

Fire Risk Assessment

Property Assessed: Eastbury Court, 1-8, Blake Avenue, Barking, IG11 9ST

Client: London Borough of Barking and Dagenham

UPRN: 900010325

Property Classification: Level 3

Document Print Date: 06/11/2023



FRA Inspection Date: 07/09/2022
FRA Issued to Client: 21/09/2022
FRA valid to: 21/09/2025
FRA completed by: Savills (UK) Ltd
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.



1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 3
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	London Borough of Barking and Dagenham
Assessment Completed by	Dominic Goddard *
Assessment Checked by	John Herbison
Date of inspection	07/09/2022
Date of Assessment Issue to Client	21/09/2022

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:	Medium
Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate Harm
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	21/09/2025
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1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	4	4
B	0	0	0
C	0	1	1
R	0	2	2
Man1	0	0	0
Man2	0	17	17

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



1.3 Evacuation Strategy

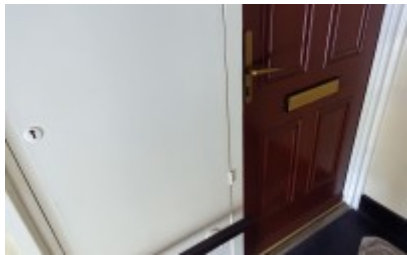
Evacuation strategy for this property at time of assessment	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put




2 Action Plan


2.1 Recommendations from this Assessment

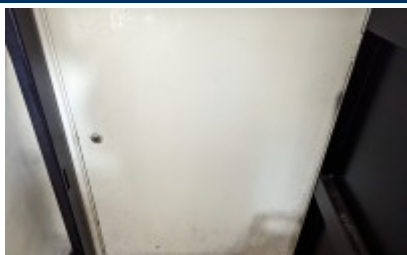
Details	Recommendations	Photo
<p>Question: L.8</p> <p>Section: Flat Entrance/Residents' Bedroom/Bedsit Doors</p> <p>Action ID: 904808</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 1- Potential 1 <p>Priority A</p>	<p>Comment: Letterboxes fitted to flat entrance doors are defective - Flat 1 letterbox front was missing.</p> <p>Recommendation: Letterboxes to flat entrance doors as noted should be replaced with fire rated letterboxes.</p> <p>Due date: 21/09/2023 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: M.1</p> <p>Section: Common Area Fire Doors</p> <p>Action ID: 904818</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 8- Potential 8 <p>Priority A</p>	<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated except for:- half sized recessed service cupboards next to flat entrance doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p> <p>Recommendation: Common area doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep shut' signage to both sides.</p> <p>Due date: 21/09/2023 Client status: Not Complete</p>	




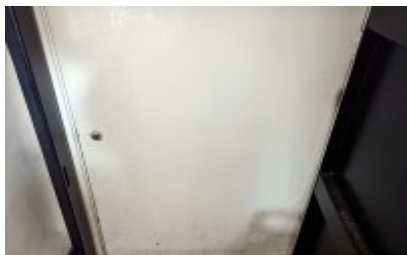
Details	Recommendations	Photo
<p>Question: M.4</p> <p>Section: Common Area Fire Doors</p> <p>Action ID: 904819</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 8- Potential 8 <p>Priority A</p>	<p>Comment: The fanlights above half sized recessed service cupboards next to flat entrance doors are of solid material with unknown fire-resistance.</p> <p>Recommendation: 30-minute fire-resisting material should be installed in the fanlights/side panels to the common area fire doors as noted (unless it can be confirmed by certification that the existing material is appropriately fire rated)</p> <p>Due date: 21/09/2023 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: O.1</p> <p>Section: Fire Safety Signs and Notices</p> <p>Action ID: 904809</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 1- Potential 1 <p>Priority A</p>	<p>Comment: The fire action notice displayed is appropriate, however, is partially obscured by other notices on the notice board.</p> <p>Recommendation: A fire action notice advising of the 'Stay Put' evacuation policy should be provided in the common areas.</p> <p>Due date: 21/09/2023 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: A.1</p> <p>Section: Electrical Ignition Sources</p> <p>Action ID: 904797</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No access was possible to the electrical intake/meter cupboards due to a non-standard lock being fitted (see recommendation photo).</p> <p>Recommendation: The electrical intake/meter cupboards should be accessed to carry out a visual check of the electrical apparatus.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	



