Project

66 High Street – Uxbridge

Title

Fire Risk Assessment

Date of Assessment

8th March 2019

Prepared for

Howarth Homes plc



You provide the problem, **We provide the solution.**

H+H Fire

Revision Schedule

Fire Risk Assessment
HHF_UK02576_FRA_001-02

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	16/04/2019	Initial issue	**Alan Elder** Fire Engineer	**Nicolas Knittel** Fire Engineer	**Glenn Horton** Director
02	15/07/2019	Updated review	Howarth Homes		

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H+H Fire
Suite 33
Beaufort Court
Admirals Way
Marsh Wall
London
E14 9XL

Tel +44 (0)207 193 2990
www.hhfire.com

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1 INTRODUCTION

1.1 General

1.1.1 This fire risk assessment has been carried out to satisfy the requirements of The Regulatory Reform (Fire Safety) Order 2005, which was implemented in October 2006. The Regulatory Reform (Fire Safety) Order supersedes the Fire Precautions (Workplace) Regulations 1997 as amended by The Management of Health and Safety at Work and Fire Precautions (Workplace) (Amendment) Regulations 2003.

1.1.2 This assessment relates solely to 66 High Street, Uxbridge and the arrangements currently in place for the premises. The approach is to identify the ignition sources (e.g. hot works, naked flames, electrical wiring/cabling etc.), the fuel sources (e.g. flammable and combustible liquids, flammable gases and combustible materials etc.) and sources of oxygen.

1.1.3 In order to carry out this fire risk assessment H+H Fire have used their professional expertise and judgment from traditional guidance contained in Publicly Available Specification (PAS 79: 2012) and the Fire Safety Risk Assessment Guides issued by H.M. Government.

1.1.4 Notwithstanding the above, this fire risk assessment has been developed with both aforementioned publicly available guidance documents in mind, as well as other codes of practice and guidance documents.

1.1.5 The recommendations made represent our assessment of the minimum standards considered necessary for the safety of staff, visitors and any attending fire-fighting personnel. It should be borne in mind however that an assessment is open to individual interpretation and as such an Officer of the Local Fire Authority may express a different view on certain aspects.

1.1.6 When taking into account the findings of this assessment, with regards to the existing fire prevention measures observed and procedural arrangements currently being adopted, the category of risk assigned to the premises is derived by utilizing the ‘risk level estimator’ within Part 4 of this assessment. However, once the actions highlighted within the main body of the report have been adequately addressed or implemented, the category of risk can be considered to have been reduced to a tolerable level.

1.2 Purpose

1.2.1 The purpose of this fire risk assessment is to assess whether the following fire safety provisions are in place and commensurate with the associated fire risks within the premises.

- Early warning and alarm;
- Means of escape;
- Means of fighting a fire to aid escape (where required);
- Emergency lighting;
- Escape signage;
- Evacuation procedures;
- Management procedures related to fire safety.

1.2.2 It is considered that if these provisions are in place, the personnel within the occupied areas, should be adequately protected from harm in the event of fire.

1.3 Assessment Review

1.3.1 When taking into account the nature and significance of the issues highlighted within the main body of this report and indeed the nature of the premises and the risk associated it is recommended this assessment and is to be continually updated and reviewed.

1.3.2 It is critical that the ownership of fire safety is the responsibility of a key individual within the organization and that they engage in a continual monitoring of fire safety as part of their normal daily routine. This need not involve the completion of check lists or risk assessment forms but requires an understanding that the process is a continual and dynamic process.

1.4 Design Stage Information

1.4.1 The construction of the finished buildings has been based on the design information provided by all relevant designers (e.g. Architects, Structural Engineers, MEP / HVAC Engineers etc.). The reader of this fire risk assessment should take reference from all the design information for the completed building, and all construction drawings, reports and specifications in order to gain a holistic understanding of the construction processes involved, and how these will be completed.

1.5 Legislation

1.5.1 The applicable legislation is The Regulatory Reform (Fire Safety) Order 2005 (RRFSO).

Regulatory Reform (Fire Safety) Order 2005

1.5.2 RR(FS)O 2005 essentially repeals and replaces all previous fire regulations and laws, for all buildings and construction sites, other than those exempt under Schedule 2 of Building Regulations 2010.

1.5.3 A risk based approach is required under the RR(FS)O 2005 in contrast to the prescriptive process previously imposed. The RR(FS)O 2005 requires that the 'Responsible Person' should undertake a fire safety risk assessment, such that it can be demonstrated that the fire safety precautions are adequate and maintained to reduce the exposure of 'relevant persons', as noted in article 8 below:

" the responsible person must – (a) take such general fire precautions as will ensure so far as is reasonably practical the safety of its employees and (b) in relation to relevant persons who are not in their employ as may reasonably be required to ensure the premises are safe"

1.5.4 The 'Responsible Person' can be defined as the owner, occupier, employer or person(s) in control of the building or construction site, whilst the 'Relevant Persons' are described as 'Any person who is or may be lawfully on the premises, and also any person in the immediate vicinity of the premises who is at risk from a fire in the premises', other than fire-fighters at the time of a fire.

1.5.5 Under the RR(FS)O 2005 it is required that the following information is stored and available for inspection onsite:

- The Fire Risk Assessment;
- Where actions are required, proof of completion;
- Record books detailing the preventative and proactive measures and any arrangements associated with fire safety; planning, organization, control, monitoring, review etc.;
    - Staff training;
    - Previous fire incidents;
    - Dates of Fire Risk Assessment and review dates;
- Copies of equipment test certificates.

