provided with a means to prevent the spread of fire and smoke between compartments.	D	Non_Compliant
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 intumescent cold smoke seals installed to prevent the spread of smoke and fire between compartments are missing/damaged.	U	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire door self-closing device has been disconnected	K	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?	Inappropriate electrical mobility scooter is sited within the escape route.	E	Non_Compliant
14 - Housekeeping	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	A	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
01 - Portable Equipment	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	Dry powder fire extinguisher provided in the staff office.	NR-50-202-3	Non_Compliant
01 - Portable Equipment	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	There is no evidence available to confirm that the portable fire-fighting equipment is being periodically maintained.	6.0.B	Non_Compliant
02 - Fixed Fire-Fighting Installations	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There was no evidence available to confirm that the sprinkler system is 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?	There is an appropriate method of raising the alarm and detection in the event of a fire.		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 heat detection was found to be damaged preventing it from operating correctly.	Q	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?	There is a small grill located in the 8th floor of the protected stair. It could not be determined if this was part of the smoke extraction.	NR-51-204-4	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.	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	Have reasonable facilities and access for firefighters and fire appliances been provided to	Facilities and access for firefighters and fire appliances are available and adequate.		Compliant

Fighting	aid the protection of life?		
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?	Access to the main inlet connection point for the Fire & Rescue Service is obscure.	C Non_Compliant
04 - Rising Mains	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry risers are present but there is no evidence available to confirm that they are subject to periodic testing, inspection and maintenance.	9.0.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?	Visitors, including contractors, are not aware of fire safety arrangements in place.	10.0.E	Non_Compliant
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	Fire doors display a 'riskhub' QR sticker indicating that they have been subject to a recent check however the standard and frequency of the test could not be determined.	10.0.NR-54-212-2	Non_Compliant
02 - Staff Training	Have employees received appropriate fire safety awareness training?	There was no evidence to support that staff fire safety awareness induction training or routine refresher training is undertaken.	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?	Fire safety signs and notices are provided to the appropriate standards.		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
13108106	10.0.E	Are management and employees fully aware of the fire safety features provided and their purpose?	Visitors, including contractors, are not aware of fire safety arrangements in place.	All persons visiting the premises must be made aware of the fire prevention and protective fire safety measures provided in the building. The visitors must be explained the fire action procedure and the safety features provided within the premises designed to aid an evacuation. This is best achieved by providing this information for the visitor to sign as understood as part of the signing in procedure on entering the premises.		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.

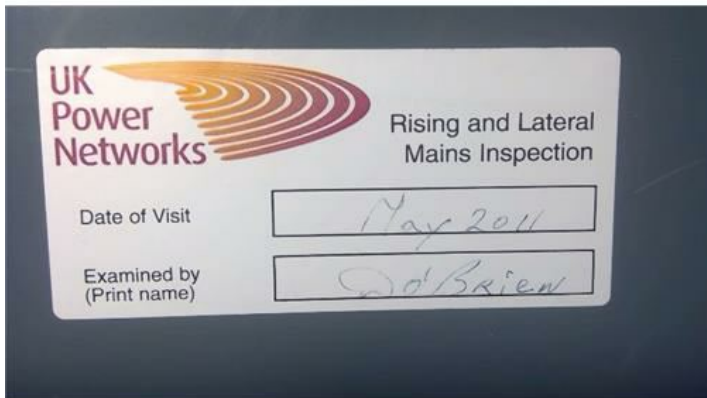
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108059	2.0.A	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the electrical installations having been carried out within the 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

2024326113324.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
13108060	2.0.NR-46-177-5	Are all electrical installations and appliances correctly installed and maintained?	It was reported that the lifts are not recalled to the final exit floor upon actuation of the common fire alarm system.	Control systems should be designed such that lifts other than fire-fighting and evacuation lifts are provided with a suitable electrical signal(s) to recall them to an exit floor and then taken out of service in accordance with BSEN 81-73:2016		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
13108091	6.0.B	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	There is no evidence available to confirm that the portable fire-fighting equipment is being periodically maintained.	The equipment is to be periodically maintained by a competent person to BS 5306-3 and records maintained.	Staff Office	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
13108104	9.0.D	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Dry risers are present but there is no evidence available to confirm that they ar 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
13108096	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
13108098	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.

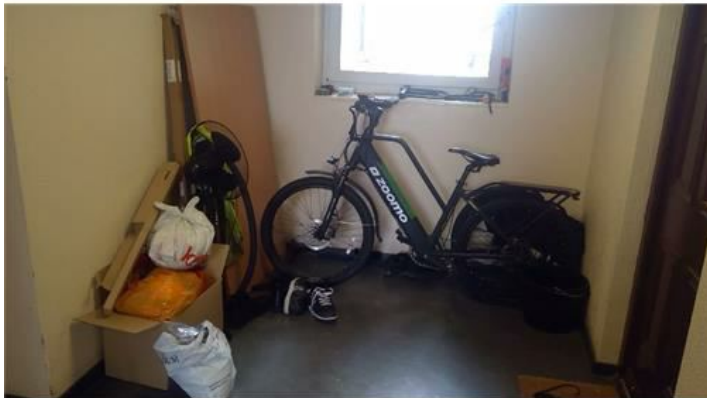
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108089	A	Are house keeping arrangements satisfactory?	Combustible materials are located/stored in the escape routes.	Items that are a source of fuel or are combustible and likely to increase the fire loading 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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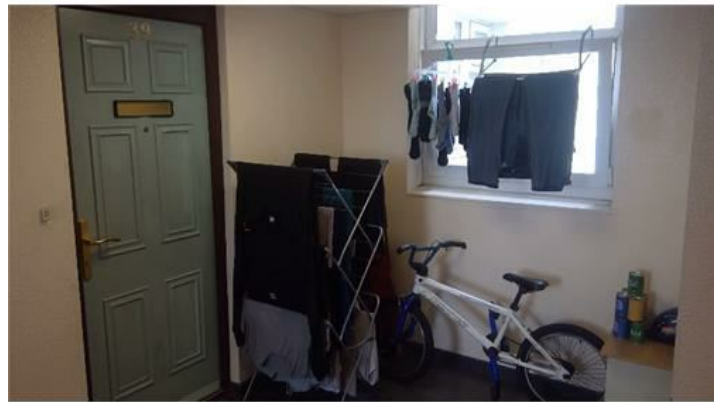
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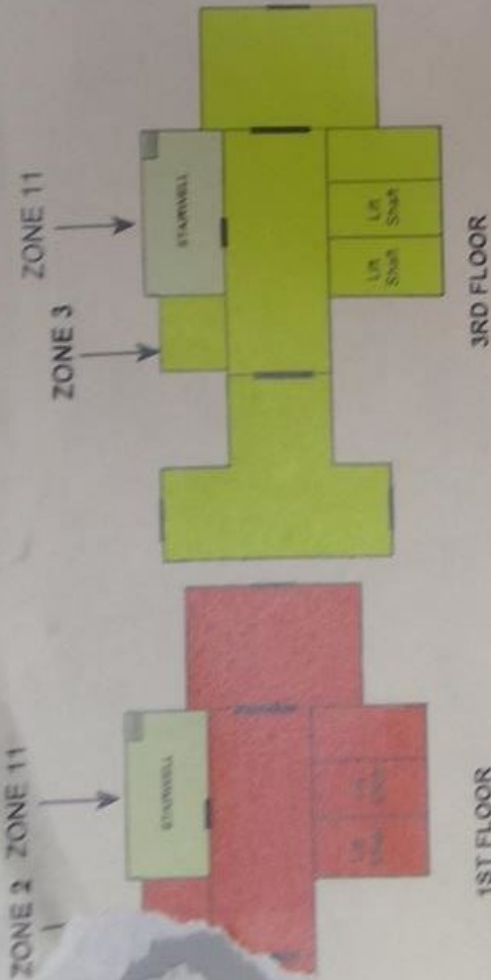
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Locations of Non-conformity (one floorplan per page)

FIRE ALARM ZONE CHART FOR BARTLETTS HOUSE

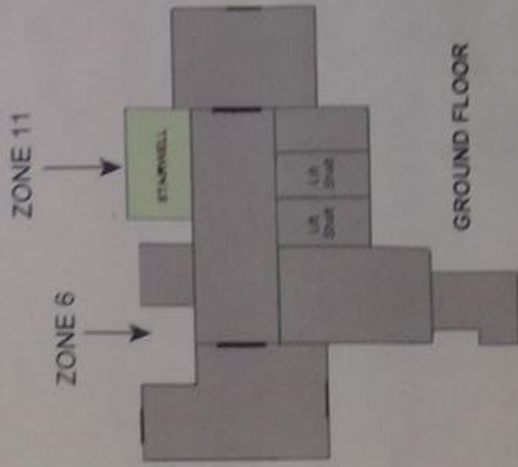
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ZONE 2	1ST FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	3RD FLOOR
ZONE 9	4TH FLOOR
ZONE 10	5TH FLOOR
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3RD FLOOR