Details	Recommendations	Photo
<p>Question: A.2</p> <p>Section: Electrical Ignition Sources</p> <p>Action ID: 904798</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No access was possible to the electrical intake/meter cupboard to check if the common area fixed electrical installation was inspected and tested.</p> <p>Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2018 (as amended).</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	


Details	Recommendations	Photo
<p>Question: G.2</p> <p>Section: House-Keeping</p> <p>Action ID: 904799</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No access was possible to the electrical intake/meter cupboards to check for the storage of combustible items due to a non-standard lock being fitted (see recommendation photo).</p> <p>Recommendation: The electrical intake/meter cupboards should be inspected to confirm that combustible items are not being kept near ignition sources.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: H.1</p> <p>Section: Contractors</p> <p>Action ID: 904800</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No information was available to confirm if fire safety conditions are imposed on outside contractors when working on the premises.</p> <p>Recommendation: Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	No image available




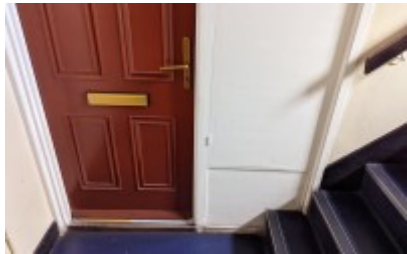
Details	Recommendations	Photo
<p>Question: H.2</p> <p>Section: Contractors</p> <p>Action ID: 904801</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by outside contractors.</p> <p>Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by outside contractors including a Hot Work Permit system.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	No image available


Details	Recommendations	Photo
<p>Question: H.3</p> <p>Section: Contractors</p> <p>Action ID: 904802</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No information was received to confirm if there are satisfactory controls in place over works carried out on the premises by in-house staff.</p> <p>Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by in-house staff including a Hot Work Permit system.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	No image available

Details	Recommendations	Photo
<p>Question: K.7</p> <p>Section: Means of Escape</p> <p>Action ID: 904803</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 0- Potential 1 <p>Priority Man2</p>	<p>Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.</p> <p>Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

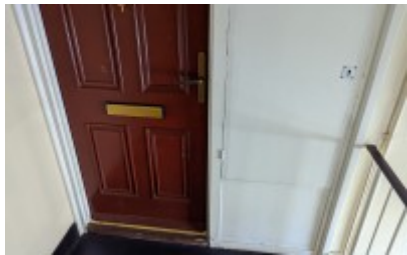


Details	Recommendations	Photo
<p>Question: K.16</p> <p>Section: Means of Escape</p> <p>Action ID: 904804</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known N/A - Potential N/A <p>Priority Man2</p>	<p>Comment: It is not known if there is information/contact details provided in this General Needs property for any resident with a disability to get assistance or advice with means of escape if required.</p> <p>Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. Where a resident self-identifies with vulnerabilities that could impact their ability to escape in a fire, management should provide such assistance with PEEPs etc. as may be considered necessary.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: L.1</p> <p>Section: Flat Entrance/Residents' Bedroom/Bedsit Doors</p> <p>Action ID: 904805</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known 0 - Potential 8 <p>Priority Man2</p>	<p>Comment: Flat entrance doors/frames appear to be replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p> <p>Recommendation: As flat entrances may have been fitted with composite doorsets, these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme. In addition, an intrusive inspection should be carried out to confirm the adequacy of composite doorset installations including the fixings and firestopping between the frame and the wall.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: L.6</p> <p>Section: Flat Entrance/Residents' Bedroom/Bedsit Doors</p> <p>Action ID: 904806</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known 0 - Potential 8 <p>Priority Man2</p>	<p>Comment: No access was possible to any of the flat entrance doors to confirm that they are fitted with adequate self-closing devices.</p> <p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that self-closers are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	