1.6 Basis of this Fire Risk Assessment and Disclaimers

1.6.1 In order to carry out this fire risk assessment H+H Fire have used their professional expertise, judgment and guidance contained in publicity available legislation applicable to the buildings:

- Regulatory Reform (Fire Safety) Order 2005 (RRO);
- PAS 79: 2012;
- The Construction (Design and Management) Regulations 2015 (CDM);
- The Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR);
- Control of Substances Hazardous to Health Regulations 2002;
- Fire Safety (Employee's Capabilities, England) Regulations 2010;
- The Management of Health and Safety at Work and Fire Precautions (Workplace) (Amendment) Regulations 2003.

1.6.2 Information for the completion of this assessment was obtained by a physical inspection of the premises, associated work areas and examination of records and drawings (where available) and discussions with members of staff. The assessment is however limited to those areas of the premises to which access was possible at the time of assessment inspection.

1.6.3 This Fire Risk Assessment was undertaken by a suitably qualified and experienced fire risk assessor with a knowledge and understanding of current fire legislation and good practice. The survey included an examination of site fire safety documentation (where available), a physical inspection of areas under the client's responsibility, and questioning of site management and other staff where appropriate. The assessment of fire safety risk was undertaken in line with the requirements of the Regulatory Reform (Fire Safety) Order 2005 and associated official guidance.

1.7 Standards of Construction

1.7.1 Except where specifically commissioned to do so, information for the completion of this assessment was obtained by a non-intrusive inspection assessment.

1.8 Management of the Premises

1.8.1 H+H Fire do not have any on-going control over the fire safety management of the premises. Where measures are proposed in this document, the Responsible Person is entirely responsible

for the implementation of those measures unless H+H Fire are specifically appointed to implement such measures and must do so within the timeframes recommended.

1.8.2 The responsibility for the on-going management of the premises and even, if necessary, the decision to allow the premises to be used for its present purpose, remains with the responsible person and not with the Fire Risk Assessor nor H+H Fire.

1.9 Duty of Disclosure

1.9.1 This fire risk assessment is prepared in good faith and is in part, based upon information provided by the Responsible Person or their agent/s on the day of the assessment.

1.9.2 The Responsible Person and/or their agents have a duty to disclose any information or facts which will impact on the assessment of the fire risk in respect of the occupants of the relevant building. Where such information is not provided, or the information is incorrect, then the Fire Risk Assessor and H+H Fire cannot be held liable should the fire risk assessment subsequently be found not to be suitable and sufficient as a result of such omissions.

1.10 Limitations and Exclusions

1.10.1 The information and advice detailed within this report is considered to represent a suitable level of fire safety taking into account:

- The current state and complexity of the construction process;
- Proposed occupancy levels; and
- Local conditions.

1.10.2 This report should be fully understood by the 'Responsible Person' and the actions required to be addressed within a reasonable period. This report has been developed in order to assist the 'Responsible Person' to reduce the risk of fire – to which people may be exposed – to an acceptable level. However, this report is not an acceptance of responsibility for any acts, defects or omissions which could lead to a fire situation and subsequent harm or loss of life.

1.10.3 This assessment is limited to the areas under the client's control and addresses those parts of the premises which were safely accessible at the time of our visit. Other areas and issues excluded from the assessment:

– Roof spaces – No access available
– Apartments – Majority occupied or locked at the time of inspection
– Community Facility ~ Site management indicated this was not required for the Housing Association and not included within the scope of this report.
– Ground floor bin store.

Unless otherwise stated:

1.10.4 This report does not include detailed evaluation of passive or active fire protection measures in terms of their adequacy or reliability, nor has the integrity of any fire resisting construction been verified;

1.10.5 This report does not address the continuity risk to business or property from fire;

1.10.6 The assessment relies on the information provided to the assessor by the Responsible Person during the Fire Risk Assessment on 8th March 2019.

1.10.7 This fire risk assessment covers the conditions of 66 High Street, Uxbridge on the day of the assessment and does not necessarily apply to the changes in conditions made following that date.

1.10.8 This report is a live document, and it is the 'Responsible Persons' duty to keep the fire risk assessment up to date, if no longer considered valid, or if significant changes have taken place.

1.10.9 Precautions have been taken by the 'Responsible Person' for malicious (e.g. arson) and extreme events (e.g. incident, bomb or terrorist attack). However, these events are beyond the scope of this fire risk assessment and will not be discussed further.

1.11 Minimum Standards and Interpretation

1.11.1 The recommendations made below represent our assessment of the minimum fire safety standards considered necessary for the buildings to ensure the legally required level of safety of both the staff, contractors & visitors to the premises based on the foregoing provisions in the 'Basis of the Fire Risk Assessment'.

1.11.2 It should be borne in mind however that an assessment is open to individual interpretation and as such an Officer of the Local Fire Authority may express a different view on certain aspects. Where such different interpretations arise, H+H Fire are not responsible for resolving such differences unless specifically appointed to do so. Where such differences in interpretation arise as a result of matters of fact which were known at the time of the survey then H+H Fire will make the necessary amendments to the fire risk assessment.

2 ASSESSMENT INFORMATION

2.1 Assessment Details

Risk Assessor(s)	Alan Elder BSc AIFireE
Contact details	DD: 0207 932 990 Mob: 07739 352 033
Accompanied by	Brief introduction with the site manager. Unaccompanied while carrying out the assessment of the building.
Date of assessment	8th March 2019

3 GENERAL INFORMATION

3.1 The Premises

Brief description of the premises	The development comprises of a 9 storey apartment building with apartments on floors ground to 7th with a residential car park and plant rooms at basement level. The building has now been handed over to the housing association. Final completion works are ongoing within the remaining apartments and the car park area is still being used by construction site contractors.
Number of floors / units	The basement level contains a car park and plant rooms. The residential levels are arranged as shown below.
Brief details of construction	The building is provided with an Envirowall Brick Slip System which covers the It is understood internal walls within apartments are plasterboard metal stud walls to British Gypsum standard details.
Use of the premises	Residential apartments with basement car park at basement level.