7TH FLOOR



GROUND FLOOR

No.	Date	By	Description

Project: Bartlett's House

Scale: NTS

Drawn by: JMB

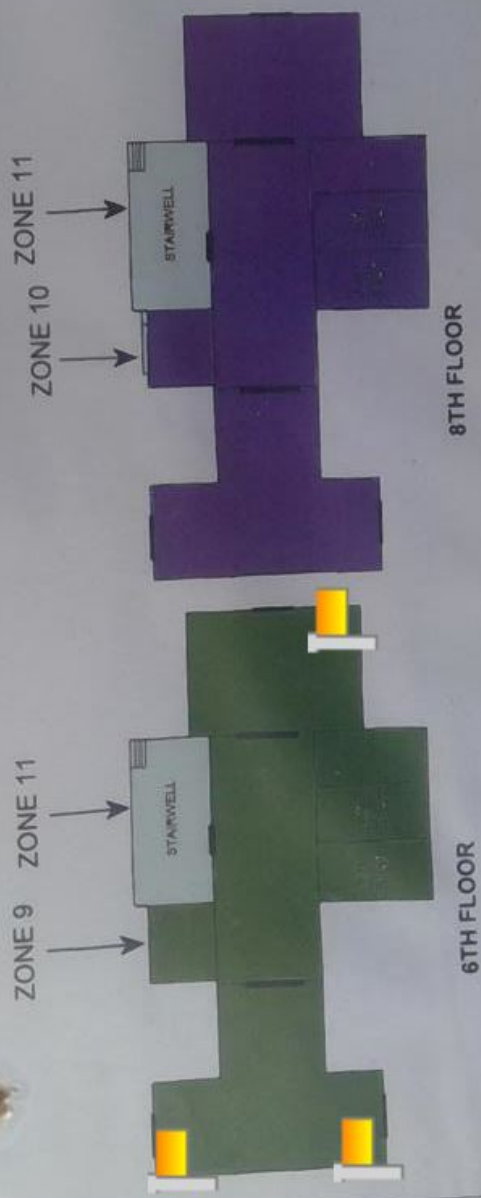
Check: JMB

THE GATEHOUSE
85-87 HOMESDALE ROAD
BROMLEY
KENT BR2 9LE

TEL: 01753 633033

FIRE ALARM ZONE CHART FOR BARTLETT'S HOUSE

ZONE 1	VO SHUTDOWNS
ZONE 2	LEFT FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	4TH FLOOR
ZONE 9	6TH FLOOR
ZONE 10	8TH FLOOR
ZONE 11	STAIRWELL
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ZONE 22	



THE GATEHOUSE
93-97 HOMESDALE ROAD
BROMLEY
KENT BR2 9LE

FACE Security
FOR BSB

TEL NO: 020 8290 5333

Project: Bartlett's House

Scale: NTS

Drawn By: ARB

Date: 11.11.2016

Content: FIRE ALARM ZONE PLAN

Drawing No.: FAS-7-ZC

Rev	Date	By	Description	CHK

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
13108108	B	Have employees received appropriate fire safety awareness training?	There was no evidence to support that staff fire safety awareness induction training or routine refresher training is undertaken.	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
13108103	C	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	Access to the main inlet connection point for the Fire & Rescue Service is obscure.	It is recommended that a directional sign is provided to indicate the location of the dry riser inlet.	Please See Plan	Statutory requirement of the Client	14/05/2024

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

Action Status Notes:
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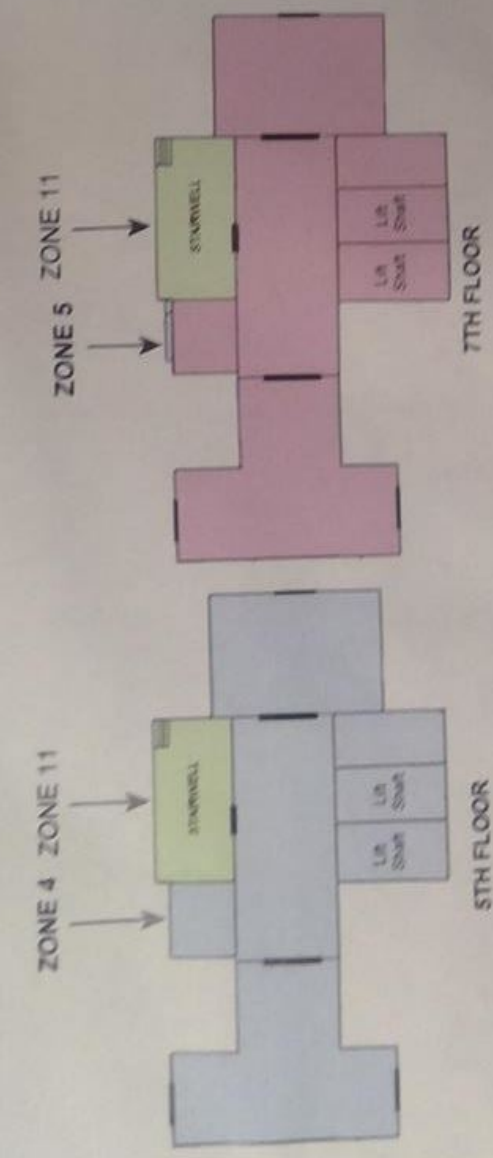
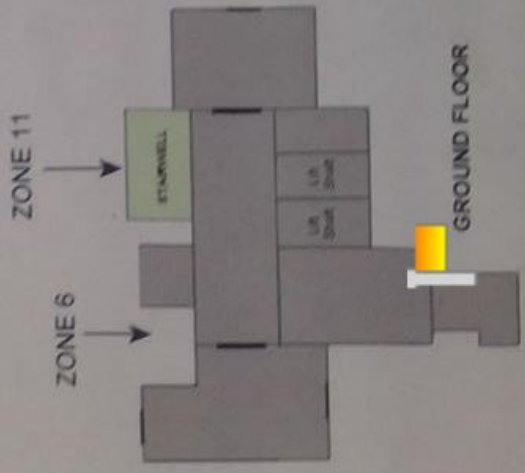
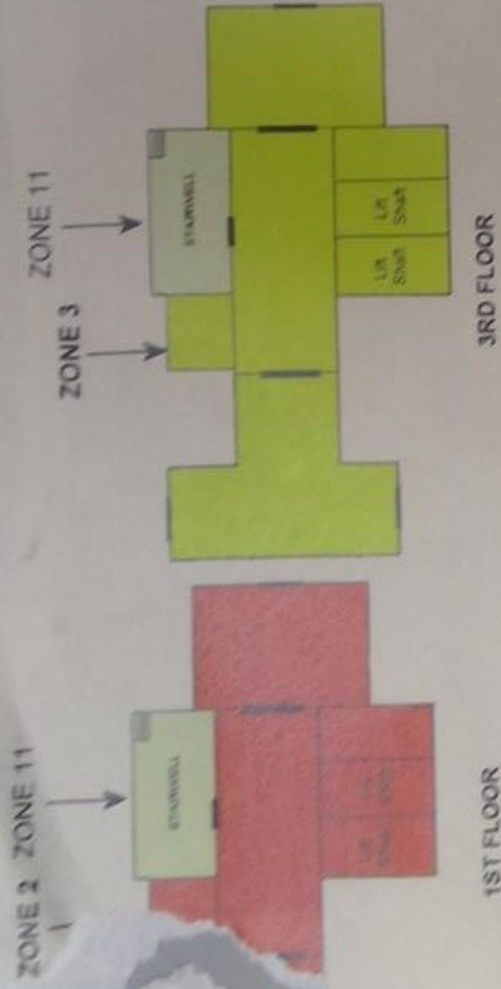
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Locations of Non-conformity (one floorplan per page)

FIRE ALARM ZONE CHART FOR BARTLETTS HOUSE

ZONE 1	1ST FLOOR
ZONE 2	2ND FLOOR
ZONE 3	3RD FLOOR
ZONE 4	4TH FLOOR
ZONE 5	5TH FLOOR
ZONE 6	6TH FLOOR
ZONE 7	7TH FLOOR
ZONE 8	8TH FLOOR
ZONE 9	9TH FLOOR
ZONE 10	10TH FLOOR
ZONE 11	STAIRWELL
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ZONE 22	



Project: Bartlett House
 Scale: NTS
 Drawn by: JMB
 Date: 11/11/2018
 THE GATEHOUSE
 50-57 HOMESDALE ROAD
 SPROMLEY
 LEENTWORTH
 TEL: 01535 533033

No.	Date	By	Description

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
13108057	C	Are all heating appliances correctly installed, adequately protected and maintained?	There is no record of appropriate servicing and maintenance of the gas appliances.	Gas-fired boilers and other appliances, should be subject to periodic inspection and maintenance by a competent Gasafe engineer in accordance with the Gas Safety (Installation and Use) Regulations 1998 (GS(IU)R 98). Records are to be 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
13108058	C	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the lift installations.	If evidence of an inspection is unavailable, a competent person is to inspect the lift installations and records maintained in accordance with the Fire Safety (England) Regulations 2022.		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
13108082	D	Do the fire resisting door sets meet the appropriate standard?	The fire door has not been provided with a means to prevent the spread of fire and smoke between compartments.	Dual intumescent heat strips/cold smoke seals are to be installed by a competent person in accordance with the manufacturer's instructions.	Please See Plan	Statutory requirement of the Client	14/05/2024

