

Type 1

# Fire Risk Assessment

**Date of Assessment**  
26 November 2024

**Date Issued to Client**  
29 November 2024

**Recommended Reassessment Date**  
29 November 2025

**Property Assessed**

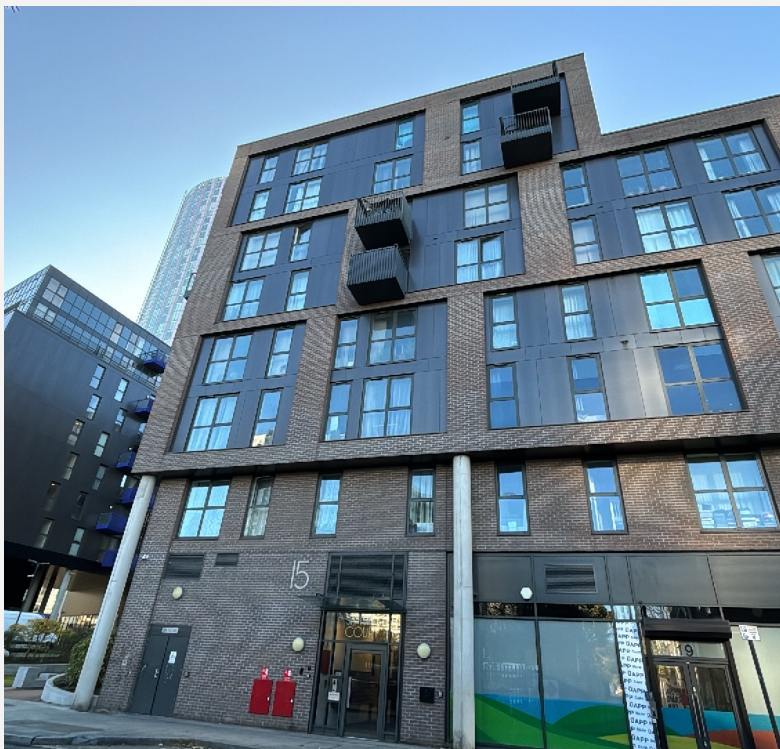
Sapphire Court, 15, 1-71, Warton Road,  
London, E15 2GG

**UPRN**  
C3HAL101

**Property Classification**  
Level 1

**Property Designation**  
GN-High Rise

**Risk Rating**  
Moderate



**Client Organisation**  
Notting Hill Genesis

**Responsible Person (RP)**  
Notting Hill Genesis

**Responsible Person's Address**  
Kings Cross Office, Bruce Kenrick House, 2  
Killick Street, London N1 9FL

**Fire Risk Assessment Company**  
Savills (UK) Ltd

**Assessment Completed by**  
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**Assessment Approved by**  
John Herbison

**Document Download Date**  
26 August 2025

**Document Version**  
FRA Snapshot



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# 1. Executive Summary

## 1.1 Compliance and Risk Record

Following this fire risk assessment, it is considered that the risk to life from fire at these premises is:

		CONSEQUENCE ▼		
		Slight Harm	Moderate Harm	Extreme Harm
LIKELIHOOD ▶	Low	Trivial risk	Tolerable risk	Moderate risk
	Medium	Tolerable risk	<b>Moderate risk</b>	Substantial risk
	High	Moderate risk	Substantial risk	Intolerable risk

On satisfactory completion of all remedial works the risk rating of this property may be reduced to: **TOLERABLE RISK**

## 1.2 Risk Level Definitions

In this context, a definition of the above terms is as follows:

### Likelihood: Medium

Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

### Consequence: Moderate Harm

Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

### Current Risk Rating: 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.

### Potential Risk Rating: Tolerable

No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.

## 1.3 Evacuation Strategy

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

## 1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	0	0
A	0	0	0
B	0	1	1
C	0	0	0
R	0	0	0
Man1	0	0	0
Man2	0	0	0
Man3	0	0	0
ManR	0	0	0
Totals	0	1	1

Note: See section 3.3 for the timescales associated with each priority in the table above.




## 1.5 Fire Safety Systems Inventory


Assets	
Disabled evacuation aids	No
Emergency lighting	Yes
Evacuation alert system	No
Extinguishers	Yes
Fire alarm system	Yes
Fire mains	Yes
Hose reels	No
Lifts for fire safety uses	Yes
Lightning protection	Not Known
Smoke control system	Yes
Sprinkler system	No





## 2. Action Plan

### 2.1 Recommendations from this Assessment

Details	Comments / Recommendations	
<b>Question:</b> B.3 <b>Section:</b> Smoking Policies <b>Action ID:</b> 1517860 <b>Quantity:</b> Known (N/A); Potential (N/A) <b>Priority:</b> Man1	<b>Comments:</b> There was evidence of smoking in the common area in the form of cigarette butts.  <b>Recommendations:</b> It should be confirmed/ensured that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.  <b>Due date:</b> 29/12/2024 <b>Client status:</b> Complete	
<b>Question:</b> G.2 <b>Section:</b> House-Keeping <b>Action ID:</b> 1517862 <b>Quantity:</b> Known (N/A); Potential (N/A) <b>Priority:</b> Man1	<b>Comments:</b> Combustible items were noted close to an ignition source. Minor contractors waste was noted within the electrical intake cupboard. This issue should be dealt with as soon as possible.  <b>Recommendations:</b> All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.  <b>Due date:</b> 29/12/2024 <b>Client status:</b> Complete	
<b>Question:</b> G.4 <b>Section:</b> House-Keeping <b>Action ID:</b> 1517863 <b>Quantity:</b> Known (N/A); Potential (N/A) <b>Priority:</b> Man1	<b>Comments:</b> There were trip hazards noted within the common escape routes at the time of inspection. An electric bicycle was noted adjacent to flat 41. As the quantity involved is substantial and/or the location is critical the items should be cleared as soon as possible. (See X.4 for electric bicycle)  <b>Recommendations:</b> The significant trip hazards noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.  <b>Due date:</b> 29/12/2024 <b>Client status:</b> Complete	

Details	Comments / Recommendations	
<p><b>Question:</b> M.2</p> <p><b>Section:</b> Common Area Fire Doors</p> <p><b>Action ID:</b> 1517865</p> <p><b>Quantity:</b> Known (1); Potential (1)</p> <p><b>Priority:</b> A</p>	<p><b>Comments:</b> All common area fire-rated fire doors appear to be in good condition except for the following Priority A issues:- Damage was noted to the sixth-floor cross-corridor fire door. (NB. Actions for any Priority C issues such as excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)</p> <p><b>Recommendations:</b> 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. (sixth-floor cross-corridor fire door).</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p>	

Details	Comments / Recommendations	
<p><b>Question:</b> M.5</p> <p><b>Section:</b> Common Area Fire Doors</p> <p><b>Action ID:</b> 1517866</p> <p><b>Quantity:</b> Known (1); Potential (1)</p> <p><b>Priority:</b> A</p>	<p><b>Comments:</b> Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. A faulty self-closing device was noted to the ground-floor staircase lobby fire door.</p> <p><b>Recommendations:</b> The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p>	

Details	Comments / Recommendations	
<p><b>Question:</b> F.2</p> <p><b>Section:</b> Lightning</p> <p><b>Action ID:</b> 1517861</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> It was not possible to determine if a lightning protection system is required without an assessment by a specialist contractor.</p> <p><b>Recommendations:</b> It should be confirmed that a lightning protection assessment has been carried out by a specialist contractor which demonstrates that a lightning protection system is not required. If the assessment indicates otherwise a suitable lightning protection system should be provided.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p>	




Details	Comments / Recommendations
<p><b>Question:</b> K.15b</p> <p><b>Section:</b> Means of Escape</p> <p><b>Action ID:</b> 1517864</p> <p><b>Quantity:</b> Known (0); Potential (1)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> The accommodation corridors have been subdivided with a mechanical smoke shaft in the front section and an automatic electromechanical air inlet vent in both staircase doors. The system includes a small automatic damper in the ceiling void above the main smoke shaft damper and above the cross corridor door on each floor. There is no smoke shaft within the rear section of the corridor therefore the system appears to have been designed with one shaft providing smoke extraction for the entire corridor via the cross corridor door and the ceiling void damper. However insulation material was noted throughout the ceiling voids which could prevent air/smoke travel to the dampers and as a result reduce the efficiency of the smoke extraction system. This is based on a visual assessment only with no testing of the operation and cause and effect.</p> <p><b>Recommendations:</b> The design of the automatically operated smoke control system provided should be checked by a specialist engineer and confirmed as adequate for the building design and layout.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p>





Details	Comments / Recommendations
<p><b>Question:</b> O.8</p> <p><b>Section:</b> Fire Safety Signs, Notices, Plans and Information to Residents</p> <p><b>Action ID:</b> 1517868</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> It could not be confirmed that the Secure Information Box is inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.</p> <p><b>Recommendations:</b> It should be confirmed/ensured that the Secure Information Box is inspected at least annually to confirm that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p>