Floor	Apartments
Ground Floor	1 – 7
First Floor	8 – 21
Second Floor	22 – 35
Third Floor	36 – 47
Fourth Floor	48 – 55
Fifth Floor	56 – 64
Sixth Floor	65 – 73
Seventh Floor	74 – 80

3.2 The Occupants

Approximate maximum number	Estimated 65 apartments occupied (Assumed ~ 130 – 160 residents)
Approximate number of employees at any one time	10 (site management staff and contractors)
Associated times / hours of occupation	9am – 5pm (assumed working hours for site management and contractors) 24/7 for residents.

3.3 Occupants Especially At Risk From Fire

Sleeping occupants	Estimated 65 apartments occupied (Assumed ~ 130 – 160 residents).
Mobility impaired persons	The building is occupied therefore there may be mobility impaired persons within.
Occupants in remote areas and lone workers	None identified.
Young persons	Occupied building therefore young persons will be present.
Others	None.

3.4 Fire Loss Experience

None reported.

3.5 Other Relevant Information

H+H Fire had also prepared a Fire Strategy document for the building. Document reference HHF_UK01696_FS_001 Rev 6.

4 OVERALL RISK LEVEL GRADING

4.1 Assessing the Risk

The final assessment of the risk is based on the qualification of the likelihood of fire (identification of the hazards) and potential consequences of fire (assessment of fire precautions) to determine the overall risk to wellbeing and /or life safety of person(s) present in or around the premises.

The formula for quantifying the fire risk is as follows:

Risk = Likelihood of occurrence × Consequence of occurrence.

The matrix below is taken from PAS 79 and it provides guidance on the severity of risk.

Potential Consequences of Fire / Likelihood of Fire	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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 these premises is:

Low ☐ Medium ☒ High ☐

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

Low Usually low likelihood of fire as a result of negligible potential sources of ignition.

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).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the 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:

Slight harm ☐ Moderate harm ☒ Extreme harm ☐

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

Slight harm Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

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

Extreme harm Significant potential for serious injury or death of one of more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ☐ Tolerable ☐ Moderate ☒ Substantial ☐ Intolerable ☐

Comments:

66 High Street Uxbridge is a modern development. The majority of the building is now occupied, with a vacant apartment on the first floor being utilized on the first floor to serve as the site office. There are several fire safety issues highlighted in this report and these must be made a priority as the building is occupied.

This fire risk assessment is intended to assist the “responsible person(s)” carry out their fire risk assessment when the building is under their responsibility. The responsible person must keep the fire risk assessment under regular review. It is recommended the fire risk assessment is subject to an annual review.

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 that has been advocated for general health and safety risks:

Risk Level	Action and timescale
Trivial risk	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time. 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 premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

4.2 Assessment of Risk Priority Ratings

Risk Priority	Definition of priorities (where applicable)
High	Works or actions considered as requiring **IMMEDIATE** attention required.
Medium	Works or actions of a nature considered as requiring attention in the **SHORT TERM** i.e. as soon as possible.
Low	Works or actions considered as requiring attention in the **LONG TERM** or requiring ongoing monitoring.
Advisory	Works or actions considered advisory. The risk is under control, although there may be “best practice” improvements that could be considered.

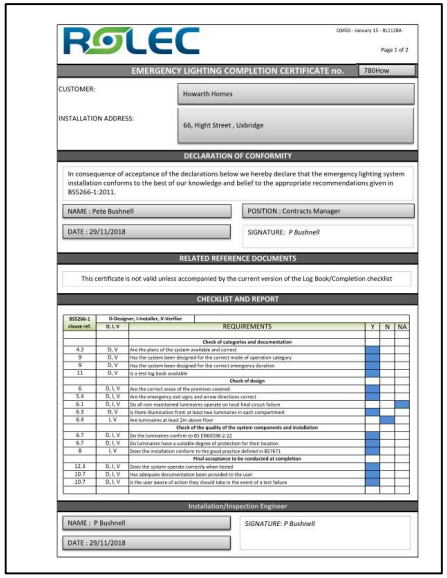
5 FIRE RISK ASSESSMENT

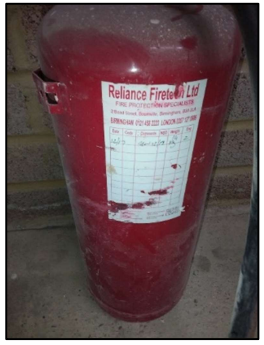
FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
MANAGEMENT OF FIRE SAFETY				
PROCEDURES AND ARRANGEMENTS				
Competent person(s) appointed to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)	The building has been constructed by Howarth Homes PLC who remained responsible for the building during construction and ensuring the building has been constructed to meet the functional requirements of the Building Regulations. It is understood the NHBC has carried out regular inspections throughout the build to confirm the works meets the necessary requirements. The site manager acting on behalf of Howarth Homes PLC will retain responsibility until full handover of all units. The competent person for the housing association will be regarded as the competent person for the areas under their control only.			

