

## Fire Risk Assessment

Property Assessed: Hallane House, 1-28, Woodvale Walk, London, SE27 0EX

Client: London Borough of Lambeth  
UPRN: STR000314

Property Classification: Level 2

Document Print Date: 06/02/2023



FRA Inspection Date: 10/11/2022  
FRA Issued to Client: 25/01/2023  
FRA valid to: 25/01/2025  
FRA completed by: Savills (UK) Ltd  
33 Margaret Street, London W1G 0JD  
T: 020 7409 8737  
E: [fireriskhousing@savills.com](mailto:fireriskhousing@savills.com)





# Contents

1	Executive Summary
1.1	Compliance and Risk Record
1.2	Recommendation Summary
1.3	Evacuation Strategy
2	Action Plan
2.1	Recommendations from this Assessment
3	Introduction and Scope
3.1	Limitations
3.2	Legislation
3.3	Risk Level
3.4	Recommendation Priorities
4	Property Details
5	FRA Questionnaire
6	BAFE Certificate

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 2
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	London Borough of Lambeth
Assessment Completed by	
Assessment Checked by	
Date of inspection	10/11/2022
Date of Assessment Issue to Client	25/01/2023

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	25/01/2025
-------------------------------	------------

## 1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	1	1
B	0	0	0
C	0	1	1
R	0	0	0
Man1	0	2	2
Man2	0	10	7

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



## 1.3 Evacuation Strategy

---


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



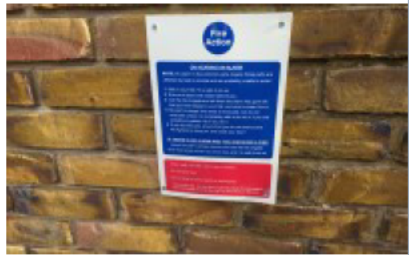
## 2 Action Plan

### 2.1 Recommendations from this Assessment

Details	Recommendations	Photo
<p>Question: C.3</p> <p>Section: Arson</p> <p>Action ID: 1009497</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known 0</li><li>- Potential 0</li></ul> <p>Priority Man1</p>	<p>Comment: The bin storage area/room was not fitted with a suitable lock and was therefore not adequately secured to prevent unauthorised access. There were also bins being stored outside of the bin room at the time of inspection</p> <p>Recommendation: The Paladin/wheelie bins currently outside the designated bin storage area/room should be relocated inside</p> <p>Due date: 25/02/2023 Client status: Unassigned</p>	<p>No image available</p>

Details	Recommendations	Photo
<p>Question: C.4</p> <p>Section: Arson</p> <p>Action ID: 1009498</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known N/A</li><li>- Potential N/A</li></ul> <p>Priority Man1</p>	<p>Comment: There was unnecessary fire load noted close to the building at the time of inspection. Overflow of rubbish stored outside of bins</p> <p>Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.</p> <p>Due date: 25/02/2023 Client status: Unassigned</p>	



Details	Recommendations	Photo
<p>Question: O.1</p> <p>Section: Fire Safety Signs and Notices</p> <p>Action ID: 1009505</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known 2</li><li>- Potential 2</li></ul> <p>Priority A</p>	<p>Comment: The Fire Action Notice provided is not considered adequate. The Fire Action Notice indicates the Stay Put strategy however refers to a common alarm system which is not present</p> <p>Recommendation: A fire action notice advising of the 'Stay Put' evacuation policy should be provided in the common areas.</p> <p>Due date: 25/07/2023 Client status: Unassigned</p>	

Details	Recommendations	Photo
<p>Question: A.1</p> <p>Section: Electrical Ignition Sources</p> <p>Action ID: 1009494</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known N/A</li><li>- Potential N/A</li></ul> <p>Priority Man2</p>	<p>Comment: The electrical intake/meter cupboard for the premises could not be located.</p> <p>Recommendation: If an electrical intake cupboard is provided in the block, it should be accessed to carry out a visual check of the electrical apparatus.</p> <p>Due date: 25/01/2024 Client status: Unassigned</p>	No image available