Details	Recommendations	Photo
<p>Question: L.7</p> <p>Section: Flat Entrance/Residents' Bedroom/Bedsit Doors</p> <p>Action ID: 904807</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 0- Potential 8 <p>Priority Man2</p>	<p>Comment: There was no access possible to any of the flat entrance doors to confirm that they are fitted with intumescent strips and cold smoke seals.</p> <p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that strips and seals are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: M.6</p> <p>Section: Common Area Fire Doors</p> <p>Action ID: 904820</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 0- Potential 2 <p>Priority Man2</p>	<p>Comment: It was not possible to ascertain if the locked electrical intake cupboards were fitted with intumescent strips and seals- recessed service cupboards dealt with at M1.</p> <p>Recommendation: The locked riser/cupboard doors as noted should be checked to confirm that adequate intumescent strips and smoke seals are fitted.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: P.5</p> <p>Section: Means of Giving Warning in Case of Fire</p> <p>Action ID: 904811</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 0- Potential 8 <p>Priority Man2</p>	<p>Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.</p> <p>Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	No image available





Details	Recommendations	Photo
<p>Question: Q.7</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 904812</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 0- Potential 2 <p>Priority Man2</p>	<p>Comment: No access was possible to the electrical intake/meter cupboards due to a non-standard lock being fitted (see recommendation photo).</p> <p>Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	


Details	Recommendations	Photo
<p>Question: V.2</p> <p>Section: Testing and Maintenance</p> <p>Action ID: 904813</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out - Emergency escape lighting.</p> <p>Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: V.8</p> <p>Section: Testing and Maintenance</p> <p>Action ID: 904814</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out - Intercom and key fob access.</p> <p>Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	




Details	Recommendations	Photo
<p>Question: V.9</p> <p>Section: Testing and Maintenance</p> <p>Action ID: 904815</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known N/A - Potential N/A <p>Priority Man2</p>	<p>Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out - Drop key system.</p> <p>Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.</p> <p>Due date: 21/09/2024 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: O.2</p> <p>Section: Fire Safety Signs and Notices</p> <p>Action ID: 904810</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known 2 - Potential 2 <p>Priority C</p>	<p>Comment: Fire door signage is missing to the electrical intake cupboards. 'Fire door keep locked' required. Fire door signage is missing from recessed service cupboards however the door(s) concerned have been recommended for replacement which will include provision of the necessary signs - see M.1.</p> <p>Recommendation: Provide 'Fire door keep locked' signage to the electrical cupboard fire doors as noted.</p> <p>Due date: 21/03/2025 Client status: Not Complete</p>	

Details	Recommendations	Photo
<p>Question: L.3</p> <p>Section: Flat Entrance/Residents' Bedroom/Bedsit Doors</p> <p>Action ID: 904817</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known 6 - Potential 6 <p>Priority R</p>	<p>Comment: The glazing fitted to flat 1,3,4,5,7 and 8, entrance doors in this Purpose-Built/Stay Put premises appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. Due to the low-rise/ low-risk nature of these premises, replacement need only occur as it becomes due as part of normal reactive or planned maintenance.</p> <p>Recommendation: The existing Georgian Wired glass fitted in the flat entrance doors, as noted, of this Level 3 Purpose-Built/Stay Put premises should be replaced with EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading), as part of the normal cyclical maintenance programme.</p> <p>Due date: Unlimited Client status: Not Complete</p>	



Details	Recommendations	Photo
<p>Question: X.1</p> <p>Section: Electrical Services</p> <p>Action ID: 904816</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 1- Potential 1 <p>Priority R</p>	<p>Comment: Surface mounted wiring systems noted within the common escape routes were not adequately supported with metallic/fire-resisting supports.</p> <p>Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire.</p> <p>Due date: Unlimited Client status: Not Complete</p>	



3 Introduction and Scope

3.1 Limitations of this assessment

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

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling.
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.