Details	Comments / Recommendations
<p><b>Question:</b> Q.9</p> <p><b>Section:</b> Limiting Fire Spread</p> <p><b>Action ID:</b> 1517869</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> A central mechanical ventilation system is installed in the building with ventilation grills located at strategic points. It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building.</p> <p><b>Recommendations:</b> The central mechanical ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p> 


Details	Comments / Recommendations
<p><b>Question:</b> Q.10</p> <p><b>Section:</b> Limiting Fire Spread</p> <p><b>Action ID:</b> 1517870</p> <p><b>Quantity:</b> Known (0); Potential (1)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> It could not be determined if the wall or ceiling linings are suitable to resist the spread of flame over their surface and have a low rate of heat release. An unknown sprayed foam finish was noted to the bin storeroom ceiling.</p> <p><b>Recommendations:</b> It should be confirmed/ensured that the wall/ceiling linings noted will achieve a surface lining classification of European Class B-s3, d2 (National Class 0 cited in Building Regulations guidance prior to 2019). (Bin storeroom ceiling).</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p> 

Details	Comments / Recommendations
<p><b>Question:</b> Q.13d</p> <p><b>Section:</b> Limiting Fire Spread</p> <p><b>Action ID:</b> 1517881</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. Rain screen cladding and vertical stacked balconies have been provided to the external walls. A specialist survey will be required.</p> <p><b>Recommendations:</b> It should be arranged for an assessment of the external wall construction to be completed by a competent person. The findings of this assessment should be shared with Savills so that any impact on fire safety can be considered before reviewing this FRA.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p> 





Details	Comments / Recommendations
<p><b>Question:</b> Q.13h</p> <p><b>Section:</b> Limiting Fire Spread</p> <p><b>Action ID:</b> 1517871</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> It could not be confirmed that the fire and rescue service has been provided with information about the design and materials of the building's external walls, nor if a process is in place to inform the FRS of any subsequent material changes made to them.</p> <p><b>Recommendations:</b> It should be confirmed/ensured that the fire and rescue service has been provided with information about the design and materials of the building's external walls. A process should be confirmed to be in place to inform the FRS of any subsequent material changes made to them.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p> 

Details	Comments / Recommendations
<p><b>Question:</b> S.9a</p> <p><b>Section:</b> Other Fire Safety Systems and Equipment</p> <p><b>Action ID:</b> 1517872</p> <p><b>Quantity:</b> Known (0); Potential (1)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> The fire and smoke resistant air transfer grilles on the first and sixth floor (secondary staircase) did not appear to be in good condition. The louvred slats to both grilles were damaged. The air transfer grille on the first-floor (main staircase) appeared to have been modified. The intumescent louvred slats have been replaced with a metal grille.</p> <p><b>Recommendations:</b> Management should confirm/ensure that the modified air transfer grille as noted does not compromise the integrity of the staircase enclosure. Period of fire resistance required is 60 minutes (1st floor main staircase).</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p> 

Details	Comments / Recommendations
<p><b>Question:</b> S.9a</p> <p><b>Section:</b> Other Fire Safety Systems and Equipment</p> <p><b>Action ID:</b> 1517882</p> <p><b>Quantity:</b> Known (0); Potential (2)</p> <p><b>Priority:</b> Man2</p>	<p><b>Comments:</b> The fire and smoke resistant air transfer grilles on the first and sixth floor (secondary staircase) did not appear to be in good condition. The louvred slats to both grilles were damaged. The air transfer grille on the first-floor (main staircase) appeared to have been modified. The intumescent louvred slats have been replaced with a metal grille.</p> <p><b>Recommendations:</b> The damaged grilles should be checked to ensure that they are still fully functional and replaced as necessary.</p> <p><b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete</p>



Details	Comments / Recommendations
<b>Question:</b> T.10  <b>Section:</b> Procedures and Arrangements  <b>Action ID:</b> 1517874  <b>Quantity:</b> Known (N/A); Potential (N/A)  <b>Priority:</b> Man2	<b>Comments:</b> It is not known if liaison with the local Fire and Rescue Service takes place.  <b>Recommendations:</b> It should be confirmed/ensured that appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagements should be kept on-site or in a central database.  <b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete

Details	Comments / Recommendations
<b>Question:</b> T.11  <b>Section:</b> Procedures and Arrangements  <b>Action ID:</b> 1517875  <b>Quantity:</b> Known (N/A); Potential (N/A)  <b>Priority:</b> Man2	<b>Comments:</b> It is not known if routine fire safety checks are being carried out.  <b>Recommendations:</b> It should be confirmed/ensured that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.  <b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete

Details	Comments / Recommendations
<b>Question:</b> V.3  <b>Section:</b> Testing and Maintenance  <b>Action ID:</b> 1517876  <b>Quantity:</b> Known (N/A); Potential (N/A)  <b>Priority:</b> Man2	<b>Comments:</b> From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. The last service date noted was:- 05/2018.  <b>Recommendations:</b> It should be confirmed/ensured that the fire extinguisher equipment as noted, which is out of test date according to the labelling, is tested and serviced in accordance with the requirements of BS 5306 and records kept on-site or in a central database.  <b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete



Details	Comments / Recommendations
<b>Question:</b> V.16  <b>Section:</b> Testing and Maintenance  <b>Action ID:</b> 1517877  <b>Quantity:</b> Known (N/A); Potential (N/A)  <b>Priority:</b> Man2	<b>Comments:</b> No evidence was available on-site to confirm that regular inspection, testing and servicing of the mechanical smoke extraction system are being carried out.  <b>Recommendations:</b> It should be confirmed/ensured that the mechanical smoke extraction system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.  <b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete



Details	Comments / Recommendations
<b>Question:</b> W.1 <b>Section:</b> Records <b>Action ID:</b> 1517878 <b>Quantity:</b> Known (N/A); Potential (N/A) <b>Priority:</b> Man2	<b>Comments:</b> No logbook was available at the time of inspection, either in paper or online digital format. (S.I.B was not accessed) <b>Recommendations:</b> It should be confirmed/ensured that a fire safety logbook is provided, in either paper or online digital format, to enable recording (as required) of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. <b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete


Details	Comments / Recommendations
<b>Question:</b> W.4 <b>Section:</b> Records <b>Action ID:</b> 1517879 <b>Quantity:</b> Known (N/A); Potential (N/A) <b>Priority:</b> Man2	<b>Comments:</b> No up to date records of routine in-house fire safety checks were available on-site at the time of inspection. <b>Recommendations:</b> It should be confirmed/ensured that records of routine fire safety checks are kept in the fire safety logbook (on-site or online). <b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete

Details	Comments / Recommendations
<b>Question:</b> X.4 <b>Section:</b> Electrical Services <b>Action ID:</b> 1517880 <b>Quantity:</b> Known (N/A); Potential (N/A) <b>Priority:</b> Man2	<b>Comments:</b> An e-bike / e-scooter was being stored in the escape route adjacent to flat 41. <b>Recommendations:</b> Appropriate arrangements should be put in place for the storage and charging of e-bikes and e-scooters. The NFCC position statement 'E-bikes and e-scooters fire safety guidance' gives advice on this. <b>Due date:</b> 01/03/2025 <b>Client status:</b> Complete




Details	Comments / Recommendations
<b>Question:</b> P.9 <b>Section:</b> Means of Giving Warning in Case of Fire <b>Action ID:</b> 1517873 <b>Quantity:</b> Known (1); Potential (1) <b>Priority:</b> B	<b>Comments:</b> The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off. <b>Recommendations:</b> An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons. <b>Due date:</b> 29/11/2025 <b>Client status:</b> In progress



Details	Comments / Recommendations
<p><b>Question:</b> M.6</p> <p><b>Section:</b> Common Area Fire Doors</p> <p><b>Action ID:</b> 1517867</p> <p><b>Quantity:</b> Known (2); Potential (2)</p> <p><b>Priority:</b> C</p>	<p><b>Comments:</b> Common area fire doors are provided with adequate intumescent strips and smoke seals except for the fifth-floor staircase lobby and seventh-floor cross-corridor fire doors which have damaged intumescent strips and smoke seals.</p> <p><b>Recommendations:</b> The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained. (fifth-floor staircase lobby and seventh-floor cross-corridor fire doors).</p> <p><b>Due date:</b> 29/05/2026 <b>Client status:</b> Complete</p> 

## 2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
<p><b>Question:</b> O.3a</p> <p><b>Section:</b> Fire Safety Signs, Notices, Plans and Information to Residents</p> <p><b>Action ID:</b> 1280159</p> <p><b>Quantity:</b> Known (1); Potential (1)</p> <p><b>Priority:</b> B</p>	<p><b>Comments:</b> Some wayfinding signage is provided in the stair landings and/or lift lobbies to identify floor-level and/or flat numbers. However, this did not appear to be in accordance with the guidance in paragraphs 15.13 to 15.16 of Approved Document B Volume 1 2019. Floor and flat identification signage is provided on each floor however the signs are not in the required format.</p> <p><b>Recommendations:</b> The existing wayfinding and flat indicator signage should be upgraded/updated to be in accordance with paragraphs 15.13 to 15.16 of ADB1 2019.</p> <p><b>Due date:</b> 06/12/2024 <b>Client status:</b> Complete</p> 



# 3. Introduction

## 3.1 Limitations of this Assessment

### Scope

This fire risk assessment (FRA) has been undertaken based on the Fire Risk Assessment Company's understanding of the building's current design, use, fire strategy and evacuation procedures. It provides an assessment of the risk to life from fire and does not address building or property protection, or business continuity. This report is not an assurance against risk and is based on the best judgement of the Fire Risk Assessment Company.