Fire Emergency Plan in place and notified to employees	The Housing Association are responsible for preparing a Fire Action Plan which must be passed onto the residents. No fire action notices are currently installed within the building.	A suitable fire action notice is to be provided. Example wording of a suitable fire action plan is given below. Updated fire action plan must be posted in the entrance lobby of each core and communicated through other means i.e. in the resident's handbook, copies placed within the resident's letterboxes etc. *FIRE ACTION PLAN* *If Fire Breaks Out In Your Home:* • *Leave the room where the fire is straight away, then close the door.* • *Tell everyone in your home and get them to leave. Close the front door of your flat behind you.* • *Do not stay behind to put the fire out.* • *Call the fire service.* • *Wait outside, away from the building.* *If You See Or Hear Of A Fire In Another Part Of The Building* • *The building is designed to contain a fire in the flat where it starts. This means it will usually be safe for you to stay in your own flat if the fire is elsewhere.* • *You must leave IMMEDIATELY if smoke or heat affects your home, or if you are told to by the fire service.* • *If you are in any doubt, get out.* *To Call The Fire Service:* • *Dial 999 or 112.* • *When the operator answers, give your telephone number and ask for FIRE.* • *When the fire service reply give the address where the fire is.* *Do not end the call until the fire service has repeated the address correctly.* Note: The wording for the above Fire Action plan has been taken from Fire Safety in purpose-built blocks of flats published by the Local Government Group.	MEDIUM	Fire Action Plan now in place on notice boards and copied to residents

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Proper co-operation & co-ordination arrangements in place with other 'responsible persons'	N/A.			
Personal Emergency Evacuation Plan in place for mobility impaired persons	As the building is occupied there may be mobility impaired residents within the building.			
Persons nominated and trained to assist with evacuation, including evacuation of mobility impaired persons	Not applicable to residential apartments which adopts a "defend in place" strategy.			
Routine in-house inspections of fire precautions	The building has been handed over therefore it will be the responsibility of the Housing Association to carry out regular checks and inspections.			
TRAINING AND DRILLS				
Staff given adequate fire safety instruction and training on induction and periodic refresher training at suitable intervals	It is understood that no staff will be based in the building upon completion.			
Staff with special responsibilities (e.g. Fire Marshals) given additional training	Not applicable to a residential development.			
Regular fire evacuation drills undertaken	Fire evacuation drills are not necessary in purpose-built blocks of flats.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
TESTING AND MAINTENANCE				
Fire detection and alarm system tested weekly and periodically serviced	There are no fire alarm systems in the building. There are fire detection systems in the common areas of the building which are installed to operate the smoke control systems.			
	No commissioning documentation for the fire detection and alarm systems installed within the apartments.	Obtain the commissioning documentation for the fire detection and alarm systems for each apartment. This documentation should be included in the O&M manual.	LOW	Completed and included in O and M manual

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Emergency lighting tested monthly and periodically serviced	The emergency lighting within the building has been installed by Rolec on 29/11/2018. The completion certificate is shown below.  ROLEC EMERGENCY LIGHTING COMPLETION CERTIFICATE no. 780How CUSTOMER: Howarth Homes INSTALLATION ADDRESS: 66, Hight Street , Uxbridge DECLARATION OF CONFORMITY In consequence of acceptance of the declarations below we hereby declare that the emergency lighting system installation conforms to the best of our knowledge and belief to the appropriate recommendations given in BS5266-1:2011. NAME : Pete Bushnell POSITION : Contracts Manager DATE : 29/11/2018 SIGNATURE: P Bushnell RELATED REFERENCE DOCUMENTS This certificate is not valid unless accompanied by the current version of the Log Book/Completion checklist CHECKLIST AND REPORT Installation/Inspection Engineer NAME : P Bushnell SIGNATURE: P Bushnell DATE : 29/11/2018 The emergency lighting must be subject to monthly flick tests and an annual 3hr discharge test in accordance with BS 5266 Part 8. Note: This will be the responsibility of the Housing Association.			
Fire extinguishers serviced annually	Fire extinguishers are not considered necessary within the common areas of purpose-built blocks of flats.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Fire extinguishers are currently located inside the CCTV room and basement plant room. It is unclear if these have been left over during the construction stage or if these are to be left within these areas. From a visual inspection it appears that the fire extinguishers are in a poor state of repair with no testing/ inspection labels visible on the extinguishers. Example Photo  Example Photo 	Confirm if the fire extinguishers currently located in the small CCTV monitoring room and the plant room at basement level are to be provided with fire extinguishers upon completion of the building and have been subject to annual maintenance and regular checks.	MEDIUM	Extinguishers used during construction phase now removed from site, not required for fire prevention

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Smoke control systems regularly tested and periodically serviced	The smoke control system was installed by SE controls. The commissioning certificate is shown below.  SE CONTROLS **CERTIFICATE OF COMMISSION** S.E. CONTROLS REFERENCE: SOR052672 S.E. CONTROLS AUTHORISED ENGINEER: Sam Durrant CUSTOMER: Rolec Electrical and Mechanical Services Ltd, Group House, 1-3 Midbrook Court, Blakelands, Milton Keynes, MK14 5FH SITE ADDRESS: Panorama, Harefield Road, Uxbirdge, UB8 1ND INSTALLATION: Smoke Ventilation Control System INSTALLER: SE Controls, All Containment & Cabling by others This Certification confirms that the Smoke ventilation control system for which we have been responsible for at the above premises conforms to the best of our knowledge and belief with BS 7346-8:2013 except for the deviations if any stated in this Certificate. The proposed Smoke Control System designed by SE Controls meets the functional design requirements detailed in the Fire Strategy ref HHF_UK01696_FS_001 Rev 02 compiled by H + H Fire & will be installed to satisfy the specific requirements and flow rates of the SEC CFD Model SET310/PSV_CFD_SOR051049_02. The Occupier or Agent has a legal responsibility under the Fire Safety Regulatory Reform Order (2005) to ensure that the system is tested and maintained as soon as possible after the date of commissioning. The maintenance must be carried out by competent engineers with specialist knowledge of smoke control systems. +44 (0)1543 443060 sales@secontrols.com www.secontrols.com Note: The automatic opening vents must be subject to regular testing and maintenance in accordance with the manufacturer's instructions. This will be the responsibility of the Housing Association.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Dry / wet rising mains regularly inspected and periodically serviced	There dry rising mains were installed and commissioned on 29/10/2018 by Triangle Fire Systems LTD. The commissioning certificate is shown below. 			
Sprinkler systems regularly tested and periodically serviced	There are no sprinkler systems installed in the building.			