3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	12 months
B	24 months
C	30 months
R	Unlimited
Man1	1 month
Man2	24 months

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.



4 Property Details

UPRN	900010325
Number Range	1-8
Building Name	Eastbury Court
Street Number	
Street	Blake Avenue
City/Town	Barking
Postcode	IG11 9ST
Property Designation	General Needs (5 Storeys and under)

Building Layout Information	
Total No. of Floors	3
Total No. of Floors (common area only)	3
Total No. of Storeys (ground and above)	3
Ground Floor Area (m2) (if applicable)	n/a
Total Area of All Floors (m2) (if applicable)	n/a
Building Layout Description	Purpose built block of 8 self-contained general needs flats. Entry into the building is via a secure front entrance gate that opens outwards. This gives access to an open aired corridor with 3 gates to exit that also contains 8 externally accessed resident storage cupboards. There are 2 separate staircases that provide access to and egress from 4 self-contained general needs flats in each. Flats are accessed directly from the staircase with 2 flats and half sized recessed service cupboards next to flat entrance doors on the first floor and second floors. Ventilation of the escape route is provided by manually operated windows on the staircase. The electrical intake cupboard is located under each of the staircases at ground floor level. Bins are stored in an external storage area accessed from the rear of the premises.
Extent of Common Areas (area assessed)	Areas accessed were the lobbies on each level and stairs.
Areas of the building to which access was not available.	Flats were not sampled. Resident's meter cupboards. Resident's storage cupboards. Garages. Ground floor electrical intake cupboard - non-standard lock.
Total number of Flats/Bedsits/Bedrooms (as applicable)	8
Number accessed off the Common Area	8
Flats/Bedsits/Bedrooms sample inspected	No flat entrances could be sampled at the time of inspection.
Building Use	Single
Details of ancillary use (if applicable)	N/A
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional



Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1980
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Masonry - Cavity
External Wall Finish Type	Brick
Other Construction Information	1-8 Eastbury Court has 2 separate staircases. 1-4 and 5-8 Eastbury Court.



Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	None on site however occasional staff attendance assumed.
Person managing fire safety in the premises	London Borough Barking and Dagenham - Person Managing Fire Safety Unknown.
Person consulted during the FRA	No persons were consulted at the time of inspection.
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None highlighted at the time of the assessment.
Any other relevant information	No additional information provided.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

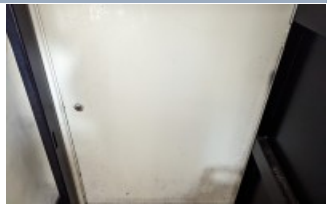
Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act (2021)
Other applicable legislation	02) Housing Act 2004


Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?				No
Comment: No access was possible to the electrical intake/meter cupboards due to a non-standard lock being fitted (see recommendation photo).				
Recommendation: The electrical intake/meter cupboards should be accessed to carry out a visual check of the electrical apparatus.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 904797	

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)				Not Known
Comment: No access was possible to the electrical intake/meter cupboard to check if the common area fixed electrical installation was inspected and tested.				
Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2018 (as amended).				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 904798	

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

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



Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.	

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

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
Comment: Residents who wish to smoke can do so within their private accommodation only.	

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006 and residents are permitted to smoke within their private accommodation only.	

Question - B.3: Does the policy in relation to smoking appear to be observed?	Yes
Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.	

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

C. Arson



Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The entrance door to the premises is self-closing and is fitted with an intercom and door release system and was locked at the time of inspection - Intercom and key fob access.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin/Wheelie bins were stored in a designated external bin storage area, located at the rear of the premises.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: The designated external bin storage area was provided with a secure fence and gate and was locked at the time of inspection.	

Question - C.4: Is fire load close to the premises minimised?	Yes
Comment: There was no unnecessary fire load noted close to the building at the time of inspection.	

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	No
Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.	

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	No
Comment: No portable heaters were noted within the common area at the time of inspection.	

E. Cooking

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


F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	No
Comment: No lightning protection system was noted.	