This FRA may rely on information supplied by others and no liability is accepted for the accuracy of such information. Where information has been provided (e.g. regarding corporate policies and procedures or systems maintenance) this will be considered as confirming compliance unless evidence to the contrary is found during the assessment.

### Assessment Types

The assessment type is stated on the cover page and footers within the report. For residential fire risk assessment there are four assessment types defined in government issued guidance:

- a) Type 1 – A non-intrusive fire risk assessment of the common parts with (where possible and appropriate) sample inspections of flat entrance doors, service risers and accessible void spaces. This is the basic fire risk assessment required for the purposes of the Fire Safety Order (FSO)
- b) Type 2 – In addition to the Type 1 assessment this includes a degree of intrusive inspection to the common parts carried out on a sampling basis. This usually requires the presence of a contractor to open up construction and make good after inspection.
- c) Type 3 – In addition to the Type 1 assessment this includes a non-intrusive inspection within a sample of flats. Consideration will be given to the arrangements for means of escape and fire detection (normally smoke alarms) within the flats sampled, and fire resistance of internal doors if applicable. These matters are beyond the scope of the FSO
- d) Type 4 – This has the same scope of work as a Type 3 but includes a degree of intrusive inspection in both the common parts and flats, carried out on a sampling basis. A Type 4 can be completed as a full report including all aspects of a Type 1, or be carried out as a full review of a preceding Type 1 with additional questions to cover the increased scope of work. Alternatively, a Type 4 can stand alone and only cover the intrusive inspection elements required to common parts and sample flats.

### Third Parties

Information contained in this report should not be relied upon and used by third parties without the express permission of the Fire Risk Assessment Company.

### Review

This FRA should be subject to review not later than the Recommended Reassessment Date stated in the report or when:

- a) material alterations to the premises take place;
- b) a significant change occurs in the matters taken into account when the FRA was carried out;
- c) a significant change to fire precautions occurs; or
- d) there is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of a fire).

**Please Note:** A Type 4 assessment does not generally require a review, particularly where it has been completed as a stand alone report. Where a Type 4 has incorporated a full Type 1 assessment the review cycle will be as per that expected for the Type 1.



This FRA may identify areas to which access was not available during the inspection. In certain instances, the Fire Risk Assessment Company may have made specific recommendations for further inspection in the report, however, as general guidance it is recommended that any areas not accessed are inspected as soon as possible.

## External Walls

Assessment of external wall construction and building structure is required for multi-occupied residential buildings, but is a specialist area usually beyond the remit of fire risk assessors. In addition, the level of intrusive access required for complete assessment is impossible to achieve during a non-intrusive FRA. The Fire Risk Assessment Company will therefore usually rely on the provision (by the Client Organisation) of accurate information and assessments by experts when considering the adequacy of these elements. In some cases, it may be appropriate for external walls to be assessed during the FRA but this is limited to low-rise buildings of traditional construction, utilising non-combustible materials, where there is minimal risk of external fire spread. Where the FRA includes an assessment of the external walls, this is based on a non-intrusive visual inspection from ground level and should not be considered as comprehensive.

## Floor Heights

Where it is necessary to establish the height of the top storey to determine the applicability of certain regulations this information is expected to have been supplied by the responsible person. Where this is not made available an estimate will be made using a typical floor to floor height value of 3.0m. It should be noted that this might not be accurate in non-typical buildings and may lead to the incorrect application of legislative requirements.

## Fire Safety Systems

Where this FRA makes comments about fire safety systems these are assumed to have been designed and installed in accordance with the relevant guidance. Inspections of such systems during the FRA are limited to a visual check with no testing being carried out.

## Consents and Approvals

Where new works, alterations or extensions are noted on-site it is assumed that all appropriate consents and approvals have been obtained. Recommendations made in this report may propose works to be completed which are subject to consents or approvals under other legislation. The Client Organisation should ensure that all appropriate consents and approvals are obtained prior to commencement of any such works.

## Recommendations

It is assumed that recommendations made in this report will be progressed and carried out by persons who are qualified and competent to do so. Where recommendations made in this report include quantities, these are estimated, indicative values which should not be relied upon without confirmation/remeasurement. Where this report refers to technical guidance such as British Standards it should be taken to be the most recently updated version irrespective of the version cited. If in doubt about any matters relating to the guidance cited reference should be made back to the Fire Risk Assessment Company for clarification.

Where the Client Organisation has completed and approved actions raised in previous fire risk assessments it is presumed in the first instance that these will have been dealt with adequately. Where the Fire Risk Assessment Company finds evidence that previous actions are not completed (or not completed to an acceptable standard) these will be raised again as new actions in this assessment. In effect, this risk assessment represents a snapshot of all outstanding fire safety matters at the time of the inspection.



## 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.

<b>Article 3</b>	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
<b>Article 4</b>	Defines the meaning of general fire precautions
<b>Article 5</b>	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.
<b>Article 6</b>	Lists exemptions, which includes domestic premises occupied as a single private dwelling
<b>Article 8</b>	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
<b>Article 9</b>	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.
<b>Article 11</b>	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.
<b>Article 12</b>	Requires the responsible person to eliminate or reduce risks from dangerous substances.
<b>Article 13</b>	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
<b>Article 14</b>	Requires that escape routes and exits are kept clear and accessible at all times.
<b>Article 15</b>	Requires appropriate procedures to be established including the need for fire drills and competent persons to assist in their undertaking.
<b>Article 17</b>	Requires suitable maintenance of fire safety facilities and equipment.
<b>Article 19</b>	Requires communication with employees, including the significant findings of the fire risk assessment.
<b>Article 20</b>	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.
<b>Article 21</b>	Requires that employees are provided with suitable and appropriate training.
<b>Article 22</b>	Requires co-operation / coordination where two or more responsible persons share duties in premises.
<b>Article 23</b>	Lists the general duties of employees at work.
<b>Article 24</b>	Allows the introduction of additional regulations.

### Primary Legislation

The Fire Safety Act 2021 commenced on 16 May 2022 and clarifies that the Fire Safety Order (FSO) applies to a building's structure, external walls and any common parts of premises including all flat entrance doors for buildings containing two or more domestic premises.

The Fire Safety (England) Regulations 2022 were introduced under Article 24 of the FSO and commenced on 23 January 2023. The regulations add additional requirements for multi-occupied residential buildings depending on building height.





Secondary Legislation

Section 156 of the Building Safety Act 2022 commenced on 1 October 2023 and amends Articles 21 and 22 of the FSO mainly to extend the requirements for information sharing and cooperation and coordination between duty holders.

3.3 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:

Contractor Actions		Management Actions	
U	1 day	U	1 day
A	3 months	Man1	1 month
B	12 months	Man2	3 months
C	18 months	Man3	6 months
R	Unlimited	ManR	Unlimited

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.

3.4 Client Status of Recommendations

All new actions recommended in the FRA are initially given a Client status of 'Unassigned'.  
If the client uses Riskhub to manage actions arising from fire risk assessments this will be updated to reflect the current action status. When the FRA report is generated at a date after the original publication then current Client status values will be shown.  
The date at which the PDF is downloaded is shown on the front cover of this report.  
The Client status for any action is determined by the Client Organisation and is not within the control of the Fire Risk Assessment Company in any way. The main Client status values are shown below:

Client Statuses	
Unassigned	The action has not yet been assigned to a team or individual to resolve, or the client does not use Riskhub for action management.
In Progress	The action has been assigned to a team or an individual to resolve and is currently being worked on or has been submitted for approval and is awaiting sign off and completion.
Completed	The action has been Approved by the relevant person in the Client Organisation and is now closed.

Where an action has a Client Planned Date this indicates that the action has been included, with other actions, into a workplan by the client. The date given is the expected completion for all actions in the work plan.