TRIANGLE
FIRE SYSTEMS LTD
SPECIALISTS IN DESIGN, SUPPLY AND INSTALLATION OF FIRE SPRINKLER SYSTEMS, DRY AND WET RISING MAINS

Dry Rising Fire Mains Commissioning Certificate

A Dry Rising Fire Main
has been installed and hydraulically tested in accordance with BS9990:2015

Dry Riser installed at:	66 High Street, Uxbridge, UB8 1JB	Certificate N°:	5511

Dry Riser details:

Inlet boxes:	Not installed at time of Test
Outlet boxes:	Not installed at time of Test
Cabinet Keys handed over:	N/A
Inlet/Outlet Valves:	Yes
Padlock & Straps:	Yes
Air Release Valve:	Yes
Pressure Test to 12 Bar:	Yes
Test Duration 15mins:	Yes
Test Passed:	Yes
System Ready For Use:	Yes
Comments:	

- System fitted in accordance with the current legislation; BS5839, BS9990:2015, BS5306

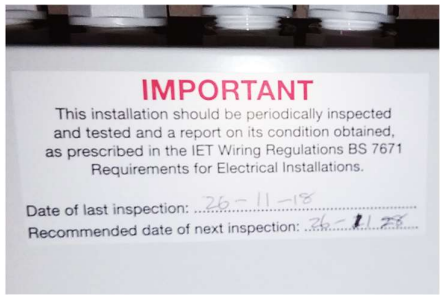
Engineer Signature: Date: 29 Oct 2018

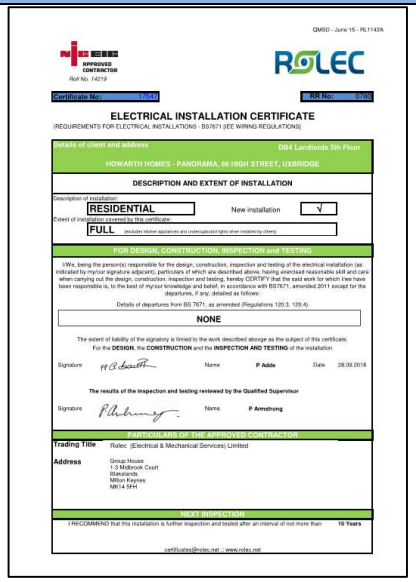
bafsa Tiras

TRIANGLE FIRE SYSTEMS
HAYWOOD WAY, HASTINGS, TN35 4PL
TEL: 01424 815 557 FAX: 01424 438 697
INFO@TRIANGLEFIRESYSTEMS.CO.UK
COMPANY NUMBER 5701181 VAT NUMBER 863159116

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Fire-fighting lifts regularly tested and periodically serviced	A fire fighting lift is provided. A fire fighters lift switch is located at the fire brigade access level of the building. No commissioning documentation was available at the time of assessment.	The fire fighting lift must be subject to regular testing and maintenance. The firefighters lift switch must be regularly tested and should be repaired / replaced if found to be faulty. The firefighting lift must be subject to at least an annual inspection/ service. Suitable records are to be kept in a fire logbook. Note: If the lift engineer attends site on a monthly basis it is considered acceptable for the lift engineer to test the firefighters lift switch on a monthly basis. The automatic transfer switches for the fire fighting lifts must be subject to at least annual maintenance with suitable records kept in a fire logbook.	MEDIUM	Fully commissioned and ongoing maintenance by managing agent
Routine checks of final exit doors and/or security fastenings	This will be the responsibility of the Housing Association to carry out regular checks and inspections.			
Suitable records of testing and maintenance of fire protection systems kept in a fire logbook	A fire logbook should be kept to record regular checks, tests and maintenance of fire protection systems in the building. No fire logbook visible at the time of inspection.	Ensure a suitable fire logbook is available on site and that the fire logbook is kept up to date with the required information.	LOW	Maintained as part of Managing Agent appointment
	No commissioning documentation for the fire safety systems installed in the building were available at the time of the assessment. It is understood all commissioning documentation has already been passed onto the Housing Association.	Confirm all commissioning documentation for the fire safety systems installed in the building have been passed onto the Housing Association.	LOW	All passed on and contained in O and M manuals

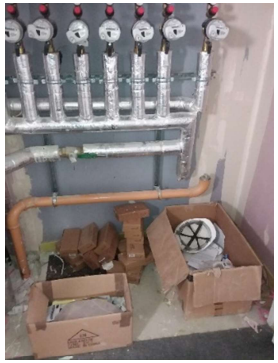
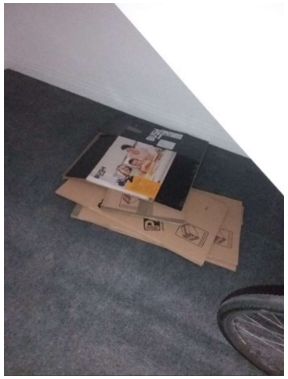
FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL				
SOURCES OF IGNITION				
Reasonable measures in place to prevent fires of electrical origin	All electrical installations are newly installed.			
Portable appliance testing (where appropriate) carried out	Currently the contractor's responsibility. The Housing Association will be responsible for subjecting all portable electrical appliances to a PAT testing regime.			