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?	Yes
Comment: The height and design of the building are such that it is unlikely that a lightning protection system is required.	

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: No cleaning rota is displayed but the common area is clean and tidy.	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Not Known		
Comment: No access was possible to the electrical intake/meter cupboards to check for the storage of combustible items due to a non-standard lock being fitted (see recommendation photo).			
Recommendation: The electrical intake/meter cupboards should be inspected to confirm that combustible items are not being kept near ignition sources.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 904799



Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection.	

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
Comment: The common escape routes were clear of any trip hazards at the time of inspection.	

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
Comment: No hazardous materials were noted in the common area at the time of inspection.	

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
Comment: There were no other house-keeping issues noted at the time of inspection.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Not Known		
Comment: No information was available to confirm if fire safety conditions are imposed on outside contractors when working on the premises.	No image available		
Recommendation: Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 904800



Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)				Not Known
Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by outside contractors.				No image available
Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by outside contractors including a Hot Work Permit system.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 904801	

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)				Not Known
Comment: No information was received to confirm if there are satisfactory controls in place over works carried out on the premises by in-house staff.				No image available
Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by in-house staff including a Hot Work Permit system.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 904802	

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?				No
Comment: No dangerous substances were noted being stored or in use at the time of inspection.				

J. Other Significant Hazards

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



General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.	

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


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

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

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

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems - Intercom and key fob access.	



Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?				Not Known
Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.				
Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 904803	

Question - K.8: Do final exits open in the direction of escape where necessary?				Yes
Comment: Doors on escape routes open in the direction of escape.				

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)				Yes
Comment: Travel distances appear to be in line with that allowed in LGA - 'Fire safety in purpose-built blocks of flats' - 2012, section 56 - Means of escape within the flat and 58.24 - Flats served by a single escape stairway. Vented lobbies the distance is within 8m from the furthest flat entrance door to the stair - which is deemed as acceptable.				

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

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?				Not Applicable
Comment: Separation of escape route is not required given the design and layout of this building.				


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



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

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. The front entry/exit door and windows noted on the first and second floor landings can be opened to vent smoke from within the communal areas if required.	

Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)	Not Applicable
Comment: The building is provided with adequate permanent or manual smoke ventilation - See K.14 for details.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Not Known
Comment: It is not known if there is information/contact details provided in this General Needs property for any resident with a disability to get assistance or advice with means of escape if required.	
Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. Where a resident self-identifies with vulnerabilities that could impact their ability to escape in a fire, management should provide such assistance with PEEPs etc. as may be considered necessary.	
Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 904804	

Question - K.17: Are all other means of escape issues satisfactory? [1]	Yes
Comment: There were no other means of escape issues noted at the time of inspection.	

Question - K.19: What is the current evacuation strategy for the property?	Stay Put
Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.	

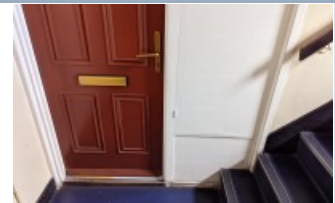


Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	

Question - K.21: What is the recommended evacuation strategy for the property?	Stay Put
Comment:	

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Not Known		
Comment: Flat entrance doors/frames appear to be replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).			
<p>Recommendation: As flat entrances may have been fitted with composite doorsets, these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme. In addition, an intrusive inspection should be carried out to confirm the adequacy of composite doorset installations including the fixings and firestopping between the frame and the wall.</p>			
Priority: Man2	Known Quantity: 0	Potential Quantity: 8	Action ID: 904805



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


Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No		
Comment: The glazing fitted to flat 1,3,4,5,7 and 8, entrance doors in this Purpose-Built/Stay Put premises appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. Due to the low-rise/ low-risk nature of these premises, replacement need only occur as it becomes due as part of normal reactive or planned maintenance.			
<p>Recommendation: The existing Georgian Wired glass fitted in the flat entrance doors, as noted, of this Level 3 Purpose-Built/Stay Put premises should be replaced with EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading), as part of the normal cyclical maintenance programme.</p>			
Priority: R	Known Quantity: 6	Potential Quantity: 6	Action ID: 904817

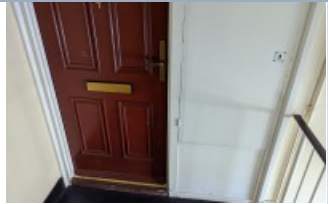





Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights over the flat entrance doors in these premises.	