## 4. Property Details

UPRN	C3HAL101
Address	1-71, Sapphire Court, 15, Warton Road, London, E15 2GG
Property Designation	GN-High Rise

Building Layout Information	
Building Height	27m (estimated)
Total No. of Floors	10
Total No. of Floors (common area only)	10
Total No. of Storeys (ground and above)	10
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	Entrance hallway, staircase, sample service riser cupboards (ground, 1st, 5th and 9th floor), store cupboards, communal terrace and bin room.
Areas of the Building to Which Access was not Available	No access to the first-floor riser cupboards due to non-standard locks fitted. Flats that were not sample inspected.
Total Number of Flats/Bedsits/Bedrooms (as applicable)	73
Number Accessed off the Common Area	73
Flats/Bedsits/Bedrooms Sample Inspected	Flats 8, 11, 20 and 48.
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	5
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	2



## Building Layout Description

Ten-storey purpose-built property with 71 general needs self-contained flats and two staircases, two further flats from Lapis Court are connected to this block. The ground-floor consists of a secure entrance hallway with a lift, an electrical riser and doors to the integral bin room, a shared car park and the staircase enclosure. The first-floor consists of an electrical riser within the staircase enclosure and an accommodation corridor with flats 1-8, two lifts, a services riser cupboard, two store cupboards, two doors to the communal terrace (shared with the adjacent properties) and a storey exit to a second staircase that discharges at ground-floor to the side of the block. The layout of floors two to the ninth is identical each consisting of an electrical riser within the staircase enclosure and an accommodation corridor with 5-9 flats, two lifts, a service riser cupboard and a storey exit to the secondary staircase. The main staircase continues up to roof level which consists only of a landing with a roof access door. Accessed externally at the rear of the block are seven duplex flats which form part of a separate address (Lapis Mews) however flats 1-5 have a private secondary entrance/exit to the communal roof terrace and integral duplex flats 6 and 7 have a private secondary entrance/exit inside the accommodation corridors of this block.

## Construction Information

Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2011
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Other
Other External Wall Construction Type	Combination of cavity masonry, rain screen cladding and curtain walling.
External Wall Finish Type	Other
Other External Wall Finish Type	Brick and aluminum panels.
Roof Type	Flat
Other Construction Information	There are private balconies to front and side elevations.

## External Wall Assessment

Fire Safety (England) Regulations 2021 applicable	Yes
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Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of Any Onsite Management	A 24/7 concierge is located within the adjacent Halo Tower.
Person Managing Fire Safety in the Premises	James Lewis - Fire Risk Operations Manager.
Person Consulted During the FRA	The concierge and the residents of flats 8, 11, 20 and 48.
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)	No evidence of recent fire loss or damage.
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	04) Housing Act 2004 05) The Fire Safety (England) Regulations 2022 06) The Building Safety Act 2022 - Section 156



Fire Safety Guidance	
Main Fire Safety Guidance Used in this Assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2011
Other Key Fire Safety Guidance Referred to	<p>PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.</p> <p>BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises'</p> <p>BS 5266-8:2004 - 'Emergency escape lighting systems'</p> <p>BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage'</p> <p>BS 7346-4:2003 - 'Components for smoke and heat control systems'</p> <p>BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'</p>



# 5. FRA Questionnaire

## General

### Applicability of Fire Safety (England) Regulations 2022

<b>Question - 1.0</b>	Will the premises being assessed fall within the scope of The Fire Safety (England) Regulations 2022?
<b>Answer</b>	Yes - Residential 18m and over (or 7+ storeys)
<b>Comments</b>	The premises contain two or more sets of domestic premises and a common escape route and have an estimated top storey height of 18m (or more) from the lowest ground level when measured in accordance with Appendix D to Approved Document B1, or have seven or more storeys (excluding any below ground). The premises are therefore within the scope of The Fire Safety (England) Regulations 2022.

## Assessment Type

<b>Question - 2.0</b>	What type of fire risk assessment does this report constitute?
<b>Answer</b>	Re-assessment
<b>Comments</b>	Savills has previously completed one or more Type 1 fire risk assessments on this property. Where actions have been raised in previous reports which remain outstanding it is Savills policy not to duplicate these in this Type 1 assessment - these actions will instead be listed in Section 2.2 'Recommendations from Previous Assessments'.

## Main Property Use

<b>Question - 3.0</b>	Which of the following categories best describes the main use of the property?
<b>Answer</b>	General Needs Flats

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

<b>Question - A.1</b>	Was access gained to the electrical intake/meter cupboard(s) for the building?
<b>Answer</b>	Yes
<b>Comments</b>	The electrical intake/meter cupboard for the premises was accessed at the time of inspection.

<b>Question - A.2</b>	Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that appropriate inspections and testing of fixed electrical installations are undertaken.



<b>Question - A.3</b>	Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)
<b>Answer</b>	Yes
<b>Comments</b>	No defects were noted in the common area fixed electrical installation (from cursory visual inspection only).

<b>Question - A.4</b>	Are portable electrical appliances and other electrical equipment in the common areas included in an effective Inspection and Testing of Electrical Equipment (ITEE) programme? (Formerly PAT)
<b>Answer</b>	Not Applicable
<b>Comments</b>	No portable electrical appliances were seen within the common areas during this inspection.

<b>Question - A.5</b>	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?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that a suitable policy is in place.

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


## B. Smoking Policies

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

<b>Question - B.2</b>	Is there a policy in place to prevent or restrict smoking within the building?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that a suitable policy is in place.





Question - B.3	Does the policy in relation to smoking appear to be observed?	
Answer	No	
Comments	There was evidence of smoking in the common area in the form of cigarette butts.	
Recommendation	It should be confirmed/ensured that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517860

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

## C. Arson

<b>Question - C.1</b>	Are the premises adequately secured to protect against the risk of arson by intruders? (Please state how)
<b>Answer</b>	Yes
<b>Comments</b>	The entrance door to the premises is fitted with an intercom and door release system and was locked at the time of inspection.

<b>Question - C.2</b>	Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)
<b>Answer</b>	Yes
<b>Comments</b>	Waste bins were stored in a secure integral bin storage room located by the block entrance door. There is an internal access lobby to the bin room from the entrance hallway however the lobby door was locked and the bin room appears to be only accessible externally.

<b>Question - C.3</b>	Is fire load close to the premises minimised?
<b>Answer</b>	Yes
<b>Comments</b>	There was no unnecessary fire load noted close to the building at the time of inspection.



## D. Space Heating

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


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

## E. Cooking

<b>Question - E.1</b>	Are common cooking facilities provided in the building?
<b>Answer</b>	No
<b>Comments</b>	No common cooking facilities are provided in the premises.

## F. Lightning

<b>Question - F.1</b>	Does the building have a lightning protection system installed?
<b>Answer</b>	Not Known
<b>Comments</b>	It could not be confirmed that a lightning protection system is provided.

<b>Question - F.2</b>	Is the building considered safe without a lightning protection system, given the height and design?
<b>Answer</b>	Not Known
<b>Comments</b>	It was not possible to determine if a lightning protection system is required without an assessment by a specialist contractor.
<b>Recommendation</b>	It should be confirmed that a lightning protection assessment has been carried out by a specialist contractor which demonstrates that a lightning protection system is not required. If the assessment indicates otherwise a suitable lightning protection system should be provided.
<b>Photo</b>	

Priority: Man2


Quantity: Known (N/A); Potential (N/A)

Action ID: 1517861

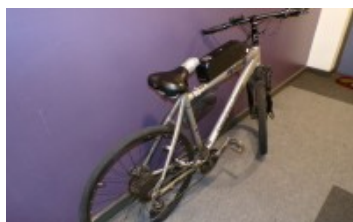


## G. House-Keeping

<b>Question - G.1</b>	Is the property regularly cleaned to prevent the build up of combustibles?
<b>Answer</b>	Yes
<b>Comments</b>	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?	
Answer	No	
Comments	Combustible items were noted close to an ignition source. Minor contractors waste was noted within the electrical intake cupboard. This issue should be dealt with as soon as possible.	
Recommendation	All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517862

<b>Question - G.3</b>	Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?
<b>Answer</b>	Yes
<b>Comments</b>	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 or obstructions?	
Answer	No	
Comments	There were trip hazards noted within the common escape routes at the time of inspection. An electric bicycle was noted adjacent to flat 41. As the quantity involved is substantial and/or the location is critical the items should be cleared as soon as possible. (See X.4 for electric bicycle)	
Recommendation	The significant trip hazards noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517863



<b>Question - G.5</b>	Are any hazardous materials being stored on the premises and if so are the storage arrangements appropriate?
<b>Answer</b>	Not Applicable
<b>Comments</b>	No hazardous materials were noted in the common area at the time of inspection.

<b>Question - G.5a</b>	Are there shared laundry facilities provided on-site, and if so are clothes dryer filters regularly checked and cleared of lint build up?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There are no shared laundry facilities in the building.

<b>Question - G.5b</b>	Are there private balconies present and if so is there a policy in place and communicated to residents on what can and cannot be stored and used on balconies?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that a balcony policy is in place.