Details	Recommendations	Photo
<p>Question: A.2</p> <p>Section: Electrical Ignition Sources</p> <p>Action ID: 1009495</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known N/A</li><li>- Potential N/A</li></ul> <p>Priority Man2</p>	<p>Comment: There was no evidence on site to confirm the last inspection and testing date of the common area fixed electrical installation.</p> <p>Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2018 (as amended).</p> <p>Due date: 25/01/2024 Client status: Approved</p>	No image available





Details	Recommendations	Photo
<p>Question: G.2</p> <p>Section: House-Keeping</p> <p>Action ID: 1009499</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known N/A</li><li>- Potential N/A</li></ul> <p>Priority Man2</p>	<p>Comment: The electrical intake/meter cupboard could not be located within the common parts so it was not possible to check for the storage of combustible items.</p> <p>Recommendation: If an electrical intake cupboard is provided in the block it should be inspected to confirm that combustible items are not being kept near ignition sources.</p> <p>Due date: 25/01/2024 Client status: Approved</p>	<p>No image available</p>

Details	Recommendations	Photo
<p>Question: G.6</p> <p>Section: House-Keeping</p> <p>Action ID: 1009500</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known 0</li><li>- Potential 0</li></ul> <p>Priority Man2</p>	<p>Comment: It was noted that some residents are using their private gardens for the storage of combustible items. The gardens are directly underneath the external walls and windows of the building to the upper floor maisonettes and form the only means of escape for the flats with gardens. Whilst this is the original design and the gardens are personal individual spaces to the individual flats a policy of use should be in place to prevent or limit fire risk to a minimum</p> <p>Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used within their garden spaces. This should include policy/advice on combustible storage, smoking materials and barbecue use.</p> <p>Due date: 25/01/2024 Client status: Unassigned</p>	

Details	Recommendations	Photo
<p>Question: H.1</p> <p>Section: Contractors</p> <p>Action ID: 1009501</p> <p>Quantity</p> <ul style="list-style-type: none"><li>- Known N/A</li><li>- Potential N/A</li></ul> <p>Priority Man2</p>	<p>Comment: No information was available to confirm if fire safety conditions are imposed on outside contractors when working on the premises.</p> <p>Recommendation: Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.</p> <p>Due date: 25/01/2024 Client status: Unassigned</p>	<p>No image available</p>




Details	Recommendations	Photo
Question: H.2 Section: Contractors Action ID: 1009502 Quantity - Known N/A - Potential N/A Priority Man2	Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by outside contractors.  Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by outside contractors including a Hot Work Permit system.  Due date: 25/01/2024 Client status: Unassigned	No image available

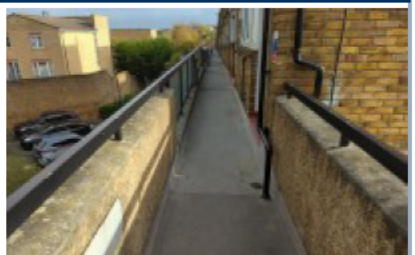
Details	Recommendations	Photo
Question: H.3 Section: Contractors Action ID: 1009503 Quantity - Known N/A - Potential N/A Priority Man2	Comment: No information was received to confirm if there are satisfactory controls in place over works carried out on the premises by in-house staff.  Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by in-house staff including a Hot Work Permit system.  Due date: 25/01/2024 Client status: Unassigned	No image available

Details	Recommendations	Photo
Question: K.16 Section: Means of Escape Action ID: 1009504 Quantity - Known N/A - Potential N/A Priority Man2	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection.  Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. Where a resident self-identifies with vulnerabilities that could impact their ability to escape in a fire, management should provide such assistance with PEEPs etc. as may be considered necessary.  Due date: 25/01/2024 Client status: Approved	No image available



Details	Recommendations	Photo
<p>Question: P.5</p> <p>Section: Means of Giving Warning in Case of Fire</p> <p>Action ID: 1009506</p> <p>Quantity</p> <ul style="list-style-type: none"> <li>- Known 0</li> <li>- Potential 28</li> </ul> <p>Priority Man2</p>	<p>Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.</p> <p>Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.</p> <p>Due date: 25/01/2024 Client status: Unassigned</p>	