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

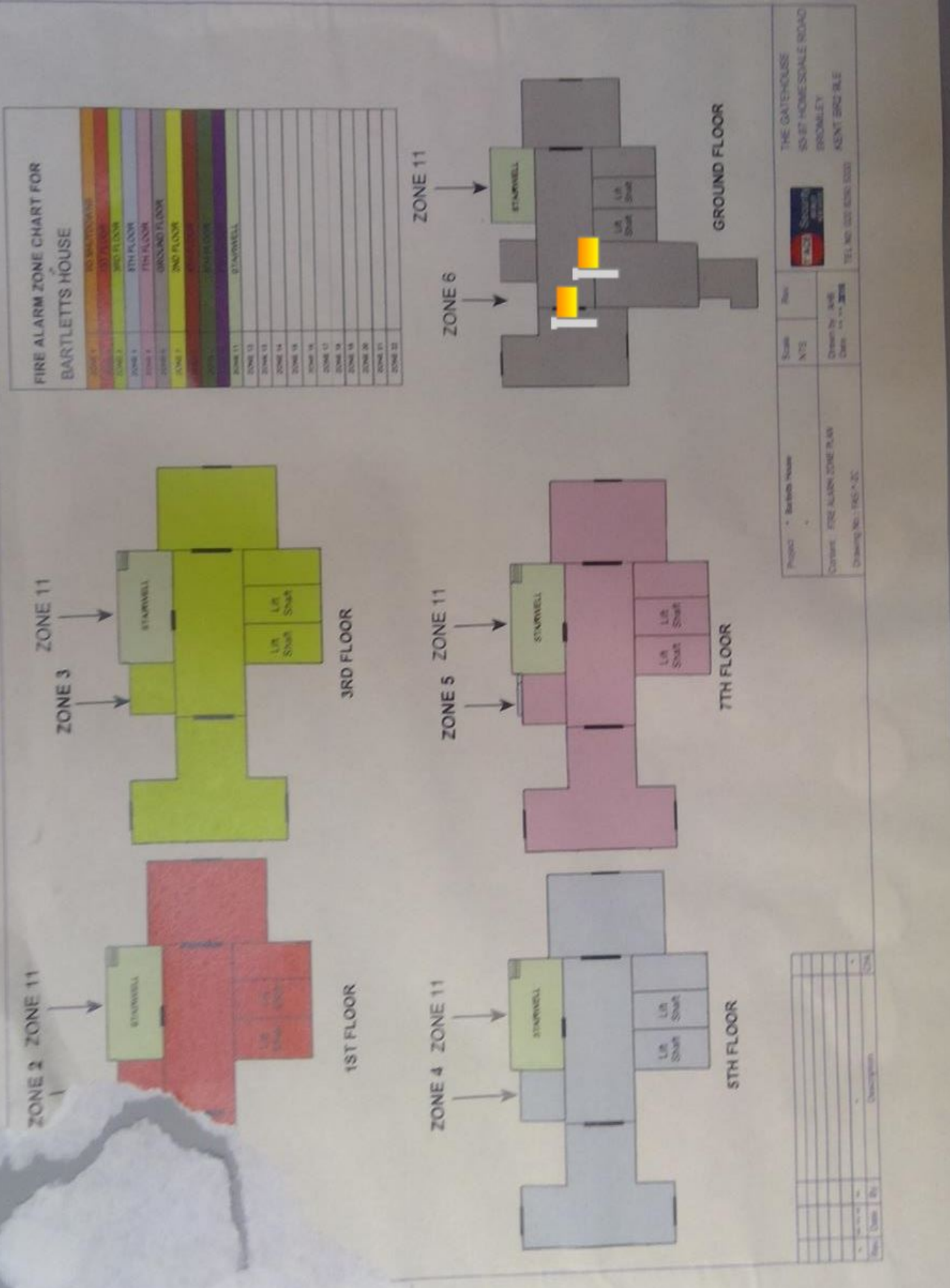
Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)



SECTION 3. ACTION PLAN:Medium Risk Actions

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

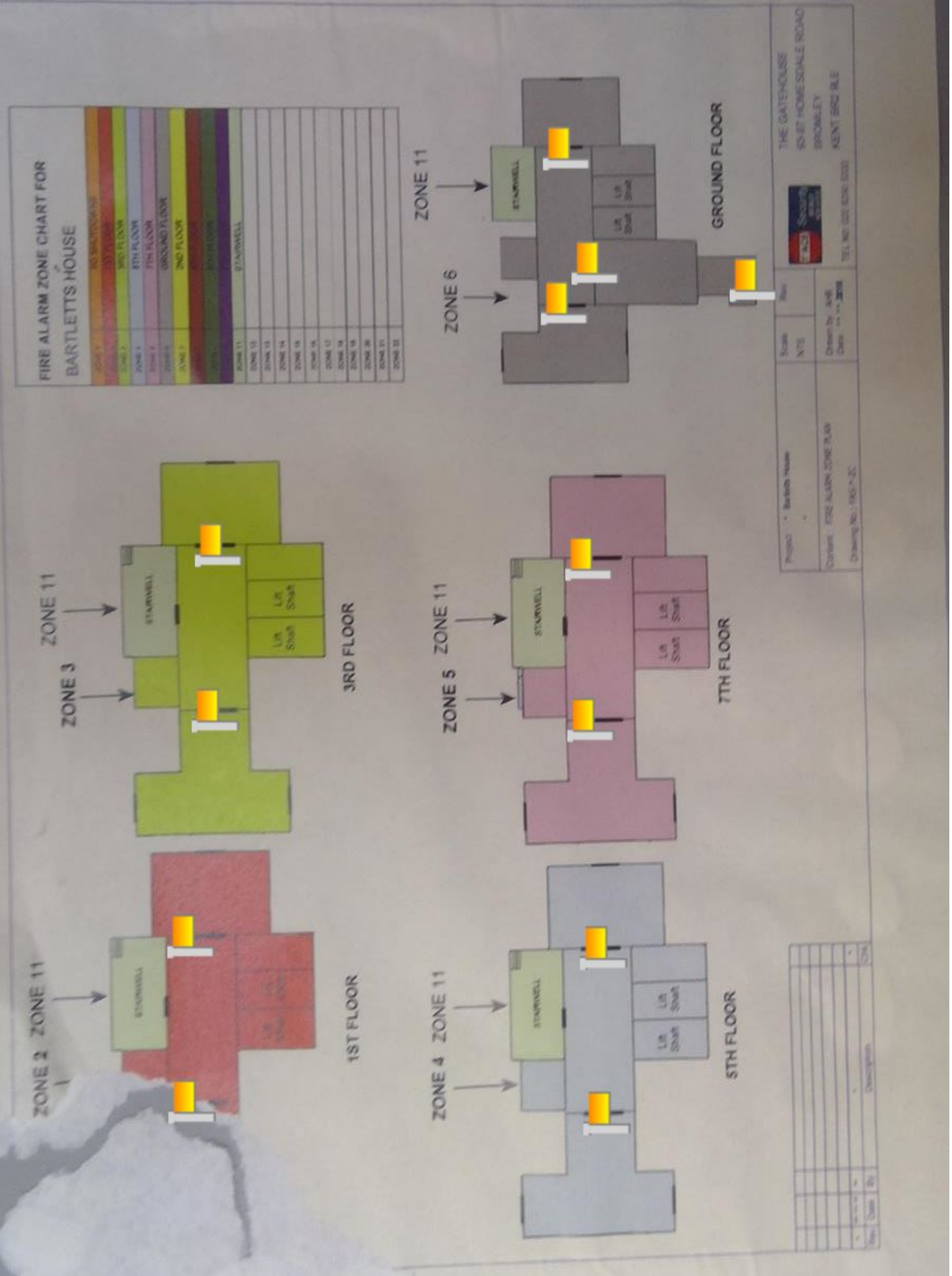
Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13108087	D	Are the doors required to form part of the escape route in an emergency?	At the time of the fire risk assessment it was not possible to ascertain whether the electronically locked doors release on the 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:

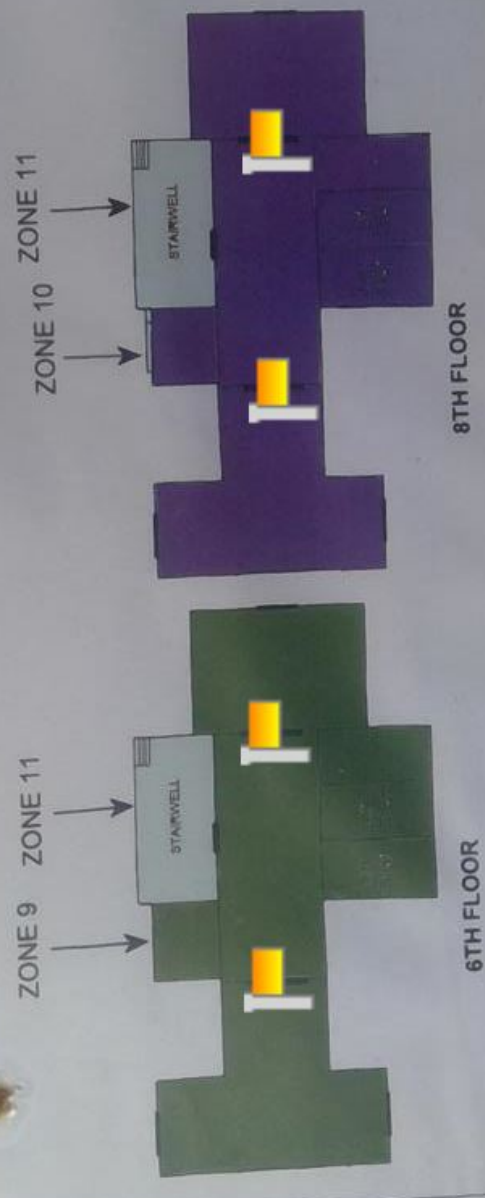
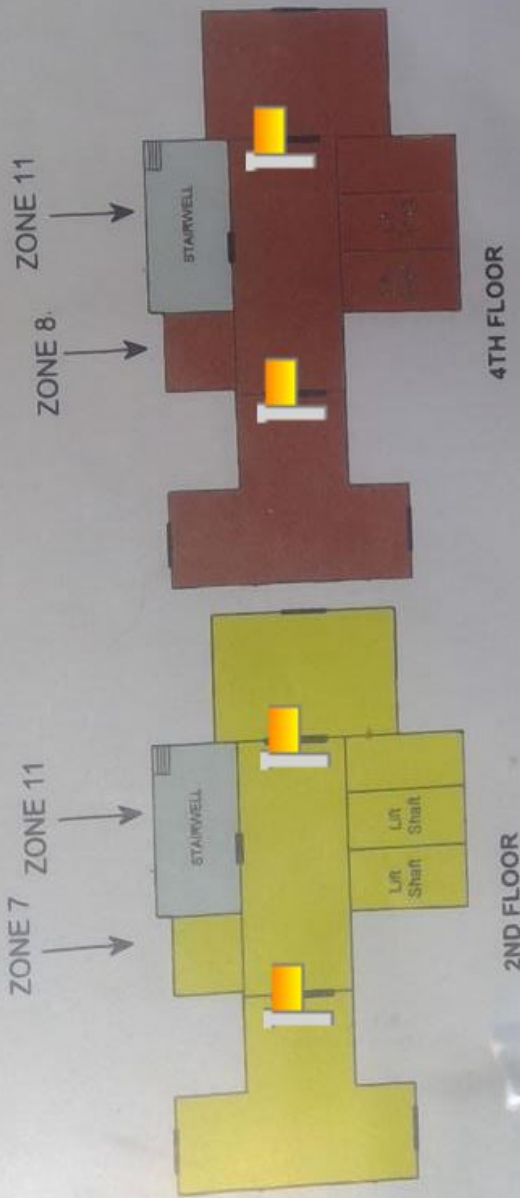
No notes have been entered