Fixed electrical installation periodically inspected and tested	All the electrical installations within the plots are newly installed. It is understood all the electrical installations in the apartments have been tested/commissioned. The electrical installation was inspected 26/11/2018 and the next recommended date of inspection is 26/11/2028 as per the electrical engineers recommendation.  Note: The electrical installations in the common areas must be subject to periodic inspection and testing every 5 years in accordance with BS 7671. All the electrical installations are newly installed. A sample electrical installation certificate for the 5th floor is shown below.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	 QMSD - June 15 - RL1148A ROLEC Certificate No: 11547 ELECTRICAL INSTALLATION CERTIFICATE (REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS7671 [IEE WIRING REGULATIONS]) Details of client and address: DB4 Landlords 5th Floor HOWARTH HOMES - PANORAMA, 66 HIGH STREET, UXBRIDGE DESCRIPTION AND EXTENT OF INSTALLATION Description of installation: RESIDENTIAL — New installation: √ Extent of installation covered by this certificate: FULL FOR DESIGN, CONSTRUCTION, INSPECTION and TESTING I/We, being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signature adjacent), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the said work for which I/we have been responsible is, to the best of my/our knowledge and belief, in accordance with BS7671, amended 2011 except for the departures, if any, detailed as follows: Details of departures from BS 7671, as amended (Regulations 120.3, 129.4) NONE The extent of liability of the signatory is limited to the work described abovge as the subject of this certificate. For the DESIGN, the CONSTRUCTION and the INSPECTION AND TESTING of the installation Signature — Name: P Adde — Date: 28.09.2018 The results of the inspection and testing reviewed by the Qualified Supervisor Signature — Name: P Armstrong Trading Title: Rolec (Electrical & Mechanical Services) Limited Address: Group House, 1-3 Midbrook Court, Blakelands, Milton Keynes, MK14 5FH NEXT INSPECTION I RECOMMEND that this installation is further inspection and tested after an interval of not more than: 10 Years certificates@rolec.net :: www.rolec.net Note: The electrical installations in the apartments must be subject to periodic inspection and testing every 10 years in accordance with BS 7671.			
No overloading of electrical sockets – 'daisy chaining' extension leads, and multi-plug adaptors avoided	None identified at the time of inspection.			
Lightning protection system provided and periodically tested and inspection	No lightning protection system installed.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
SMOKING				
Reasonable measures in place to prevent fires as a result of smoking	No smoking is permitted within the common areas of the residential building. "No Smoking" signage should be installed in the main entrance lobby to ensure that residents are aware not to smoke in the common areas of the building.	Install "No Smoking" signage in the entrance lobby and ensure that this information is communicated to residents via other means.	LOW	Signage now in place on notice boards and copied to residents
ARSON				
Reasonable means in place to prevents fires from arson	The main entrance to the building is protected with key fob entry. CCTV is installed within the building, but it is understood that this is not monitored.			
PORTABLE HEATERS AND HEATING INSTALLATIONS				
Use of portable heaters avoided as far as practicable; otherwise: - Use of radiant bar type heaters and LPG heaters avoided	None evident at the time of assessment.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Fixed heating installations subject to regular maintenance	The apartments are provided with new gas boilers. The pressure test certificate is shown below for the gas pipework. This was carried out by Zero Carbon Solutions on 17/09/2018.  PRESSURE TEST CERTIFICATE Zero Carbon Solutions Ref No: Gas 1 Date: 17/09/2018 Contract Name: 66 High Street - Uxbridge Contract No: Section Tested: Gas Pipework - From Main gas meter to Boilers & CHP Test Method: Pneumatic Test Temperature: Ambient Test Pressure: 1 Barg Duration of Test: 1 Hour Observations: No pressure drop during this period. This is to certify that I have witnessed and inspected the above which has been completed to my satisfaction ZCS Project Manager Name: Print Name: Neil Holmes Date: 17/09/2018 Signature: NPHolmes ZCS Representative: Print Name: Allan Bates Date: 17/09/2018 Signature: Note: The gas boilers must be subject to an annual gas safety check by a Gas Safe registered engineer.			
COOKING				
Reasonable measures in place to prevent fires as a result of cooking (e.g. filters changed, and ductwork deep cleaned regularly)	There are no cooking facilities in the communal areas.			

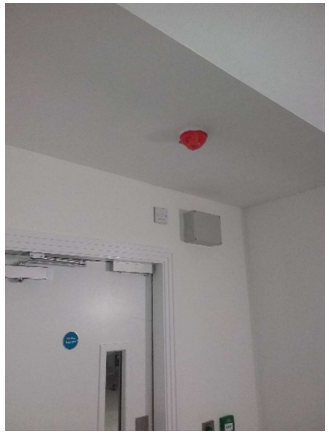
FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
HOUSEKEEPING				
Reasonable standard of housekeeping maintained, and unnecessary accumulation of combustible materials or waste avoided	Overall the standard of housekeeping was good. In some areas items/materials are being stored. See example photos below. Example Photo: Ground floor water services riser  Example Photo: Base of the stair 			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Combustible materials appear to be separated from ignition sources	No issues identified at the time of assessment.			
Hazardous materials avoided where possible or stored appropriately where they are not avoidable	Basement services cupboard The services cupboard adjacent to the fire fighting lift at basement level was filled with Butane gas canisters.  **Note**: The site manager was made aware of this at the time of inspection.	Basement services cupboard The Butane gas canisters are to be removed immediately and not stored within the residential building.	HIGH	Removed and no longer on site post construction phase
HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS				
Employees are properly briefed and are observing the fire safety precautions in the premises	All construction operatives should be given an induction and regular toolbox talks carried out as and when required.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Satisfactory control over works carried out on the premises by in house maintenance personnel and outside contractors (including "hot work" permits)	The Housing Association will be responsible for managing any hot works carried out in the common areas of the building.			
FIRE PROTECTION MEASURES				
MEANS OF GIVING WARNING IN CASE OF FIRE				
Reasonable manually operated electrical fire alarm system provided (where necessary) * *Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standards carried out	No common fire alarm system required given the apartments adopt a "defend in place" strategy. Note: Smoke detection is installed within the common areas of the building			
Automatic fire detection provided (where necessary)	The fire detection and alarm system within the apartments have been newly installed in accordance with BS 5839 Part 6. Each apartment must be provided with a Grade D Category LD3 as a minimum. Upon review of the show apartment (Flat 69) which was open at the time of assessment, a smoke detector was present in the living room and a heat detector was installed in the kitchen. There is no common fire detection and alarm system in the common areas of the building, and none is required given the apartments will adopt a "defend in place" strategy.			
	Unknown if a mains powered CO alarm is fitted in each apartment. These are to be installed within apartments as they have gas boilers.	Confirm each apartment is fitted with a mains powered CO alarm which is to be positioned near the gas boiler.	LOW	No requirement as no gas boilers