<b>Question - G.6</b>	Are all other house-keeping issues satisfactory [1]?
<b>Answer</b>	Yes
<b>Comments</b>	There were no other house-keeping issues noted at the time of inspection.

## H. Contractors

<b>Question - H.1</b>	Are fire safety conditions, controls and restrictions (such as hot working permits etc.) in place for those carrying out work on the premises covering both contractors and in-house staff?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that suitable controls are in place.

## I. Dangerous Substances

<b>Question - I.1</b>	Are any 'dangerous substances' covered by the Dangerous Substances and Explosives Atmospheres Regulations 2002 noted being stored or in use within the property?
<b>Answer</b>	No
<b>Comments</b>	No dangerous substances were noted being stored or in use at the time of inspection.



## J. Other Significant Hazards

<b>Question - J.1</b>	Are all other Fire Hazard issues considered satisfactory? [1]
<b>Answer</b>	Yes
<b>Comments</b>	There were no other fire hazard issues noted at the time of inspection.

## General Fire Protection Measures

### K. Means of Escape

<b>Question - K.1</b>	Is the escape route design deemed satisfactory? (Consider current design codes)
<b>Answer</b>	Yes
<b>Comments</b>	The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.

<b>Question - K.2</b>	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)
<b>Answer</b>	Yes
<b>Comments</b>	The escape stairs are provided with adequate lobby protection.

<b>Question - K.3</b>	Is there adequate provision of exits for the numbers who may be present?
<b>Answer</b>	Yes
<b>Comments</b>	The provision of exits is considered adequate for the number of people expected to be present.

<b>Question - K.4</b>	Is there adequate exit width for the numbers who may be present?
<b>Answer</b>	Yes
<b>Comments</b>	The exit widths provided appear adequate for the numbers expected to be present.

<b>Question - K.5</b>	Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?
<b>Answer</b>	Yes
<b>Comments</b>	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.

<b>Question - K.6</b>	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)
<b>Answer</b>	Yes
<b>Comments</b>	Doors or gates on escape routes are provided with electrically operated access control systems.



<b>Question - K.7</b>	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?
<b>Answer</b>	Yes
<b>Comments</b>	The ground floor entrance doors have a green break-glass point fitted which overrides the access control system. It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates from the communal roof terrace are designed to 'fail safe' on power failure however the doors have a key code pad and an intercom to the concierge therefore considered acceptable in the circumstances seen.

<b>Question - K.7a</b>	From visual inspection, is the access control system in good working condition? (In particular consider access controls linked to the fire alarm system in high-rise buildings).
<b>Answer</b>	Yes
<b>Comments</b>	From visual inspection, the access control system appears to be in good working condition.

<b>Question - K.8</b>	Is the direction of opening of final exit doors considered appropriate and are inward opening doors avoided where they are expected to accommodate more than 60 people evacuating?
<b>Answer</b>	Yes
<b>Comments</b>	The final exit door opens inwards, however, this is considered satisfactory as the building has a Stay Put strategy and it is expected to be used by less than 60 people in a fire emergency.

<b>Question - K.9</b>	Are travel distances satisfactory? (consider single direction and more than one direction)
<b>Answer</b>	Yes
<b>Comments</b>	Travel distances appear to be in line with that allowed in LGA - 'Fire safety in purpose-built blocks of flats' - 2012. Maximum travel distance in the accommodation corridors is approx. 18m in two directions and approx. 9m in a single direction. Considered acceptable due to a mechanical smoke control system in the escape route.

<b>Question - K.10</b>	Are the precautions for all inner rooms suitable?
<b>Answer</b>	Not Applicable
<b>Comments</b>	No inner rooms were identified at the time of inspection.

<b>Question - K.11</b>	Are escape routes adequately separated from each other, with fire resisting construction where required?
<b>Answer</b>	Yes
<b>Comments</b>	Alternative escape routes are adequately separated by fire-resisting construction and fire doors where required.



<b>Question - K.12</b>	Are corridors sub-divided with a cross-corridor fire resisting door where required?
<b>Answer</b>	Yes
<b>Comments</b>	Corridors are provided with smoke control doors where required.


<b>Question - K.13</b>	Do escape routes lead to a place of safety?
<b>Answer</b>	Yes
<b>Comments</b>	Escape routes lead to a place of safety.

<b>Question - K.14</b>	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
<b>Answer</b>	Not Applicable
<b>Comments</b>	The stairs and lobbies are provided with an automatic smoke ventilation system. See K.15.

<b>Question - K.15</b>	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
<b>Answer</b>	Yes
<b>Comments</b>	The block is provided with an automatic smoke ventilation system comprising mechanical smoke shaft AOVs within the accommodation corridors and a permanent vent at the head of both stairs. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.





Question - K.15b	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?	
Answer	No	
Comments	The accommodation corridors have been subdivided with a mechanical smoke shaft in the front section and an automatic electromechanical air inlet vent in both staircase doors. The system includes a small automatic damper in the ceiling void above the main smoke shaft damper and above the cross corridor door on each floor. There is no smoke shaft within the rear section of the corridor therefore the system appears to have been designed with one shaft providing smoke extraction for the entire corridor via the cross corridor door and the ceiling void damper. However insulation material was noted throughout the ceiling voids which could prevent air/smoke travel to the dampers and as a result reduce the efficiency of the smoke extraction system. This is based on a visual assessment only with no testing of the operation and cause and effect.	
Recommendation	The design of the automatically operated smoke control system provided should be checked by a specialist engineer and confirmed as adequate for the building design and layout.	
Photo		
Priority: Man2	Quantity: Known (0); Potential (1)	Action ID: 1517864

<b>Question - K.16</b>	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider Information for Residents, PEEPs, PCFRAs, Assistance Needs, Staffing Levels etc.)
<b>Answer</b>	Yes
<b>Comments</b>	The Notting Hill Genesis fire action notice displayed in the property includes a contact reference for tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.

<b>Question - K.17</b>	Are all other means of escape issues satisfactory? [1]
<b>Answer</b>	Yes
<b>Comments</b>	There were no other means of escape issues noted at the time of inspection.

<b>Question - K.19</b>	What is the current evacuation strategy for the property?
<b>Answer</b>	Stay Put
<b>Comments</b>	The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.



<b>Question - K.20</b>	Is the current evacuation strategy for the property considered appropriate?
<b>Answer</b>	Yes
<b>Comments</b>	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

<b>Question - K.21</b>	What is the recommended evacuation strategy for the property?
<b>Answer</b>	Stay Put

## L. Flat Entrance/Residents' Bedroom/Bedsit Doors

<b>Question - L.1</b>	Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)
<b>Answer</b>	Yes
<b>Comments</b>	Flat entrance doors appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

<b>Question - L.2</b>	Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?
<b>Answer</b>	Yes
<b>Comments</b>	Flat entrance fire doors and frames appear to be in good condition. (NB. Actions for any Priority C issues such as excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)

<b>Question - L.2a</b>	Are flat entrance fire doors checked at least every 12 months on a 'best endeavours' basis, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis, in partnership with Savills, has put in place a programme to check flat entrance fire doors annually on a 'best endeavours' basis using the Riskhub Asset Service platform.

<b>Question - L.3</b>	Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There is no glazing present to any flat entrance doors in this property.



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

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

<b>Question - L.6</b>	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?
<b>Answer</b>	Yes
<b>Comments</b>	An adequate self-closing device was fitted to the entrance door of sampled flats 8, 11, 20 and 48. No access to other flats.

<b>Question - L.7</b>	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?
<b>Answer</b>	Yes
<b>Comments</b>	Intumescent strips and cold smoke seals were fitted to the entrance door of sampled flats 8, 11, 20 and 48. No access to other flats.

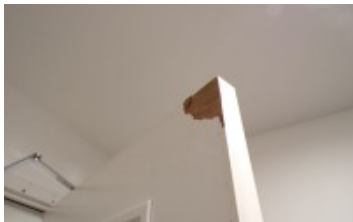
<b>Question - L.8</b>	Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)
<b>Answer</b>	Not Applicable
<b>Comments</b>	There are no letterboxes fitted to flat entrance doors in these premises.

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

## M. Common Area Fire Doors

<b>Question - M.1</b>	Are all common area doors and frames requiring fire resistance appropriately fire rated?
<b>Answer</b>	Yes
<b>Comments</b>	All common area fire doors and/or frames appear to be appropriately fire rated FD30/FD60 timber doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).




Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?	
Answer	No	
Comments	All common area fire-rated fire doors appear to be in good condition except for the following Priority A issues:- Damage was noted to the sixth-floor cross-corridor fire door. (NB. Actions for any Priority C issues such as excessive threshold or perimeter gaps to fire doors are not included in this FRA as these are subject to a quarterly Savills fire door checking programme, using the Riskhub Assets Service platform, as required for buildings over 11m under Regulation 10 of the Fire Safety (England) Regulations 2022. Any actions necessary will be raised under that programme instead to avoid duplication.)	
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. (sixth-floor cross-corridor fire door).	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 1517865

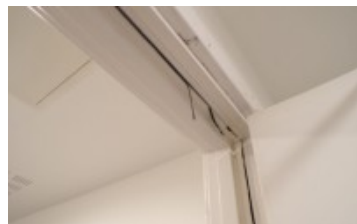
<b>Question - M.2a</b>	Are communal area fire doors checked at least every 3 months, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis, in partnership with Savills, has put in place a programme to check common area fire doors quarterly using the Riskhub Asset Service platform.

<b>Question - M.3</b>	Is all glazing to common area fire doors appropriately fire rated?
<b>Answer</b>	Yes
<b>Comments</b>	All glazing to common area fire doors appears to be appropriately fire rated.

<b>Question - M.4</b>	Are fanlights/side panels to common area fire doors appropriately fire rated?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There are no fanlights/side panels to common area fire doors in this property.



Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?	
Answer	No	
Comments	Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. A faulty self-closing device was noted to the ground-floor staircase lobby fire door.	
Recommendation	The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 1517866

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	No
Comments	Common area fire doors are provided with adequate intumescent strips and smoke seals except for the fifth-floor staircase lobby and seventh-floor cross-corridor fire doors which have damaged intumescent strips and smoke seals.
Recommendation	The defective intumescent strips and cold smoke seals should be replaced on the doors or frames as noted. The strips and seals to all edges should be replaced to ensure that compatibility is maintained. (fifth-floor staircase lobby and seventh-floor cross-corridor fire doors).
Photo	

Priority: C	Quantity: Known (2); Potential (2)	Action ID: 1517867
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<b>Question - M.7</b>	Is the ironmongery fitted to common area fire doors considered satisfactory? (consider locks, hinges, hold-open devices, leaf selectors etc.)
<b>Answer</b>	Yes
<b>Comments</b>	Ironmongery to common area fire doors is considered adequate (subject to any issues noted elsewhere in this report).



<b>Question - M.8</b>	Are common area fire door sets adequate otherwise? [1]
<b>Answer</b>	Yes
<b>Comments</b>	No other common area fire door issues noted at the time of inspection.

## N. Emergency Lighting

<b>Question - N.1</b>	Is emergency lighting provided where required within the building? (if 'Yes' then describe provision)
<b>Answer</b>	Yes
<b>Comments</b>	Charging indicators to lighting units and/or test switches were noted confirming that emergency lighting is provided to the common areas of the premises.

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

<b>Question - N.3</b>	From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)
<b>Answer</b>	Yes
<b>Comments</b>	The coverage of the emergency lighting provided appears to be adequate.

## O. Fire Safety Signs, Notices, Plans and Information to Residents

<b>Question - O.1</b>	Is there adequate provision of appropriate Fire Action Notices, clearly displayed within the common areas, which include instructions on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
<b>Answer</b>	Yes
<b>Comments</b>	A suitable residential Fire Action Notice detailing the Stay Put strategy in place, how to report a fire, and what action to take once a fire has occurred was clearly displayed within the common area.

<b>Question - O.1a</b>	Are residents provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter) which includes information on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that the required information is provided appropriately.



<b>Question - O.2</b>	Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)
<b>Answer</b>	Yes
<b>Comments</b>	Fire door signage is considered adequate.

<b>Question - O.2a</b>	Is information about fire doors, as required by the Fire Safety (England) Regulations 2022, provided to new residents when they move in and reissued to all residents annually?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that the required information is provided appropriately.

<b>Question - O.3</b>	If required, is directional/exit signage adequate?
<b>Answer</b>	Yes
<b>Comments</b>	Directional and exit signage is considered adequate.

<b>Question - O.3a</b>	Is adequate wayfinding signage provided to each stair landing and lift lobby which includes clear markings identifying floors and individual flat numbers? (Signage should conform to paragraph 15.13 to 15.16 of Approved Document B Volume 1 2019)
<b>Answer</b>	No
<b>Comments</b>	Some wayfinding signage is provided in the stair landings and/or lift lobbies to identify floor-level and/or flat numbers. However, this did not appear to be in accordance with the guidance in paragraphs 15.13 to 15.16 of Approved Document B Volume 1 2019. Floor and flat identification signage is provided on each floor however the signs are not in the required format.


<b>Question - O.4</b>	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.)
<b>Answer</b>	Yes
<b>Comments</b>	No other fire safety signs issues were noted at the time of inspection.

<b>Question - O.6</b>	Is a suitable Secure Information Box (SIB) provided in or on the building which is readily accessible to the Fire and Rescue Service?
<b>Answer</b>	Yes
<b>Comments</b>	A suitable Secure Information Box (SIB) is provided in the ground floor entrance hallway which is readily accessible to the Fire and Rescue Service.





<b>Question - O.7</b>	Does the Secure Information Box contain information as required by the Fire Safety (England) Regulations 2022? (Contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and site plan).
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that SIBs contain the required information - assessors do not check the contents of SIBs.

Question - O.8	Is the Secure Information Box inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022?	
Answer	Not Known	
Comments	It could not be confirmed that the Secure Information Box is inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.	
Recommendation	It should be confirmed/ensured that the Secure Information Box is inspected at least annually to confirm that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517868

<b>Question - O.9</b>	Have up-to-date floor plans and a site plan, marked up with key fire fighting equipment, been prepared and shared electronically with the Fire and Rescue Service?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that the required information is provided appropriately.

## P. Means of Giving Warning in Case of Fire

<b>Question - P.1</b>	Has the building got a BS 5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
<b>Answer</b>	Yes
<b>Comments</b>	GN Purpose-built - There is a BS5839-1 L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided.



<b>Question - P.2</b>	From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?
<b>Answer</b>	Yes
<b>Comments</b>	The common area fire detection/alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).


<b>Question - P.3</b>	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
<b>Answer</b>	Yes
<b>Comments</b>	GN Purpose-built - A BS 5839-1 L5 system is installed within the common areas of the building. This is appropriate for control of the smoke ventilation system. The system comprises a fire alarm panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided and are not required.

<b>Question - P.5</b>	Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?
<b>Answer</b>	Yes
<b>Comments</b>	A suitable Grade D smoke alarm was noted within the entrance hallway of sample flats 8, 11, 20 and 48. No access to other flats.

<b>Question - P.5a</b>	Is a rolling programme of checks in place to ensure that individual smoke alarm systems to flats are fitted and remain effective?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that a programme is in place.

<b>Question - P.6</b>	Is the common fire detection and alarm system provided with a remote monitoring facility such as a connection to an Alarm Receiving Centre?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There is no requirement for the common fire alarm system installed in this property to be connected to an alarm receiving centre.



Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]
Answer	No
Comments	The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off.
Recommendation	An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons.
Photo	

Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1517873
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<b>Question - P.10</b>	Are all other fire detection and alarm system issues satisfactory? [2]
<b>Answer</b>	Yes
<b>Comments</b>	There were no other fire detection/alarm system issues noted at the time of inspection.

## Q. Limiting Fire Spread

<b>Question - Q.1</b>	In general, from a limited visual inspection of the areas accessed during this Type 1 FRA, is the level of compartmentation considered adequate for the use and evacuation strategy for the property? (Consider conversions and non-traditional construction).
<b>Answer</b>	Yes
<b>Comments</b>	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).

<b>Question - Q.1a</b>	From a limited visual inspection of the areas accessed during this Type 1 FRA was the building free from obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey?
<b>Answer</b>	Yes
<b>Comments</b>	No obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey were noted. As this is based on a limited visual inspection of the areas accessed during this Type 1 FRA it should not be considered as conclusive evidence of compliance.

<b>Question - Q.2</b>	Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)
<b>Answer</b>	Yes
<b>Comments</b>	Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report).



<b>Question - Q.3</b>	Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?
<b>Answer</b>	Yes
<b>Comments</b>	From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.

<b>Question - Q.4</b>	Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)
<b>Answer</b>	Yes
<b>Comments</b>	Firestopping around services would appear to be adequate.


<b>Question - Q.5</b>	Is the building provided with refuse chute facilities for the disposal of rubbish by residents?
<b>Answer</b>	No
<b>Comments</b>	No refuse chute is provided in the property.

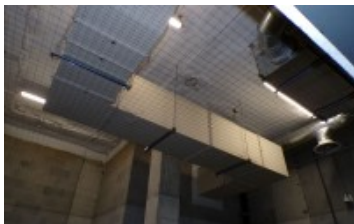
<b>Question - Q.6</b>	Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There were no roof voids noted above the common areas - the building has a flat roof.

<b>Question - Q.7</b>	Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)
<b>Answer</b>	Yes
<b>Comments</b>	The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.