Locations of Non-conformity (one floorplan per page)



FIRE ALARM ZONE CHART FOR BARTLETT'S HOUSE

ZONE 1	VO SHUTDOWNS
ZONE 2	LEFT FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	4TH FLOOR
ZONE 9	6TH FLOOR
ZONE 10	8TH FLOOR
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ZONE 21	
ZONE 22	



THE GATEHOUSE
93-97 HOMESDALE ROAD
BROMLEY
KENT BR2 9LE

FACE Security
FOR BSB

TEL NO: 020 8290 5333

Project: Bartlett's House

Scale: NTS

Rev: R1

Drawn By: ARB

Date: 11.11.2016

Content: FIRE ALARM ZONE PLAN

Drawing No.: FAS-7-ZC

Rev	Date	By	Description	CHK

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
13108088	E	Are house keeping arrangements satisfactory?	Inappropriate electrical mobility scooter is sited within the escape route.	The electrical mobility must be removed from the escape route and located in an area appropriate for their use.	Please See Plan	Statutory requirement of the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

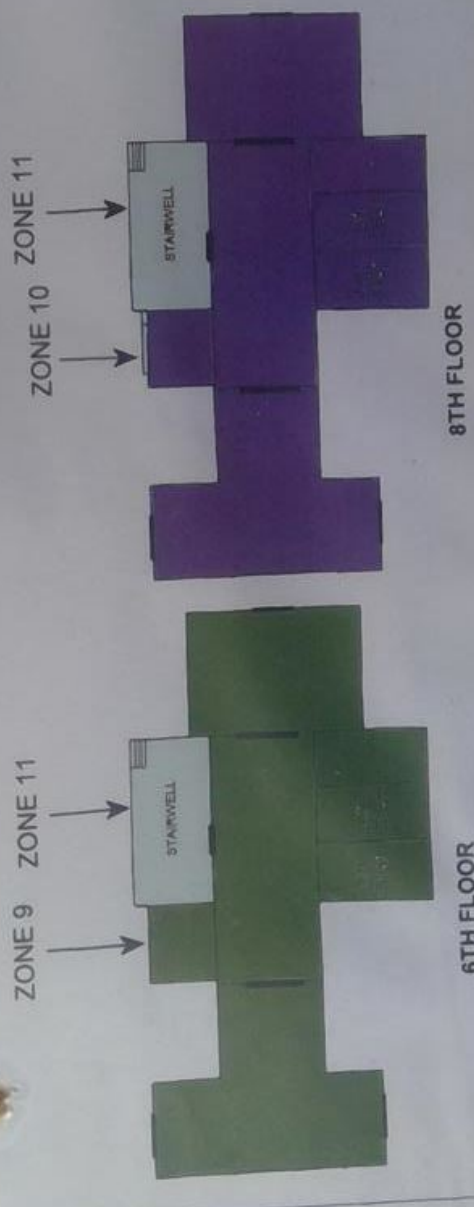
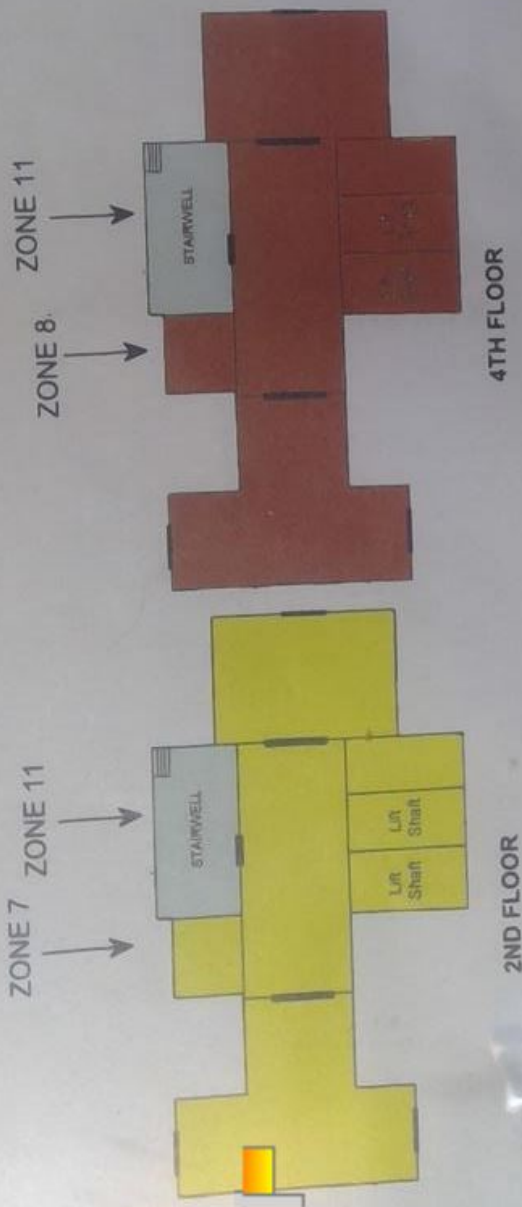
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Locations of Non-conformity (one floorplan per page)

FIRE ALARM ZONE CHART FOR BARTLETT'S HOUSE

ZONE 1	VO SHUTDOWNS
ZONE 2	LEFT FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	4TH FLOOR
ZONE 9	6TH FLOOR
ZONE 10	8TH FLOOR
ZONE 11	STAIRWELL
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ZONE 22	



Project: Bartlett's House
 Scale: NTS
 R/d: MTS
 Drawn By: ARB
 Date: 11.11.2016
 Drawing No.: FAS-7-ZC

THE GATEHOUSE
 93-97 HOMESDALE ROAD
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Rev	Date	By	Description	CHK

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
13108081	F	Do the fire resisting door sets meet the appropriate standard?	A number of sub-compartment doors appeared generic in design with intumescent strips and cold smoke seal to the top and leading edge only. Overhead self-closing device and a single full length door hinge.	The existing doors are to be upgraded to include the provision of 3 x fire resistant hinges (BS EN 1935) or confirmation of the standard of the existing full length hinge, door handles that comply with BS EN 1906 Annex C, dual intumescent heat strip/cold smoke seals along the door edges and suitable, positive action self-closing devices (BS EN 1154).	Please See Plan	Statutory requirement of the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

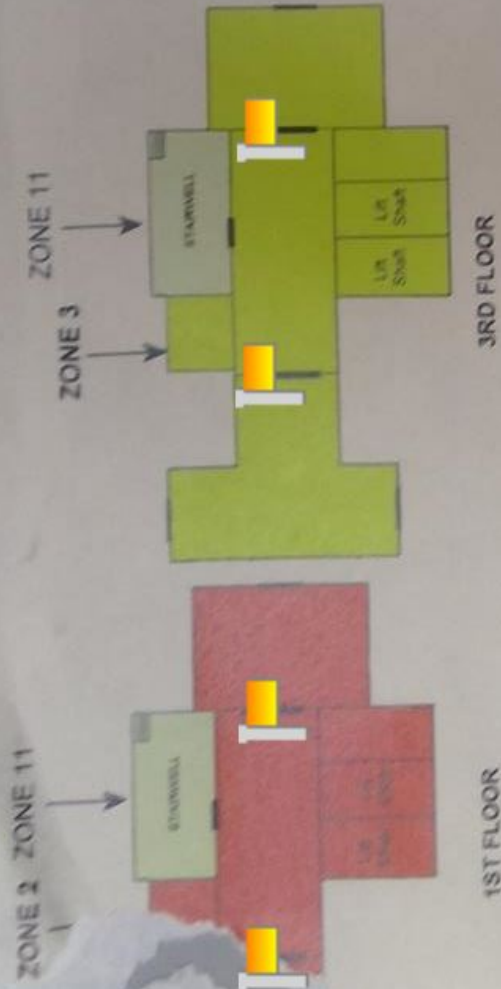
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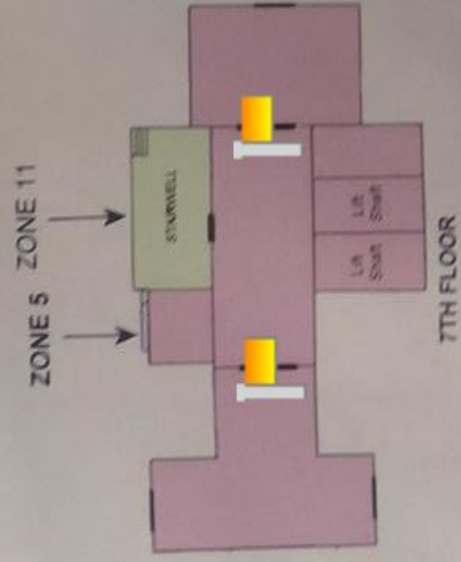
Locations of Non-conformity (one floorplan per page)

