Fire Risk Assessment

Property assessed:	12-14 Wattsfield Lane Kendal LA9 5HF
Client:	South Lakes Housing
UPRN:	194332-1
Property Classification:	Level 3
Document Print Date:	07/02/2019

FRA Inspection Date:	01/10/2018
FRA Issued to Client:	07/02/2019
FRA valid to:	07/02/2022
FRA completed by:	Savills (UK) Ltd, 33 Margaret Street, London W1G 0JD T: 020 7409 8737 E: fireriskhousing@savills.com

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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary

1.1 Compliance and Risk Record

Property Classification	Level 3
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	South Lakes Housing
Assessment Completed by	Gareth Fulton
Assessment Checked by	John Herbison
Date of inspection	01/10/2018
Date of Assessment Issue to Client	07/02/2019

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

Recommended Reassessment Date	07/02/2022

1.2 Recommendation Summary

Priority	Number of recommendations not complete	
	At time of assessment	At report print date
U	0	0
A	0	0
B	0	0
C	0	0
R	1	1
Man1	3	3
Man2	4	4

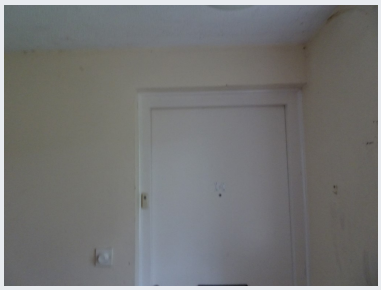
Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The current evacuation strategy for the building is considered appropriate
Recommended evacuation strategy for this propeerty	Stay Put

2 Action Plan

Details		Comments/recommendations		Photo
Question	C.1	Comment: The block entrance door(s) are provided with a manual locking system but were not locked at the time of inspection.		No image available
Section	Arson			
Action ID	173199			
Quantity - Known - Potential	 N/A N/A	Recommendation: The block entrance door(s) should be kept locked shut to prevent unauthorised entry.		
Priority	Man1	Due Date: 07/03/2019	Status: Not Complete	
Question	G.3	Comment: There were combustible items or waste materials in the escape routes. Pram was stored in the ground floor hallway		
Section	House-Keeping			
Action ID	173203			
Quantity - Known - Potential	 N/A N/A	Recommendation: Combustible items noted should be removed from the common area and the area kept clear.		
Priority	Man1	Due Date: 07/03/2019	Status: Not Complete	
Question	Q.6	Comment: No access was possible to the roof space from the common area as no hatch has been provided.		No image available
Section	Limiting Fire Spread			
Action ID	173220			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.		
Priority	Man1	Due Date: 07/03/2019	Status: Not Complete	
Question	A.1	Comment: The electrical intake/meter cupboard for the block could not be located.		No image available
Section	Electrical Ignition Sources			
Action ID	173182			
Quantity - Known - Potential	 N/A N/A	Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus		
Priority	Man2	Due Date: 07/02/2020	Status: Not Complete	
Question	G.2	Comment: No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items		No image available
Section	House-Keeping			
Action ID	173201			
Quantity - Known - Potential	 N/A N/A	Recommendation: The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.		
Priority	Man2	Due Date: 07/02/2020	Status: Not Complete	

Question	L.6	Comment: Sampled flat 12 entrance door was fitted with an adequate self-closing device. No access to other flats.		
Section	Flat Entrance Doors			
Action ID	173216			
Quantity - Known - Potential	 N/A 1	Recommendation: Management should establish a rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.		
Priority	Man2	Due Date: 07/02/2020	Status: Not Complete	
Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 12. No access to other flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	173219			
Quantity - Known - Potential	 N/A 1	Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.		
Priority	Man2	Due Date: 07/02/2020	Status: Not Complete	
Question	L.3	Comment: The glazing fitted to flat 12 entrance door(s) in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. Due to the low-rise/ low-risk nature of this property replacement need only occur as it becomes due as part of normal reactive or planned maintenance.		
Section	Flat Entrance Doors			
Action ID	173213			
Quantity - Known - Potential	 1 1	Recommendation: As part of the normal planned maintenance cycle, EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted when due for replacement.		
Priority	R	Due Date: Unlimited	Status: Not Complete	