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Alarm can be clearly heard in all parts of the premises where people could be present	The building will adopt a “defend in place” strategy. There is no fire alarm in the common areas.			
Suitable warning devices in placed for mobility impaired persons	No mobility impaired persons were identified on site at the time of inspection.			
MEANS OF ESCAPE FROM FIRE				
Is the premises provided with reasonable means of escape in case of fire and lead to a place of relative safety	The building served by a single stair which discharges directly to the open air at ground floor level via the main entrance door. The car park is open directly to external.			
Adequate provisions of exits	As above.			
	Unknown if the locks on the apartment entrance doors are provided with thumb turn devices on the inside.	Confirm if the locks on the apartment entrance doors are provided with thumb turn devices on the inside of the doors which would allow occupants to readily open without the use of a key. If not, provide a thumb turn device.	LOW	Thumb turn provided

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Level 4 – External Terrace On the external terrace on level 4 there is key fob re-entry to the building. There is no means of overriding this system in event of a fire. 	Level 4 – External Terrace A green break glass unit should be installed on the escape side of the door in this location.	MEDIUM	Installation now complete
Fire exits open in the direction of escape where necessary (must be outward opening if to be used by more than 60 persons)	The apartments adopt a "defend in place" strategy therefore it will only be the fire affected apartment which will need to evacuate unless the fire and rescue service deem it necessary to evacuate.			
Fire escape routes provided with normal lighting	All fire escape routes are provided with normal lighting.			

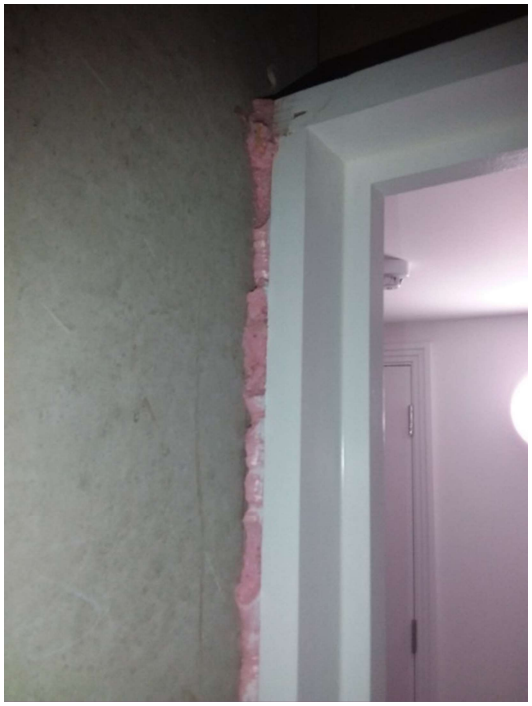
FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Reasonable travel distances provided	Travel distances are in line with the fire strategy.			
Smoke control systems installed where necessary	Mechanical smoke control systems are installed on all levels. There are 3 mechanical ventilation shafts within the building with MAOV 1 and 3 discharging at roof level. MAOV 2 discharges at the roof level on level 5.			
	Basement Lobby Within the basement lobby smoke detector heads were still fitted with red plastic dust caps. 	Basement Lobby The red plastic dust caps must be removed as the building is occupied and this would impede the use of the mechanical smoke control systems installed within the building.	MEDIUM	Now removed post construction
	Basement Lobby It was unclear at the time of assessment how the basement lobby has been provided with 0.4m^2 ventilation to external as per the fire strategy. See section 3.5 of the Fire Strategy (Document reference: HHF_UK01696_FS_001 Rev 6)	Basement Lobby The 0.4m^2 ventilation directly to external must be installed as per the fire strategy.	HIGH	Installation now complete and commissioned
Inner rooms provided with adequate fire precautions	No inner rooms within the building.			

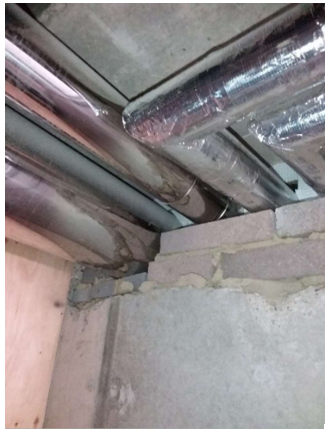
FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Escape routes unobstructed	No issues identified.			
Reasonable means of escape provided for mobility impaired persons	No mobility impaired persons identified on site.			
MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT				
Escape routes suitably protected where necessary (e.g. construction, fire doors etc)	Newly constructed building provided with a protected single stair. The apartment doors appear to be suitable fire doors with self-closing devices. Fire escape doors to risers/cupboards accessed from the common parts appear to be adequate. These were marked as FD30 doors. Smoke seals and intumescent strips have been provided. The apartments are to be provided with 30 minutes protected entrance hallways with at least FD20 doorsets (not self-closing). The apartment entrance doors are to FD30S (self-closing).			
	Level 6 – Apartment opposite plot 72 There was a large volume of foam visible above the apartment entrance door. 	Level 6 – Apartment opposite plot 72 Confirm that this is in line with the manufactures installation recommendations.	LOW	Now remediated and certified

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Level 6 – Services cupboard No smoke seals or intumescent strips have been installed to the fire door frame. 	Level 6 – Services cupboard Intumescent strips and smoke seals must be installed to this fire door set in accordance with the manufacturers installation guidelines.	LOW	Now remediated and certified
	Level 6 – Services cupboard This fire door set could not be locked. 	Level 6 – Services cupboard Ensure that the fire door set lock is adjusted so that it can be locked securely.	LOW	Now remediated and certified