FIRE ALARM ZONE CHART FOR BARTLETTS HOUSE

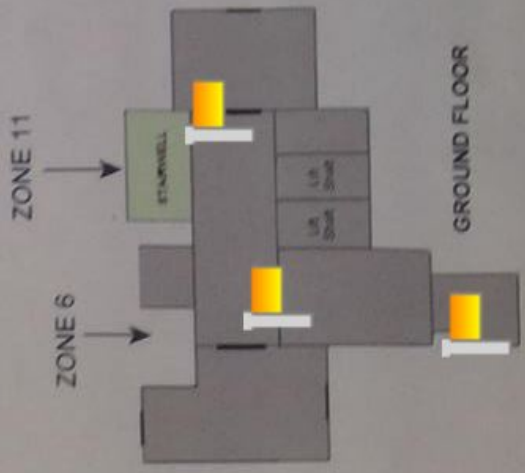
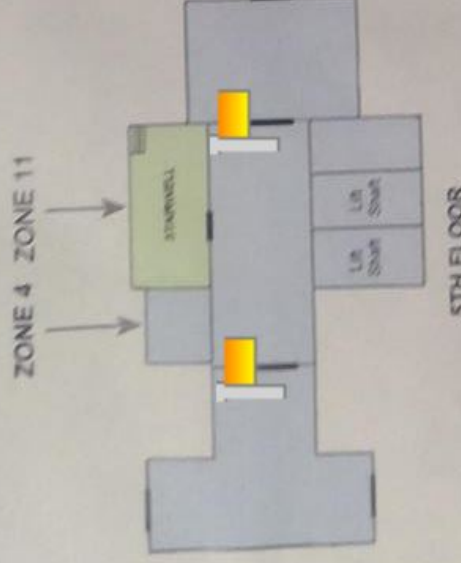
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ZONE 2	1ST FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	3RD FLOOR
ZONE 9	4TH FLOOR
ZONE 10	5TH FLOOR
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3RD FLOOR



7TH FLOOR



Project: Bartlett's House

Scale: NTS

Drawn by: JMB

Check by: JMB

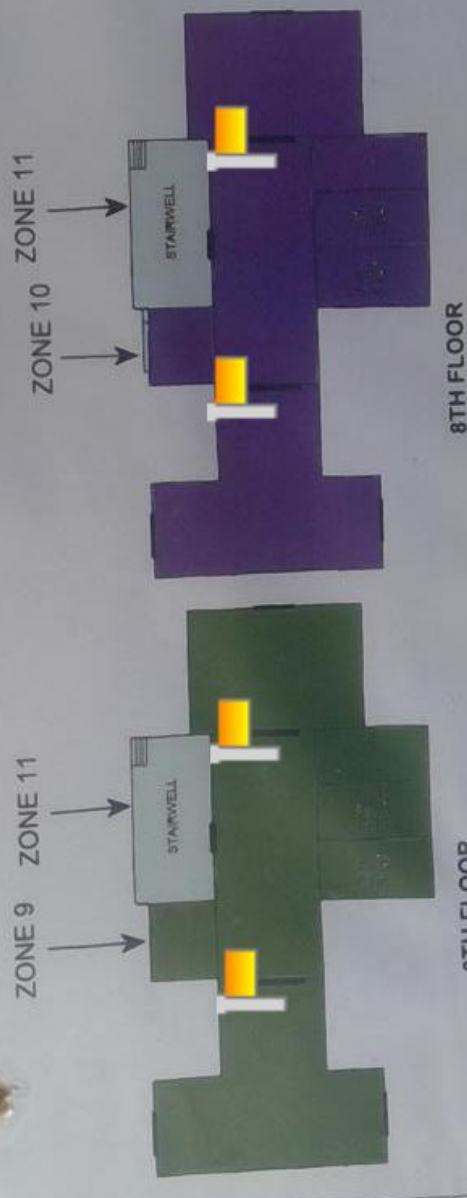
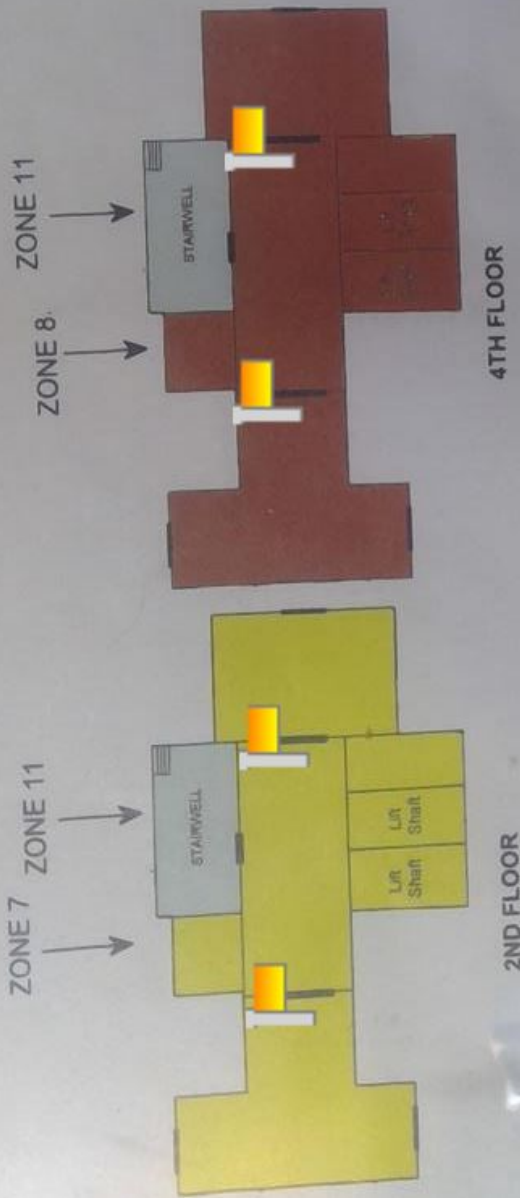
THE GATEHOUSE
85-87 HOMESDALE ROAD
BROMLEY
KENT BR2 9LE

TEL: 01753 625010

No.	Date	By	Description

FIRE ALARM ZONE CHART FOR BARTLETT'S HOUSE

ZONE 1	VO SHUTDOWNS
ZONE 2	1ST FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
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THE GATEHOUSE
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 BROMLEY
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FACE Security
 FOR BSB

TEL NO: 020 8290 5333

Project: Bartlett's House
 Scale: NTS
 R/d: []
 Drawn By: ARB
 Date: 11.11.2016

Content: FIRE ALARM ZONE PLAN
 Drawing No.: FAS-7-ZC

Rev	Date	By	Description	CHK

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
13108092	F	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There was no evidence available to confirm that the sprinkler system is 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.		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
13108083	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/ flat 11	Statutory requirement of the Client	14/05/2024

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

Action Status Notes:
 No notes have been entered

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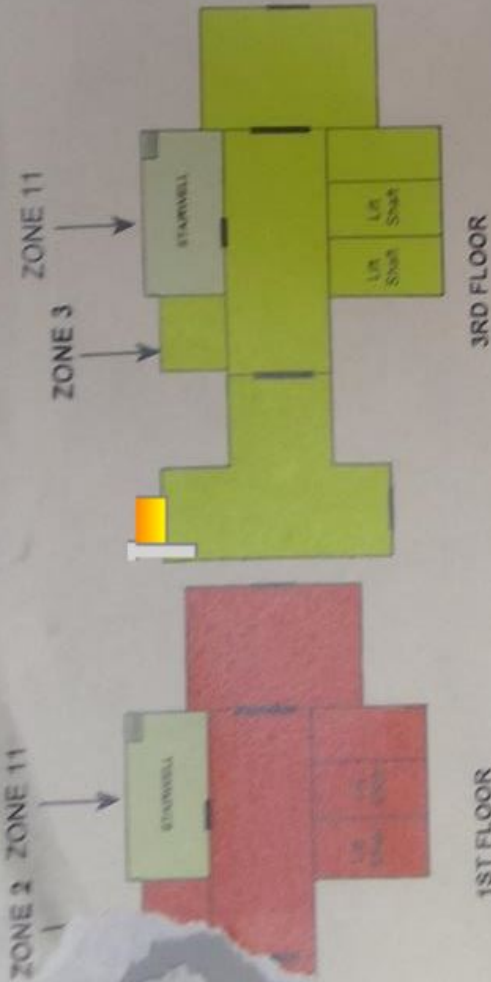
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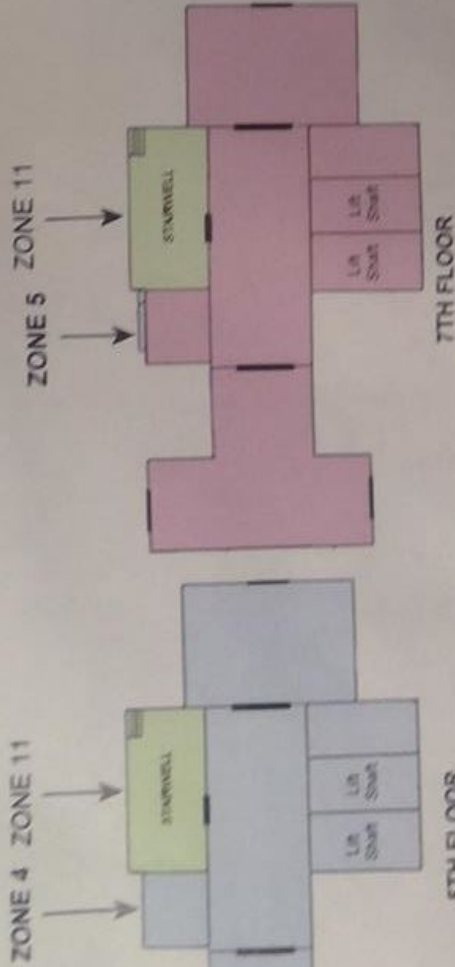
Locations of Non-conformity (one floorplan per page)