3 Introduction and Scope

3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	18 months
C	24 months
R	Unlimited
Man1	1 month
Man2	12 months

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

4 Property Details

UPRN	194332-1
Number Range	12-14
Building Name	
Street Number	
Street	Wattsfield Lane
City/Town	Kendal
Postcode	LA9 5HF
Property Designation	General Needs (5 Storeys and under)

Building Layout Information	
Total No. of Floors	2
Total No. of Floors (common area only)	2
Total No. of Storeys (ground and above)	2
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	Purpose built mid terraced two storey building with a single enclosed stair, a main and rear entrance, 2 flats, both located on the first floor. No store rooms in the common area, two timber framed store cupboards at the rear. No lift and small step to access the front and rear.
Extent of Common Areas (area assessed)	Single stairwell.
Areas of the building to which access was not available.	Individual flats
Total number of Flats/Bedsits/Bedrooms (as applicable)	2
Number accessed off the Common Area	4
Flats/Bedsits/Bedrooms sample inspected	Flat 12 - Requested not to take photos
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Stepped
Total No. of Common Staircases	1

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Render

Construction Information	
Other Construction Information	No additional information received

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	No regular onsite management. Assumed to be occasional visits.
Person managing fire safety in the premises	Ian Mitchell - Compliance Manager
Person consulted during the FRA	No one consulted at the time of inspection
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	No staff on site
-Comments	Occasional staff attendance expected - low numbers anticipated
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None noted
Any other relevant information	None

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
Other applicable legislation	

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?				No
Comment: The electrical intake/meter cupboard for the block could not be located.				
Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 173182	

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: Management have confirmed that common area fixed electrical systems are inspected and tested within the last five years in accordance with BS 7671:2008 (as amended) and records kept on a central database.	

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

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

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.	

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

B. Smoking Policies

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

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: The policy prohibits smoking in the common areas and residents are permitted to smoke within their private accommodation only.	

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

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)				No
Comment: The block entrance door(s) are provided with a manual locking system but were not locked at the time of inspection.				
Recommendation: The block entrance door(s) should be kept locked shut to prevent unauthorised entry.				No image available
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 173199	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: Paladin/Wheelie bins were stored in an open bin storage area at the time of inspection.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: There was no way of securing bins within the designated bin storage area but this is sufficiently remote from the building to be considered acceptable.	

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

D. Space Heating

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

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

E. Cooking

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

F. Lightning

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

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

G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?				Not Known
Comment: No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items				
Recommendation: The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 173201	

Question - G.3: Are escape routes kept clear of combustible items or waste materials?				No
Comment: There were combustible items or waste materials in the escape routes. Pram was stored in the ground floor hallway				
Recommendation: Combustible items noted should be removed from the common area and the area kept clear.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 173203	

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

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

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

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Information received confirming that fire safety conditions are imposed on outside contractors when working on the premises	

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)	Yes
Comment: Information received confirming that there are satisfactory controls in place over works carried out on the premises by outside contractors	

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
Comment: Information received confirming that there are satisfactory controls in place over works carried out on the premises by in-house staff	

I. Dangerous Substances

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

J. Other Significant Hazards

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

General Fire Protection Measures

K. Means of Escape

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

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report)	

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

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

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

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	No
Comment: Doors or gates on escape routes are not provided with electrically operated access control systems	

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

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance	

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

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required.	

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

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

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Openable window present on the first floor	

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Yes
Comment: There are suitable arrangements in the building for means of escape for people with disabilities. It was noted that information is provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance has been added to the fire action notices for the premises.	