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no side panels to the flat entrance doors in this property.	

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to	Not Known
Comment: No access was possible to any of the flat entrance doors to confirm that they are fitted with adequate self-closing devices.	
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that self-closers are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.	
Priority: Man2 Known Quantity: 0 Potential Quantity: 8 Action ID: 904806	

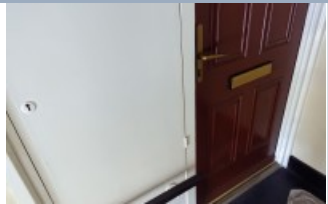
Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in	Not Known
Comment: There was no access possible to any of the flat entrance doors to confirm that they are fitted with intumescent strips and cold smoke seals.	
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked to confirm that strips and seals are fitted and remain effective. An ongoing rolling programme of checks should be confirmed to be in place.	
Priority: Man2 Known Quantity: 0 Potential Quantity: 8 Action ID: 904807	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	No
Comment: Letterboxes fitted to flat entrance doors are defective - Flat 1 letterbox front was missing.	
Recommendation: Letterboxes to flat entrance doors as noted should be replaced with fire rated letterboxes.	
Priority: A Known Quantity: 1 Potential Quantity: 1 Action ID: 904808	



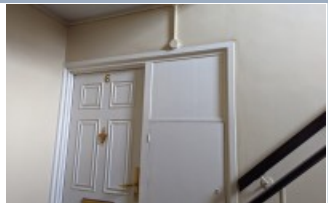
Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]	Yes
Comment: There were no other flat entrance door issues noted at the time of inspection.	

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	No		
Comment: All common area fire doors and/or frames appear to be appropriately fire rated except for:- half sized recessed service cupboards next to flat entrance doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).			
Recommendation: Common area doors and frames as noted should be replaced with E30S (FD30S) self-closing fire door sets, installed strictly in accordance with the manufacturer's test certification, including appropriate 'Fire door keep shut' signage to both sides.			
Priority: A	Known Quantity: 8	Potential Quantity: 8	Action ID: 904818


Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
Comment: All common area fire rated fire doors and frames appear to be in good condition.	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Not Applicable
Comment: There are no glazed common area fire doors in this property.	

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Known		
Comment: The fanlights above half sized recessed service cupboards next to flat entrance doors are of solid material with unknown fire-resistance.			
Recommendation: 30-minute fire-resisting material should be installed in the fanlights/side panels to the common area fire doors as noted (unless it can be confirmed by certification that the existing material is appropriately fire rated)			
Priority: A	Known Quantity: 8	Potential Quantity: 8	Action ID: 904819



Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Not Applicable
Comment: There are no common area fire doors which require a self-closing device in this property.	

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	Not Known
Comment: It was not possible to ascertain if the locked electrical intake cupboards were fitted with intumescent strips and seals- recessed service cupboards dealt with at M1.	
Recommendation: The locked riser/cupboard doors as noted should be checked to confirm that adequate intumescent strips and smoke seals are fitted.	
Priority: Man2 Known Quantity: 0 Potential Quantity: 2 Action ID: 904820	

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
Comment: Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).	

Question - M.8: Are all other common area fire door issues satisfactory?	Yes
Comment: There are no common area fire doors within this property.	

N. Emergency Lighting

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
Comment: The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).	



Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	Yes
Comment: The coverage of the emergency lighting provided appears to be adequate.	