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Level 5 – Electrical services riser Several screws are missing from the hinges of the fire door set on to the electrical services riser. 	Level 5 – Electrical services riser Ensure that the missing screws are installed to the fire door set.	LOW	Now remediated and certified
	Ground level The fire door to plots 3-7 does not close in to its frame correctly. 	Ground level The door must be adjusted so that it will close freely in to its frame.	LOW	Now remediated and certified

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Ground Floor – Bin store lobby The corridor fire door set does not close in to its frame correctly. 	Ground Floor – Bin store lobby Ensure that the fire doors are adjusted so that they are flush when closed.	LOW	Now remediated and certified
Integrity of fire resisting compartments maintained * (e.g. fire stopping where appropriate)	Fire stopping has been carried by LDD Fire Protection. The majority of the fire stopping in the risers/cupboards accessed from the common areas in the building were seen to be satisfactory. Each fire stopping detail is provided with an asset label. This indicates the details unique reference number, the fire resistance, the installers initials and the date that it was installed.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
*Based on a visual inspection of readily accessible areas, with a degree of sampling where appropriate	Basement – Services cupboard 1. There is overuse of pink foam around the fire door frame in this location, the pink foam in some instances may be used as a backing material around the fire door frame with fire mastic to be installed over this. 2. There is a missing layer of plasterboard on the services side. 	Basement – Services cupboard 1. The pink foam is to be cut back and sealed with a fire-resistant mastic. 2. There is a missing layer of plasterboard on the inner side of the partition above the fire door set. The wall does not appear on visual inspection to provide the required fire resistance and this must be remediated.	MEDIUM	Now remediated and certified

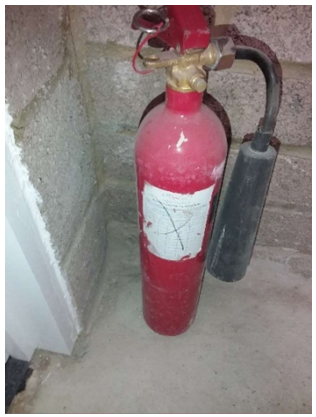
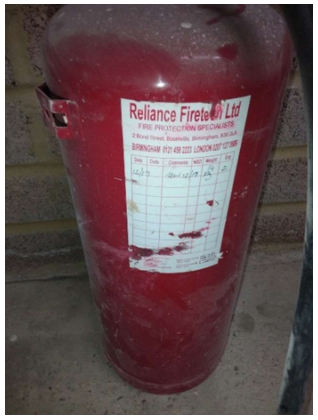
FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Basement Services Cupboard There are services and flues at high level within the basement services room. Fire batt has been installed but this has not been sealed. The installed detail also appears not to be suitable to fire stop around the large pipe/ ductwork which passes through the wall.  	Basement Services Cupboard A suitable fire stopping detail must be installed in this location. Fire stopping must be provided to seal service penetrations.	MEDIUM	Now remediated and certified

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Level 3 – Water Services Cupboard Within the water services cupboard there are pipes at high level which have not been suitably fire stopped. There is a missing layer of plasterboard at high level. 	Level 3 – Water Services Cupboard Ensure that the insulation is cut back and the missing layer of plasterboard is installed. This should be sealed with suitable fire resisting material.	LOW	Now remediated and certified
Fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of fire * *Based on a visual inspection of readily accessible areas, with a degree of sampling where appropriate *A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment	Confirm if fire dampers are installed within the ductwork ventilation serving the ancillary basement areas. See previous action regarding 0.4m^2 ventilation to external.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Sprinkler systems installed where necessary	No sprinkler system installed within the building.			
Furniture, fixtures and fittings in good condition and stored away from ignition sources	No furniture in the common areas.			
Furniture and textiles flame-retardant with no exposed foam filling.	No furniture observed in the entrance lobby at the time of inspection. Metal post boxes are provided in the entrance lobby. 			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
EMERGENCY ESCAPE LIGHTING				
Reasonable standard of emergency escape lighting system provided * *Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out	Emergency lighting is provided throughout the building.			
FIRE SAFETY SIGNS AND NOTICES				
Fire escape routes clearly signed where necessary	The building is provided with a single stair therefore incoming residents will be familiar with the escape route as this route will be used for every day use. Nonetheless, escape signage has been installed in the common areas to identify the escape stair and final exit.			
	Level 7 – Common Corridor The fire exit signage on the 7th floor is not required in the location shown below. Both signs direct residents to an apartment, this is not correct.	Level 7 – Common Corridor Remove the misleading fire exit signage from the 7th floor common corridor.		Now removed
Fire action notices and other fire safety signs	See previous action on Fire Action Notices.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
displayed where necessary	Level 6 – Electrical Services Cupboard No "fire door keep locked shut" signage installed on the fire door set. 	Level 6 – Electrical Services Cupboard No "fire door keep locked shut" signage installed on the fire door set.	LOW	Now remediated and certified
MANUAL FIRE EXTINGUISHING APPLIANCES				
Reasonable provisions of portable fire extinguishers provided	It is not considered necessary to provide portable fire extinguishers within the common areas of purpose-built blocks of flats which is line with current guidance.			

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
	Basement – Plant room Several fire extinguishers were present in the basement plant rooms within the building. It would appear that these are not in working order.   	Basement – Plant room Any portable fire extinguishers provided in the basement plant rooms must be in date and ready for use if required.	MEDIUM	All construction phase extinguishers now removed

FIRE RISK ASSESSMENT				
Controls in Place	**Observations / Findings**	**Action Required**	**Priority**	**Action Taken / Completion Date**
Fire extinguishing appliances readily accessible	As above.			