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



<b>Question - Q.9</b>	If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)
<b>Answer</b>	Not Known
<b>Comments</b>	A central mechanical ventilation system is installed in the building with ventilation grills located at strategic points. It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building.
<b>Recommendation</b>	The central mechanical ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building.
<b>Photo</b>	
<b>Priority: Man2</b> <b>Quantity: Known (N/A); Potential (N/A)</b> <b>Action ID: 1517869</b>	

<b>Question - Q.10</b>	Are wall and ceiling linings of an appropriate classification to limit the spread of flame over their surface and have a low rate of heat release? (Surface spread of flame classification)
<b>Answer</b>	Not Known
<b>Comments</b>	It could not be determined if the wall or ceiling linings are suitable to resist the spread of flame over their surface and have a low rate of heat release. An unknown sprayed foam finish was noted to the bin storeroom ceiling.
<b>Recommendation</b>	It should be confirmed/ensured that the wall/ceiling linings noted will achieve a surface lining classification of European Class B-s3, d2 (National Class 0 cited in Building Regulations guidance prior to 2019). (Bin storeroom ceiling).
<b>Photo</b>	
<b>Priority: Man2</b> <b>Quantity: Known (0); Potential (1)</b> <b>Action ID: 1517870</b>	


<b>Question - Q.10a</b>	Are wall and ceiling linings of appropriate construction and materials to provide the required period of fire resistance?
<b>Answer</b>	Yes
<b>Comments</b>	The wall and ceiling linings appear appropriate to provide the required period of fire resistance.



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


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

<b>Question - Q.13a</b>	Has the assessor been provided with full details of the external wall construction of the building? (Including details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc).
<b>Answer</b>	No
<b>Comments</b>	Sufficient details of the external wall construction of the building have not been provided for the purposes of this fire risk assessment. This should include, as appropriate, details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc.

<b>Question - Q.13d</b>	Is the external wall construction of the building of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment?
<b>Answer</b>	No
<b>Comments</b>	The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. Rain screen cladding and vertical stacked balconies have been provided to the external walls. A specialist survey will be required.
<b>Recommendation</b>	It should be arranged for an assessment of the external wall construction to be completed by a competent person. The findings of this assessment should be shared with Savills so that any impact on fire safety can be considered before reviewing this FRA.
<b>Photo</b>	

<b>Priority: Man2</b>	<b>Quantity: Known (N/A); Potential (N/A)</b>	<b>Action ID: 1517881</b>
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Question - Q.13h	Has management provided the fire and rescue service with information about the design and materials of the building's external walls and put in place a process to inform the FRS of any subsequent material changes made to them?	
Answer	Not Known	
Comments	It could not be confirmed that the fire and rescue service has been provided with information about the design and materials of the building's external walls, nor if a process is in place to inform the FRS of any subsequent material changes made to them.	
Recommendation	It should be confirmed/ensured that the fire and rescue service has been provided with information about the design and materials of the building's external walls. A process should be confirmed to be in place to inform the FRS of any subsequent material changes made to them.	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517871

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

## R. Fire Extinguishing Appliances

<b>Question - R.1</b>	Are portable fire extinguishers provided in the building? (Give details of any provision)
<b>Answer</b>	Yes
<b>Comments</b>	Extinguishers were provided as follows:- a 5kg carbon dioxide fire extinguisher is provided in the ground floor electrical riser/intake room.

<b>Question - R.2</b>	Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy?
<b>Answer</b>	Yes
<b>Comments</b>	The provision of portable fire extinguishers is considered appropriate for this building.

<b>Question - R.3</b>	Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?
<b>Answer</b>	Yes
<b>Comments</b>	The type, number and location of portable fire extinguishers are considered adequate for the risks present.



<b>Question - R.4</b>	Are all fire extinguishing appliances unobstructed and readily accessible?
<b>Answer</b>	Yes
<b>Comments</b>	The portable fire extinguishers provided are appropriately located and readily accessible.

## S. Other Fire Safety Systems and Equipment

<b>Question - S.1</b>	Is the building provided with drop key override switch facilities for Fire and Rescue Service access?
<b>Answer</b>	No
<b>Comments</b>	No drop key override switch facility is provided.

<b>Question - S.2</b>	Is the building provided with a fire main system? (Dry or wet riser etc.)
<b>Answer</b>	Yes
<b>Comments</b>	The building is provided with a fire main:- dry riser inlet is located adjacent to the main entrance door with outlets on each floor alongside the main staircase.

<b>Question - S.2a</b>	Does the fire main system appear to be in good condition (from limited visual inspection)?
<b>Answer</b>	Yes
<b>Comments</b>	There were no obvious issues noted with the fire main.

<b>Question - S.3</b>	Is the building provided with a firefighting lift, an evacuation lift or an old-standard 'fireman's' lift?
<b>Answer</b>	Yes
<b>Comments</b>	The building is provided with a firefighting lift.

<b>Question - S.3a</b>	Does the firefighting lift, evacuation lift or old-standard 'fireman's' lift appear to be in good condition (from limited visual inspection)?
<b>Answer</b>	Yes
<b>Comments</b>	There were no obvious issues noted with the lift used for fire safety purposes.

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





<b>Question - S.5</b>	Is a sprinkler system provided within the building? (provide details of type and extent)
<b>Answer</b>	No
<b>Comments</b>	A sprinkler system is not provided in the block as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.


<b>Question - S.6</b>	Are hose reels provided within the building?
<b>Answer</b>	No
<b>Comments</b>	Hose reels are not provided within the building.

<b>Question - S.7</b>	Is the building provided with a BS 8629 Evacuation Alert System for use by the Fire and Rescue Service?
<b>Answer</b>	No
<b>Comments</b>	A BS 8629:2019 Evacuation Alert System is not provided in the building and is not required to be retrofitted.

<b>Question - S.8</b>	Are fire doors in the building fitted with automatic hold-open or free-swing devices? (Electromagnetic, Dorgards etc.)
<b>Answer</b>	No
<b>Comments</b>	Fire doors in the building are not fitted with automatic hold-open or free-swing devices.

<b>Question - S.9</b>	Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)
<b>Answer</b>	Yes
<b>Comments</b>	The following relevant fire safety system/equipment was installed:- air transfer grilles with electromechanical shutter system in staircase doors.



<b>Question - S.9a</b>	Does the fire safety system or equipment detailed in S.9 appear to be in good condition (from limited visual inspection)?
<b>Answer</b>	No
<b>Comments</b>	The fire and smoke resistant air transfer grilles on the first and sixth floor (secondary staircase) did not appear to be in good condition. The louvred slats to both grilles were damaged. The air transfer grille on the first-floor (main staircase) appeared to have been modified. The intumescent louvred slats have been replaced with a metal grille.
<b>Recommendation</b>	Management should confirm/ensure that the modified air transfer grille as noted does not compromise the integrity of the staircase enclosure. Period of fire resistance required is 60 minutes (1st floor main staircase).
<b>Photo</b>	
<b>Priority: Man2</b> <b>Quantity: Known (0); Potential (1)</b> <b>Action ID: 1517872</b>	

<b>Question - S.9a</b>	Does the fire safety system or equipment detailed in S.9 appear to be in good condition (from limited visual inspection)?
<b>Answer</b>	No
<b>Comments</b>	The fire and smoke resistant air transfer grilles on the first and sixth floor (secondary staircase) did not appear to be in good condition. The louvred slats to both grilles were damaged. The air transfer grille on the first-floor (main staircase) appeared to have been modified. The intumescent louvred slats have been replaced with a metal grille.
<b>Recommendation</b>	The damaged grilles should be checked to ensure that they are still fully functional and replaced as necessary.
<b>Priority: Man2</b> <b>Quantity: Known (0); Potential (2)</b> <b>Action ID: 1517882</b>	

<b>Question - S.10</b>	Is any other relevant fire safety system or equipment installed? [2] (state type of system and comment as necessary)
<b>Answer</b>	No
<b>Comments</b>	There are no other relevant fire safety systems or equipment installed.



## Fire Safety Management

### T. Procedures and Arrangements

<b>Question - T.1</b>	Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than GN-Low Rise and GN-Mid Rise).
<b>Answer</b>	Management Section Required
<b>Comments</b>	The Property Designation is General Needs (6 storey and over). Completion of the Management Section questions is required for this property type.

<b>Question - T.2</b>	Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that a suitable person/team has been appointed.

<b>Question - T.3</b>	Is there a corporate set of fire safety arrangements covering planning, organisation, control, monitoring and review of the preventative and protective measures in place which includes fire incident response plans?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that suitable arrangements are in place.

<b>Question - T.4</b>	Are there appropriate procedures in place in the event of fire and are these documented?
<b>Answer</b>	Yes
<b>Comments</b>	Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.

<b>Question - T.5</b>	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?
<b>Answer</b>	Yes
<b>Comments</b>	The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.

<b>Question - T.6</b>	Are there suitable fire assembly points away from any risk?
<b>Answer</b>	Not Applicable
<b>Comments</b>	The building has a Stay Put evacuation strategy and no general assembly points are required.