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and	No
Comment: The fire action notice displayed is appropriate, however, is partially obscured by other notices on the notice board.	
Recommendation: A fire action notice advising of the 'Stay Put' evacuation policy should be provided in the common areas.	
Priority: A	Known Quantity: 1 Potential Quantity: 1 Action ID: 904809



Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for	No
Comment: Fire door signage is missing to the electrical intake cupboards. 'Fire door keep locked' required. Fire door signage is missing from recessed service cupboards however the door(s) concerned have been recommended for replacement which will include provision of the necessary signs - see M.1.	
Recommendation: Provide 'Fire door keep locked' signage to the electrical cupboard fire doors as noted.	
Priority: C	Known Quantity: 2 Potential Quantity: 2 Action ID: 904810



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

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

P. Means of Giving Warning in Case of Fire



Question - P.1: Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	No
Comment: There is no BS5839 (Part 6 or Part 1) fire detection/alarm system provided in the common areas of the building.	

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

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of	Not Known		
Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.	No image available		
Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.			
Priority: Man2	Known Quantity: 0	Potential Quantity: 8	Action ID: 904811

Question - P.6: Is remote monitoring of fire alarm signals required, via social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from	Not Applicable
Comment: Remote fire alarm system monitoring is not a requirement for this property type and occupancy.	

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

Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose	Yes
Comment: The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	



Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable
Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).	

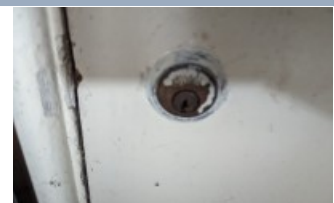
Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Not Applicable
Comment: No services risers/cupboards were noted in the common areas of the property.	

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Not Applicable
Comment: No pipes or other services passing through fire-resisting construction were noted in the common areas of the property.	

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Not Applicable
Comment: No waste chute is provided in the property.	

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Yes
Comment: Compartmentation appears to be adequate from limited access visual inspection only (subject to recommendations which may be noted elsewhere in this report). A full roofspace compartmentation survey is beyond the scope of this Type 1 assessment.	

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Not Known		
Comment: No access was possible to the electrical intake/meter cupboards due to a non-standard lock being fitted (see recommendation photo).			
Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.			
Priority: Man2	Known Quantity: 0	Potential Quantity: 2	Action ID: 904812





Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?	Not Applicable
Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.	

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

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification)	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.	

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies)	Yes
Comment: The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. External brick walls. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance.	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.	



R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Not Applicable
Comment: Portable extinguishers are not provided in this building and are not required given the use and occupancy type.	

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	Yes
Comment: A drop key override switch facility is provided which worked satisfactorily when tested.	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	No
Comment: The building is not provided with a fire mains.	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	No
Comment: The building is not provided with a lift.	

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

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)	No
Comment: No sprinkler system is provided within the building.	



Question - S.6: Are hose reels provided within the building?	No
Comment: Hose reels are not provided within the building.	

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	General Needs (5 Storeys and under)
Comment: A three-storey, purpose-built, detached residential premises containing 4 iGeneral needs flats.	

V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out - Emergency escape lighting.	
Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS 5266-8:2004 and records kept on-site or in a central database.	
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 904813



Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out - Intercom and key fob access.	
Recommendation: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 904814




Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out - Drop key system.	
Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 904815





Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature			No
Comment: Surface mounted wiring systems noted within the common escape routes were not adequately supported with metallic/fire-resisting supports.			
Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire.			
Priority: R	Known Quantity: 1	Potential Quantity: 1	Action ID: 904816

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)		No
Comment: There were no gas installations noted within the common parts of the building.		

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]		Yes
Comment: There were no other relevant issues noted at the time of inspection.		



BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part1b	BAFE registration number of issuing Certificated Organisation: NSI00539
Part 2	Name of client: London Borough of Barking and Dagenham
Part 3a	Address of premises for which the fire risk assessment was carried out: Eastbury Court, 1-8, Blake Avenue, Barking, IG11 9ST
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment:Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 21/09/2022
Part 6	Recommended date for reassessment of the premises: 21/09/2025
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organisation:



John Herbison FCABE MIFireE (Director)

Date of Issue: 21/09/2022