FIRE ALARM ZONE CHART FOR BARTLETT'S HOUSE

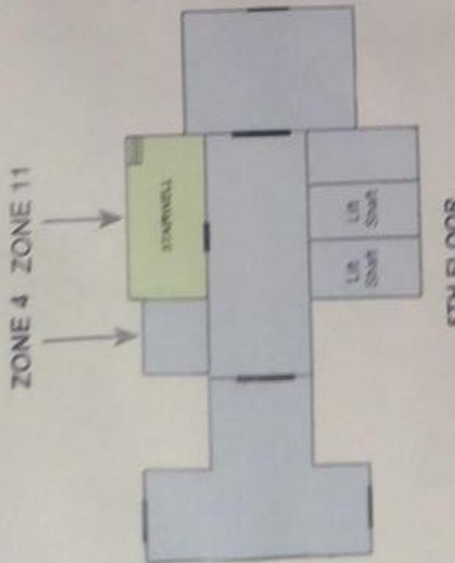
ZONE 1	NO SIGNIFICANCE
ZONE 2	1ST FLOOR
ZONE 3	2ND FLOOR
ZONE 4	3RD FLOOR
ZONE 5	4TH FLOOR
ZONE 6	5TH FLOOR
ZONE 7	GROUND FLOOR
ZONE 8	2ND FLOOR
ZONE 9	3RD FLOOR
ZONE 10	4TH FLOOR
ZONE 11	STAIRWELL
ZONE 12	
ZONE 13	
ZONE 14	
ZONE 15	
ZONE 16	
ZONE 17	
ZONE 18	
ZONE 19	
ZONE 20	
ZONE 21	
ZONE 22	



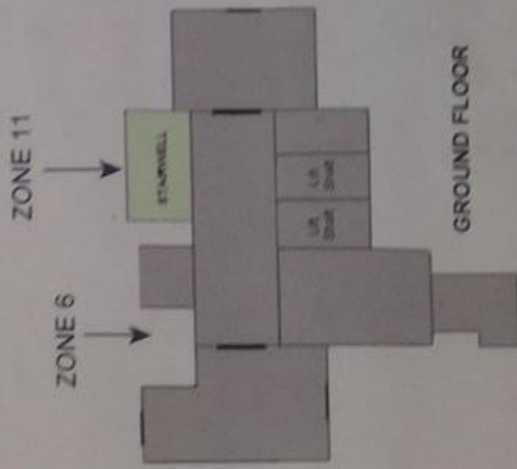
3RD FLOOR



7TH FLOOR



5TH FLOOR



No.	Date	By	Description

Project: Bartlett's House

Scale: NTS

Drawn by: JMB

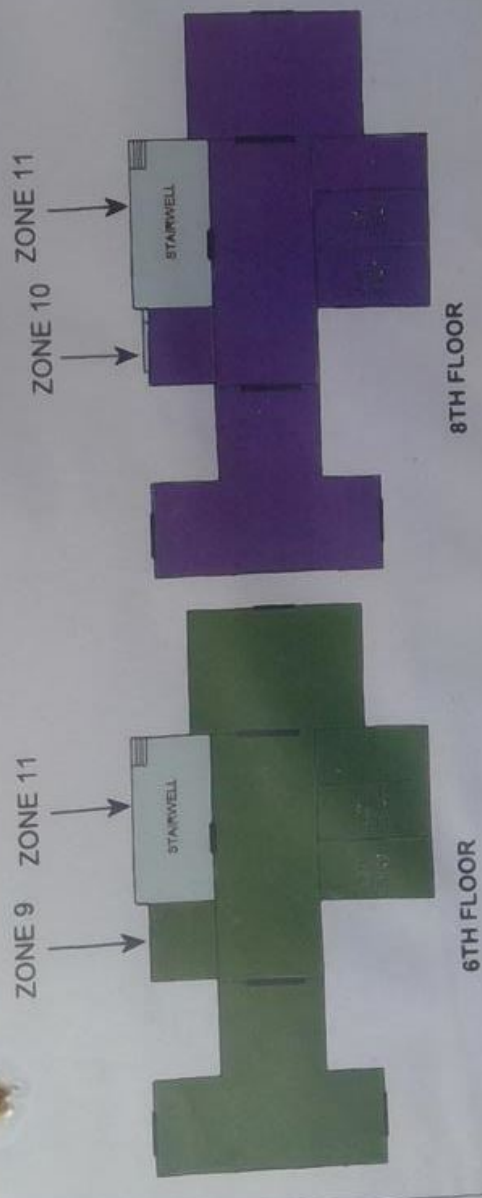
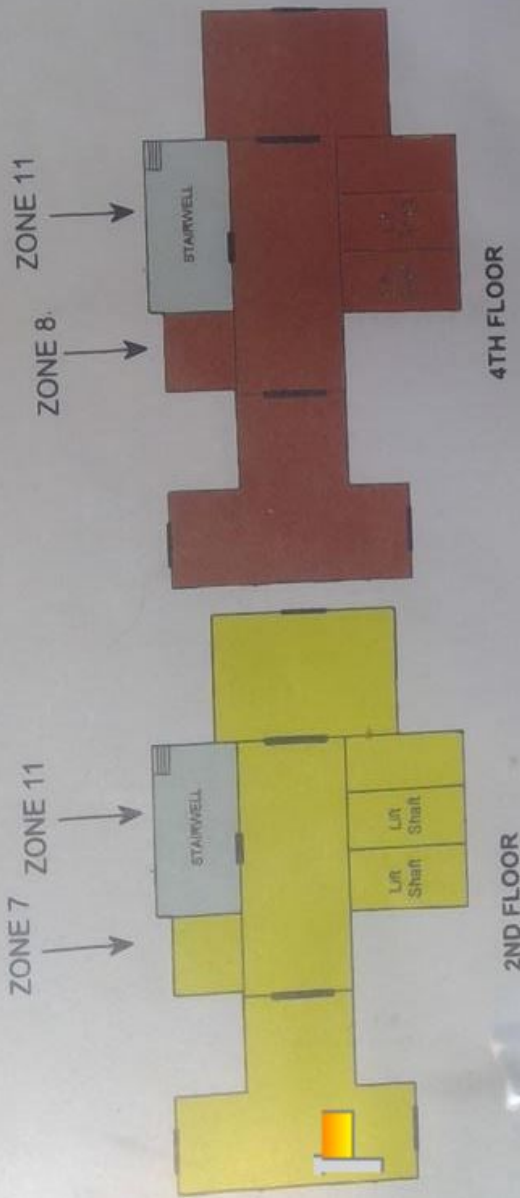
Check by: JMB

THE GATEHOUSE
55-57 HOMESDALE ROAD
BROMLEY
KENT BR2 9LE

TEL: 01753 633033

FIRE ALARM ZONE CHART FOR BARTLETT'S HOUSE

ZONE 1	VO SHUTDOWNS
ZONE 2	LEFT FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	4TH FLOOR
ZONE 9	6TH FLOOR
ZONE 10	8TH FLOOR
ZONE 11	STAIRWELL
ZONE 12	
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ZONE 17	
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ZONE 19	
ZONE 20	
ZONE 21	
ZONE 22	



THE GATEHOUSE
93-97 HOMESDALE ROAD
BROMLEY
KENT BR2 9LE

FACE Security
FOR BSB

TEL NO: 020 8290 5333

Project: Bartlett's House

Scale: NTS

Rev: R1

Drawn By: ARB

Date: 11.11.2016

Content: FIRE ALARM ZONE PLAN

Drawing No.: FAS-7-ZC

Rev	Date	By	Description	CHK

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
13108085	K	Do the fire resisting door sets meet the appropriate standard?	The fire door self-closing device has been disconnected	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 44.	Statutory requirement of the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

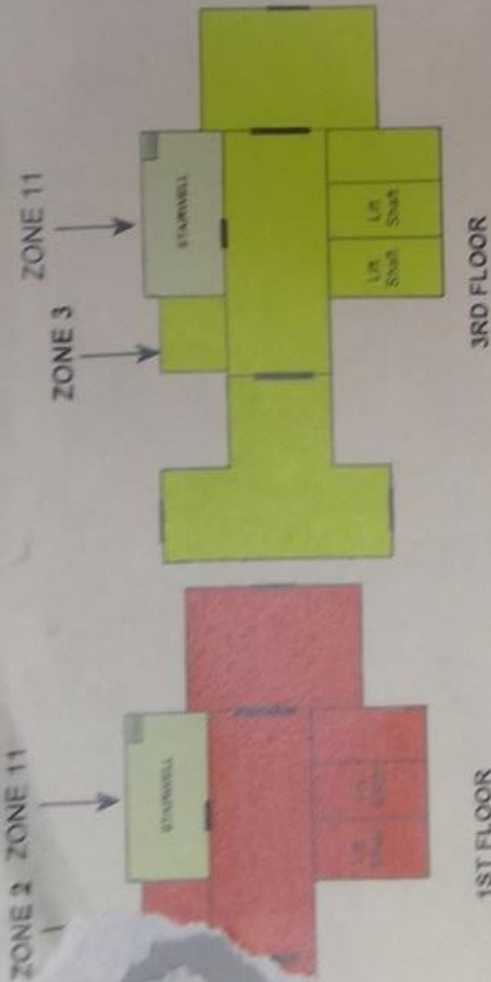
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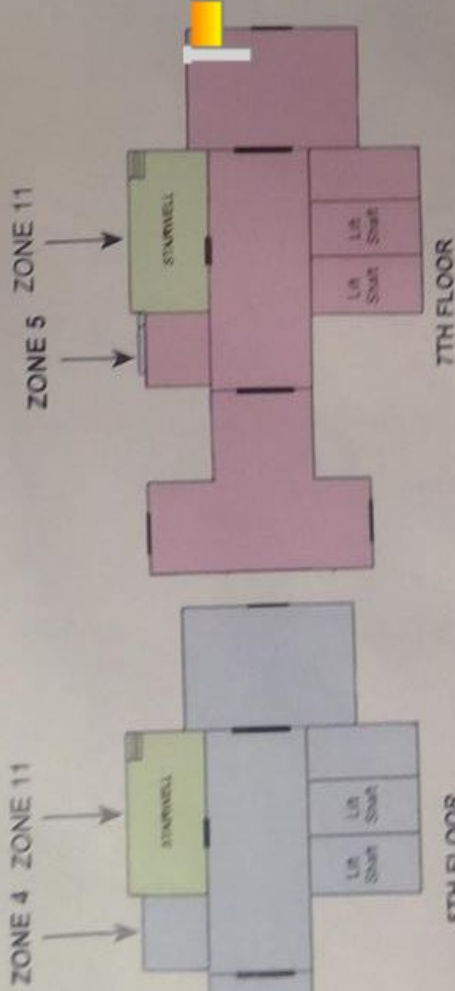
Locations of Non-conformity (one floorplan per page)