<b>Question - T.7</b>	Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?
<b>Answer</b>	Not Applicable
<b>Comments</b>	The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).

<b>Question - T.8</b>	Are staff nominated to use fire extinguishing appliances in the event of fire?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There is no staff presence in the building except for occasional attendance.

<b>Question - T.9</b>	Are staff nominated to assist with evacuations in the event of fire?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There is no staff presence in the building except for occasional attendance.

Question - T.10	Is there appropriate liaison with the local Fire and Rescue Service?	
Answer	Not Known	
Comments	It is not known if liaison with the local Fire and Rescue Service takes place.	
Recommendation	It should be confirmed/ensured that appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagements should be kept on-site or in a central database.	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517874

<b>Question - T.10a</b>	Are there appropriate arrangements for coordination of fire safety information and responsibilities between duty holders where there are multiple involved in building management?
<b>Answer</b>	Not Applicable
<b>Comments</b>	Control and management of the building is the sole responsibility of Notting Hill Genesis.

Question - T.11	Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	
Answer	Not Known	
Comments	It is not known if routine fire safety checks are being carried out.	
Recommendation	It should be confirmed/ensured that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517875



<b>Question - T.11a</b>	Are monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (if provided within the building) carried out, with records kept and made accessible to residents?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that all essential fire-fighting systems are checked monthly and appropriate records kept and available.

<b>Question - T.11b</b>	Is a procedure in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment, to the Fire and Rescue Service?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that a procedure is in place for reporting relevant faults.

<b>Question - T.12</b>	Are all other fire safety management issues satisfactory?
<b>Answer</b>	Yes
<b>Comments</b>	There were no other fire safety management issues noted at the time of inspection.

## U. Training and Drills

<b>Question - U.1</b>	Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that regular fire safety training is undertaken.


<b>Question - U.4</b>	Are fire drills carried out at appropriate intervals?
<b>Answer</b>	Not Applicable
<b>Comments</b>	The building has a Stay Put evacuation strategy so fire drills are not required.

## V. Testing and Maintenance

<b>Question - V.1</b>	Is the fire detection/alarm system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5839-1 / BS 5839-6)
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.



<b>Question - V.2</b>	Is the emergency lighting system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5266-1 and BS 5266-8)
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.

<b>Question - V.3</b>	Are all fire extinguishers tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5306-3)
<b>Answer</b>	No
<b>Comments</b>	From sample inspection, it would appear that the fire extinguishers have not been serviced within the last year. The last service date noted was:- 05/2018.
<b>Recommendation</b>	It should be confirmed/ensured that the fire extinguisher equipment as noted, which is out of test date according to the labelling, is tested and serviced in accordance with the requirements of BS 5306 and records kept on-site or in a central database.
<b>Photo</b>	

<b>Priority: Man2</b>	<b>Quantity: Known (N/A); Potential (N/A)</b>	<b>Action ID: 1517876</b>
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<b>Question - V.4</b>	Is the fire main inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9990)
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.

<b>Question - V.7</b>	Is the smoke control system inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9999)
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.

<b>Question - V.8</b>	Are access control systems inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (e.g. NCP 109.2)
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.



<b>Question - V.10</b>	Are lifts for use by firefighters or evacuation lifts inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (Firefighting, 'fireman's' or evacuation lifts - LOLER)
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.

Question - V.16	Is the fire safety system or equipment detailed in S.9 inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? [1]	
Answer	Not Known	
Comments	No evidence was available on-site to confirm that regular inspection, testing and servicing of the mechanical smoke extraction system are being carried out.	
Recommendation	It should be confirmed/ensured that the mechanical smoke extraction system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517877

## W. Records

Question - W.1	Is there a logbook available for inspection on-site, either in paper or online digital format?	
Answer	No	
Comments	No logbook was available at the time of inspection, either in paper or online digital format. (S.I.B was not accessed)	
Recommendation	It should be confirmed/ensured that a fire safety logbook is provided, in either paper or online digital format, to enable recording (as required) of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc.	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517878

<b>Question - W.2</b>	Are details of fire drills adequately recorded in the log book or digital log book system?
<b>Answer</b>	Not Applicable
<b>Comments</b>	The building has a Stay Put evacuation strategy so fire drills are not required.

<b>Question - W.3</b>	Are details of fire safety training recorded in the log book or digital log book system?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There are no staff present on-site so fire safety training is not required.



Question - W.4	Are routine in-house fire safety checks recorded in the log book or digital log book system?	
Answer	Not Known	
Comments	No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Recommendation	It should be confirmed/ensured that records of routine fire safety checks are kept in the fire safety logbook (on-site or online).	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517879

<b>Question - W.5</b>	Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?
<b>Answer</b>	Yes
<b>Comments</b>	Notting Hill Genesis confirms that a system is in place.

## Additional Issues

### X. Electrical Services


<b>Question - X.1</b>	If present, are surface mounted wiring systems within the common escape routes supported in accordance with BS 7671 (as amended) such that they will not be liable to premature collapse in the event of fire?
<b>Answer</b>	Not Applicable
<b>Comments</b>	There was no significant surface mounted wiring systems noted within the common escape routes.

<b>Question - X.2</b>	Is the building provided with a solar photovoltaic (PV) microgeneration system?
<b>Answer</b>	No
<b>Comments</b>	No evidence was seen to indicate that a solar PV system is installed on the building.

<b>Question - X.3</b>	Is the building provided with any electrical vehicle (EV) charging points, either internally or in close proximity to the external façade?
<b>Answer</b>	No
<b>Comments</b>	There were no electric vehicle charging points noted.





Question - X.4	Is there any evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within common parts?	
Answer	Yes	
Comments	An e-bike / e-scooter was being stored in the escape route adjacent to flat 41.	
Recommendation	Appropriate arrangements should be put in place for the storage and charging of e-bikes and e-scooters. The NFCC position statement 'E-bikes and e-scooters fire safety guidance' gives advice on this.	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1517880

## Y. Gas Services

<b>Question - Y.1</b>	Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)
<b>Answer</b>	No
<b>Comments</b>	There were no gas installations noted within the common parts of the building.

## Z. Other Issues

<b>Question - Z.1</b>	Are all other issues deemed satisfactory? [1]
<b>Answer</b>	Yes
<b>Comments</b>	There were no other relevant issues noted at the time of inspection. The integral car park is shared by all three Sapphire Court blocks and is the subject of a separate fire risk assessment under UPRN CPC2HAL101.

<b>Question - Z.4</b>	Confirm that contemporaneous notes have been made of this assessment and photographs of them have been attached to the comments.
<b>Answer</b>	Notes confirmed and photos added
<b>Comments</b>	It is confirmed that contemporaneous notes have been taken of this assessment and that photographs have been attached to the commentary, as evidence required for BAFE Certification.



## Assessment Risk Rating

### Assessment Risk Rating

<b>Question - 1</b>	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:
<b>Answer</b>	Medium
<b>Comments</b>	Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

<b>Question - 2</b>	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:
<b>Answer</b>	Moderate Harm
<b>Comments</b>	Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

<b>Question - 3</b>	The derived assessment risk rating of the property is:
<b>Answer</b>	Moderate

<b>Question - 4</b>	On satisfactory completion of all remedial works the risk rating of this property may be reduced to:
<b>Answer</b>	Tolerable
<b>Comments</b>	The overall risk level will be Tolerable once any recommendations from this report and any outstanding from previous reports have been completed.



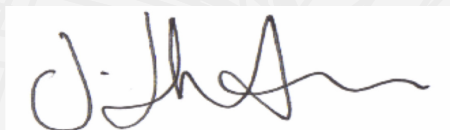
## 6. BAFE Certificate

Part 1a	<b>NSI Life Safety Fire Risk Assessment Silver Approved Organisation:</b> Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part 1b	<b>BAFE Registration Number:</b> NSI00539
Part 2	<b>Name of Client:</b> Notting Hill Genesis
Part 3a	<b>Address of premises for which the fire risk assessment was carried out:</b> Sapphire Court, 15, 1-71, Warton Road, London, E15 2GG
Part 3b	<b>Part or parts of the premises to which the fire risk assessment applies:</b> Common Parts only (not dwellings, where applicable)
Part 4	<b>Brief description of the scope and purpose of the fire risk assessment:</b> Life Safety (as per agreed Specification)
Part 5	<b>Effective date of the fire risk assessment:</b> 29 November 2024
Part 6	<b>Recommended date for review of the fire risk assessment:</b> 29 November 2025
Part 7	<b>Certificate Number:</b> 0

This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the 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 NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within 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: 29 November 2024**



## About this Certificate

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI. NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above. Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract. NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

## Additional Notes

1. "SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE)
2. Life Safety Fire Risk Assessment Silver is an Approval Scheme of the National Security Inspectorate, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY.
3. BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH. RS 8071.3 Sept 2018