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

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

Question - K.20: Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The current evacuation strategy for the building is considered appropriate	

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

L. Flat Entrance Doors

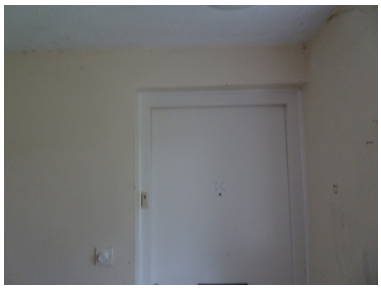
Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
Comment: Flat entrance doors appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation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

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

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No
Comment: The glazing fitted to flat 12 entrance door(s) in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. Due to the low-rise/ low-risk nature of this property replacement need only occur as it becomes due as part of normal reactive or planned maintenance.	
Recommendation: As part of the normal planned maintenance cycle, EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted when due for replacement.	
Priority: R | Known Quantity: 1 | Potential Quantity: N/A | Action ID: 173213	

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

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

Question - L.6: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices?	Not Known
Comment: Sampled flat 12 entrance door was fitted with an adequate self-closing device. No access to other flats.	
Recommendation: Management should establish a rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.	

Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 173216

Question - L.7: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals?	Not Applicable
Comment: There was no access possible to any of the flat entrance doors to confirm that they are fitted with intumescent strips and cold smoke seals. These are not required to be retrofitted to existing 'notional' flat entrance doors in low and medium rise Purpose Built blocks.	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
Comment: Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.	

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Not Applicable
Comment: There are no common area fire doors within this property	

Question - M.2: Are all common area fire rated fire doors in good condition - and not in need of repair?	Not Applicable
Comment: See M.1.	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Not Applicable
Comment: See M.1.	

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable
Comment: There are no common area fire doors within this property	

Question - M.5: Are common area fire doors fitted with adequate self-closing devices where required?	Not Applicable
Comment: See M.1.	

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	Not Applicable
Comment: See M.1.	

Question - M.7: Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)	Not Applicable
Comment: See M.1.	

Question - M.8: Are all other common area fire door issues satisfactory?	Yes
Comment: No other common area fire door issues noted at the time of inspection.	

N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	No
Comment: Emergency lighting is not provided to the common areas of the block.	

Question - N.4: Is existing borrowed/artificial lighting sufficient for escape purposes without emergency lighting being provided? (Internal and external)	Yes
Comment: Existing borrowed/artificial lighting is sufficient for escape purposes in this low-rise block.	

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy and unsuitability of generic notices)	Yes
Comment: A suitable Fire Action Notice(s) indicating the recommended Stay Put evacuation strategy was displayed within the common area.	

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

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

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

P. Means of Giving Warning in Case of Fire

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

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

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the flats installed to a suitable standard? (Grade D LD3 minimum standard)				Not Known
Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 12. No access to other flats.				
Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 173219	

Question - P.6: Is a social alarm system required to allow remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing)	No
Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.	

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

Q. Limiting Fire Spread

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

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

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

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

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

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?				Not Known
Comment: No access was possible to the roof space from the common area as no hatch has been provided.				
Recommendation: Management should check compartmentation within the roof space over the common area to confirm that there is adequate separation between the flats and the common area, and where applicable, between individual flats.				No image available
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 173220	

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Not Applicable
Comment: Not applicable to this property at the time of this assessment.	

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

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

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

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

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

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	Not Applicable
Comment: The building height and distance from the boundaries is such that there are no requirements under Building Regulations with regard to external fire spread.	

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

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	No
Comment: No extinguishers were provided within the common areas.	

Question - R.5: Are portable fire extinguishers required in the common areas?	No
Comment: Fire extinguishers are not required in the common areas of this property as no staff/trained users are likely to be present.	

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	No
Comment: No drop key override switch facility is provided	

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

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

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

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

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

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	General Needs (5 Storeys and under)
Comment:	

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)	Not Applicable
Comment: There were no surface mounted wiring systems noted within the common escape routes.	

Y. Gas Services

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

Z. Other Issues

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

BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: South Lakes Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 12-14 Wattsfield Lane Kendal LA9 5HF
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 07/02/2019
Part 6	Recommended date for reassessment of the premises: 07/02/2022
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)

Date of Issue 07/02/2019