FIRE ALARM ZONE CHART FOR BARTLETTS HOUSE

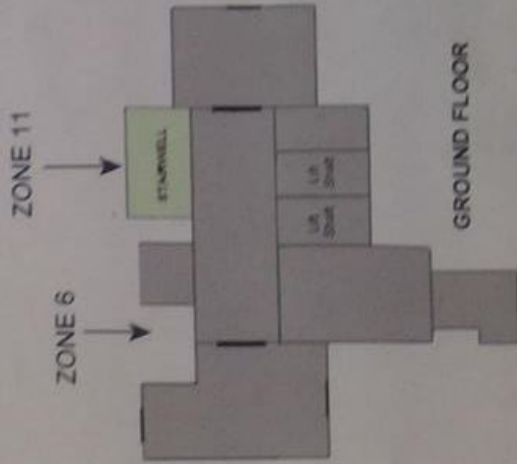
ZONE 1	NO. 300/200/100/50
ZONE 2	3RD FLOOR
ZONE 3	3RD FLOOR
ZONE 4	4TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	2ND FLOOR
ZONE 9	2ND FLOOR
ZONE 10	2ND FLOOR
ZONE 11	STAIRWELL
ZONE 12	
ZONE 13	
ZONE 14	
ZONE 15	
ZONE 16	
ZONE 17	
ZONE 18	
ZONE 19	
ZONE 20	
ZONE 21	
ZONE 22	



3RD FLOOR



7TH FLOOR



Project: Bartlett House

Scale: NYS

THE GATEHOUSE
50-57 HOMESDALE ROAD
SPRINGLEY
AGENT BRIG RLE

Drawn by: JMB
Date: 11/2018

TEL: 001 202 5250 0200

No.	Date	By	Description

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
13108105	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.		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
13108053	NR-45-172-1	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 informed 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 PEEPS should be completed and the location of the occupant recorded and kept in a PIB (premises information box) to be positioned at the block main entrance to aid the fire service with information of applicable residents.		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)

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
13108095	NR-51-204-4	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	There is a small grill located in the 8th floor of the protected stair. It could not be determined if this was part of the smoke extraction.	The clients should confirm if the open grill forms part of the smoke extraction system.	Please See Plan	Statutory requirement of the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

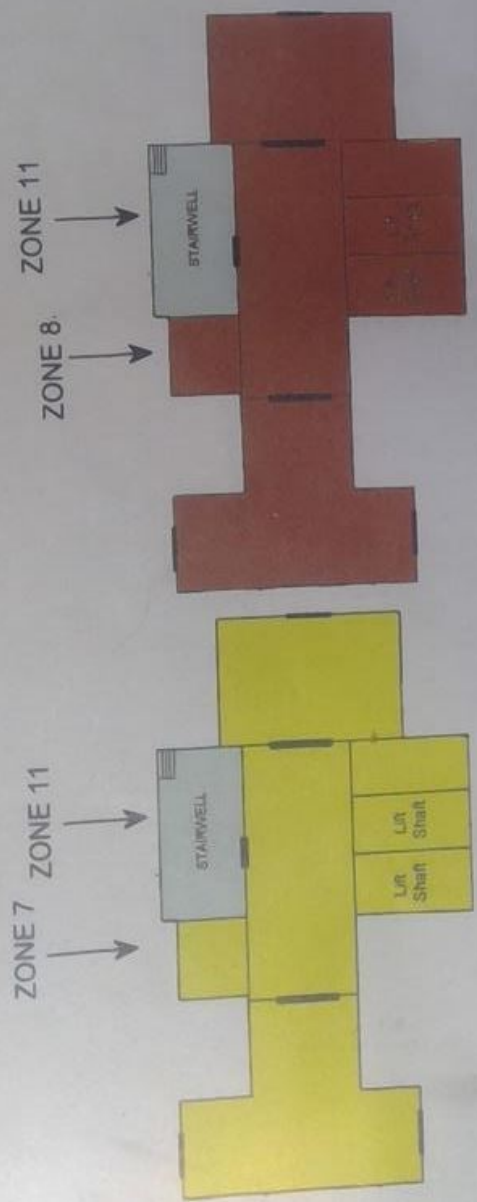
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Locations of Non-conformity (one floorplan per page)

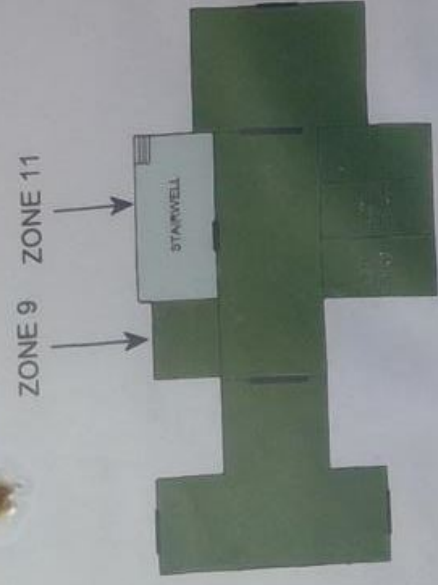
FIRE ALARM ZONE CHART FOR BARTLETT'S HOUSE

ZONE 1	VO SHUT/DOWNS
ZONE 2	LEFT FLOOR
ZONE 3	3RD FLOOR
ZONE 4	5TH FLOOR
ZONE 5	7TH FLOOR
ZONE 6	GROUND FLOOR
ZONE 7	2ND FLOOR
ZONE 8	4TH FLOOR
ZONE 9	6TH FLOOR
ZONE 10	8TH FLOOR
ZONE 11	STAIRWELL
ZONE 12	
ZONE 13	
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ZONE 17	
ZONE 18	
ZONE 19	
ZONE 20	
ZONE 21	
ZONE 22	

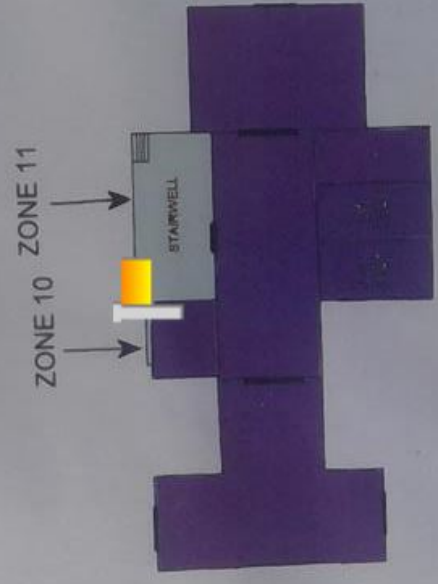


2ND FLOOR

4TH FLOOR



6TH FLOOR



8TH FLOOR

Rev	Date	By	Description	CHK

Project: Bartlett's House
 Scale: NTS
 Rcv: Date: 11.11.2016
 Drawn By: ARB
 TEL NO: 020 8290 5333

THE GATEHOUSE
 93-97 HOMESDALE ROAD
 BROMLEY
 KENT BR2 9LE

FACE Security
 FOR BSB

Content: FIRE ALARM ZONE PLAN
 Drawing No.: FAS-7-ZC

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
13108094	O	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	The automatic heat detection was found to be damaged preventing it from operating correctly.	The automatic smokeheat detectors must be replaced	Please See Plan/ kitchen flat 44.	Recommendation to the Client	14/05/2024

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

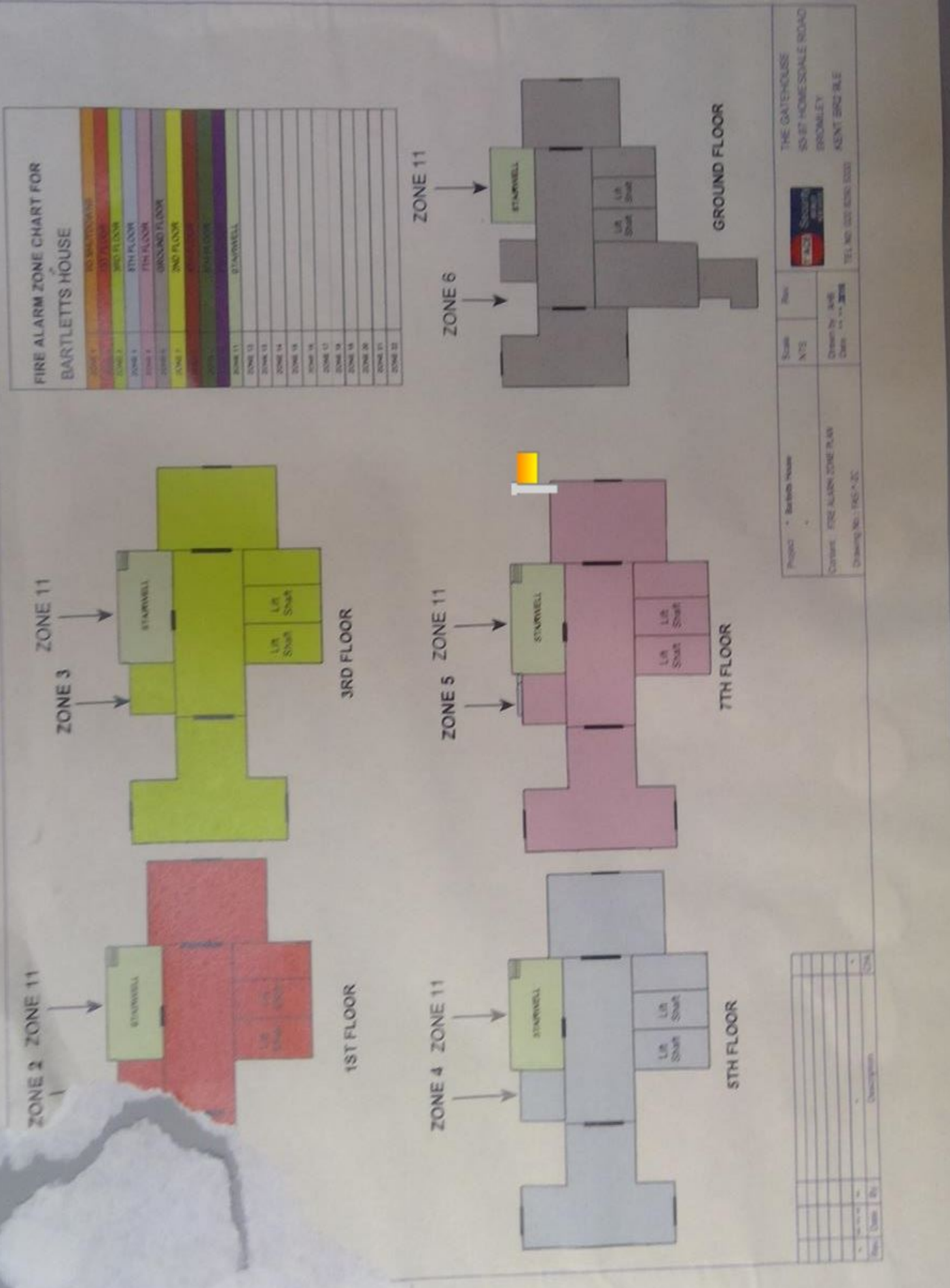
Action Status Notes:

No notes have been entered

2024326134812.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
13108084	U	Do the fire resisting door sets meet the appropriate standard?	The intumescent cold smoke seals installed to prevent the spread of smoke and fire between compartments are missing/damaged.	The missing/damaged intumescent cold smoke seals must be replaced to ensure that the spread of smoke and fire is restricted.	Please See Plan	Statutory requirement of the Client	14/05/2024

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

Action Status Notes:

No notes have been entered

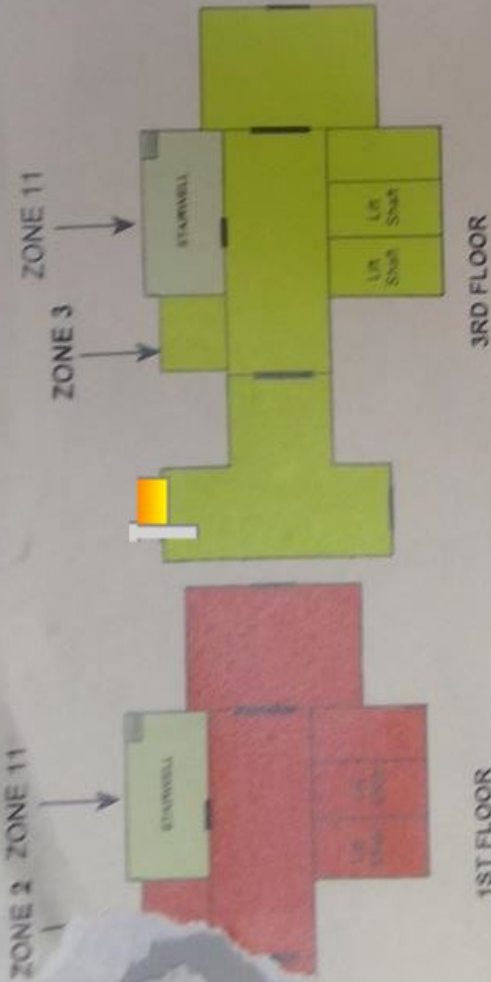
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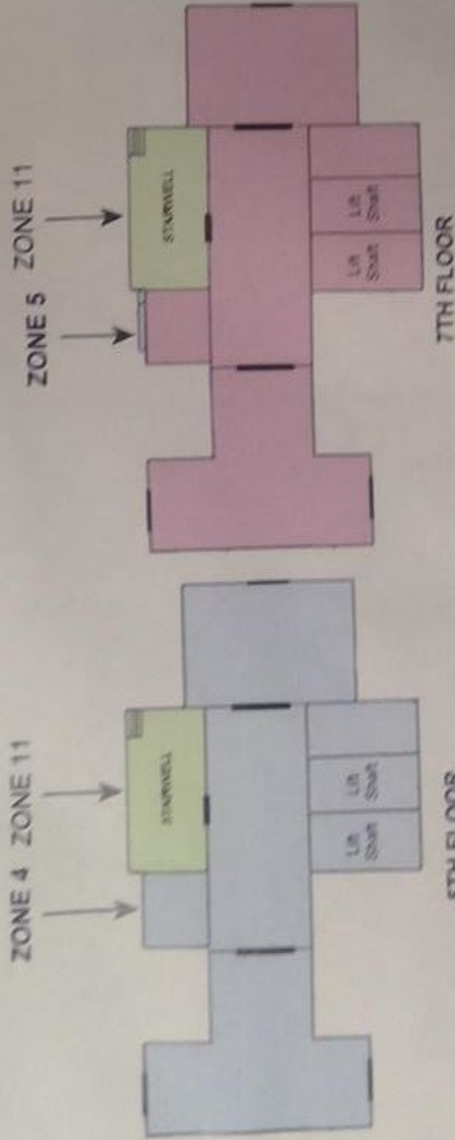
Locations of Non-conformity (one floorplan per page)

FIRE ALARM ZONE CHART FOR BARTLETTS HOUSE

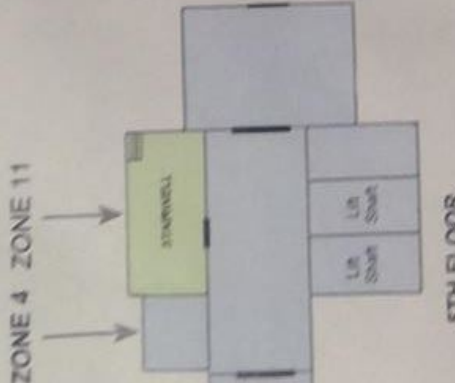
ZONE 1	NO SIGNIFICANCE
ZONE 2	1ST FLOOR
ZONE 3	2ND FLOOR
ZONE 4	3RD FLOOR
ZONE 5	4TH FLOOR
ZONE 6	5TH FLOOR
ZONE 7	GROUND FLOOR
ZONE 8	2ND FLOOR
ZONE 9	3RD FLOOR
ZONE 10	4TH FLOOR
ZONE 11	STAIRWELL
ZONE 12	
ZONE 13	
ZONE 14	
ZONE 15	
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ZONE 17	
ZONE 18	
ZONE 19	
ZONE 20	
ZONE 21	
ZONE 22	



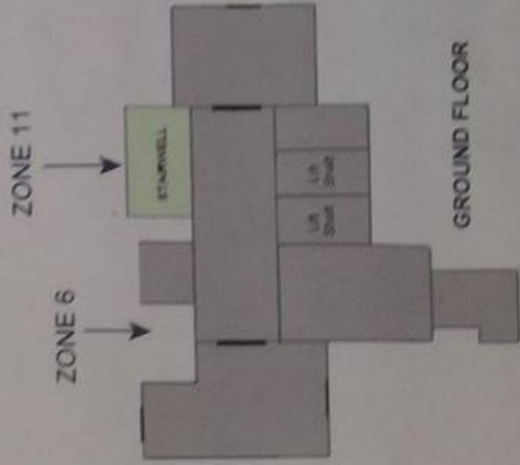
3RD FLOOR



7TH FLOOR



5TH FLOOR



No.	Date	By	Description

Project: Bartlett's House
 Scale: NTS
 Drawn by: JMB
 Date: 11/11/2018
 Drawing No.: FAS-02

THE GATEHOUSE
 85-87 HOMESDALE ROAD
 BROMLEY
 KENT BR2 9LE
 TEL: 0181 6031 0200

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
13108107	10.0.NR-54-212-2	Are management and employees fully aware of the fire safety features provided and their purpose?	Fire doors display a 'riskhub' QR sticker indicating that they have been subject to a recent check however the standard and frequency of the test could not be determined.	Fire doors should be maintained periodically in accordance with the Fire Safety (England) Regulations 2022.		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
13108099	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
13108061	A	Is lightning protection provided for the building?	It could not be determined if a lightning protection system has been provided for the building.	It is recommended that advice is sought from a specialist contractor to assess whether a lightning protection system is required in accordance with BS EN 62305		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
13108056	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
13108090	NR-50-202-3	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	Dry powder fire extinguisher provided in the staff office.	Whilst it is acknowledged that this type of extinguishing medium is an excellent general purpose fire extinguisher, as per BS5306-8 dry powder extinguishers are not recommended for internal use as they may cause visual and breathing difficulties. it is recommended that it is removed or replaced with a water mist extinguisher.		Recommendation to the Client	13/07/2024

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

Action Status Notes:

No notes have been entered

2024326105954.jpg



Locations of Non-conformity (one floorplan per page)