Details	Recommendations	Photo
<p>Question: Q.7</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 1009507</p> <p>Quantity</p> <ul style="list-style-type: none"> <li>- Known 0</li> <li>- Potential 1</li> </ul> <p>Priority Man2</p>	<p>Comment: The electrical intake/meter cupboard for the premises could not be located.</p> <p>Recommendation: If an electrical intake cupboard is provided in the block, it should be checked to confirm/ensure that it is enclosed with fire-rated construction and adequately firestopped.</p> <p>Due date: 25/01/2024 Client status: Unassigned</p>	<p>No image available</p>

Details	Recommendations	Photo
<p>Question: B.4</p> <p>Section: Smoking Policies</p> <p>Action ID: 1009496</p> <p>Quantity</p> <ul style="list-style-type: none"> <li>- Known 2</li> <li>- Potential 2</li> </ul> <p>Priority C</p>	<p>Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.</p> <p>Recommendation: 'No Smoking' signage should be provided in the common area.</p> <p>Due date: 25/01/2025 Client status: Unassigned</p>	





# 3 Introduction and Scope

## 3.1 Limitations of this assessment

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

## 3.2 Legislation

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

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



### 3.3 Risk Level

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

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

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

### 3.4 Recommendation Priorities

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

Recommendation Priorities:	Recommended Timescales
U	1 day
A	6 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.

# Property Details



UPRN	STR000314
Number Range	1-28
Building Name	Hallane House
Street Number	
Street	Woodvale Walk
City/Town	London
Postcode	SE27 0EX
Property Designation	General Needs (5 Storeys and under)

Building Layout Information	
Total No. of Floors	4
Total No. of Floors (common area only)	2
Total No. of Storeys (ground and above)	4
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>A four-storey purpose-built block (split level building over 2 and 4 storey elevations) with garages to the ground floor to the underside of flats providing 28 self-contained flats and maisonettes dwellings for general needs. Numbers 19 - 28 (10 dwellings in total) are maisonette properties that are accessed via open to outside air walkways/ramps and stairways that lead to the second floor at the rear of the property onto an open deck access walkway. Flats 2, 3, 7, 8, 12, 13, 17, 18 are on the 1st floor and are located at the front of the building and are accessed from the open to outside air walkway centrally to the block. Flats 1, 4, 5, 6, 9, 10, 11 are also located on the 1st floor beneath the maisonette properties and are also accessed from the central walkway that in turns provides gate access to the private garden area and entrance door to each flat. The central walkway is provided with numerous escape stairs to either side of the block and adjoins the walkway to the neighbouring block. The deck access walkway to the maisonette also connects to that of the neighbouring block. The block forms part of a terraced row of blocks that each provide alternative means of escape throughout via shared walkways and access/escape stairs. There are no passing risks to any flats due to alternative means of escape and where there are flats on a dead end (flats opposite each other) the distance between the flats is sufficient to not pose a passing risk. A landlord electrical cupboard could not be located, and the bins are located to a designated bin room adjoining the car parking areas.</p>
Extent of Common Areas (area assessed)	Open walkway, stairways, ramps
Areas of the building to which access was not available.	Residents flats
Total number of Flats/Bedsits/Bedrooms (as applicable)	28
Number accessed off the Common Area	28



Flats/Bedsits/Bedrooms sample inspected	None
Building Use	Single
Details of ancillary use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Other
Total No. of Common Staircases	2

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	Solid Masonry
External Wall Finish Type	Brick
Other Construction Information	There are open to air access walkways and stairways throughout (no enclosed common areas)





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

Other information	
Fire loss experience (since last FRA)	No evidence of recent fire loss or damage
Any other relevant information	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 and the Fire Safety Act (2021)
Other applicable legislation	02) Housing Act 2004

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



# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?				No
Comment: The electrical intake/meter cupboard for the premises could not be located.				No image available
Recommendation: If an electrical intake cupboard is provided in the block, it should be accessed to carry out a visual check of the electrical apparatus.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1009494	

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)				Not Known
Comment: There was no evidence on site to confirm the last inspection and testing date of the common area fixed electrical installation.				No image available
Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2018 (as amended).				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1009495	

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?	Not Applicable
Comment: Not applicable to these premises at the time of this assessment.	


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

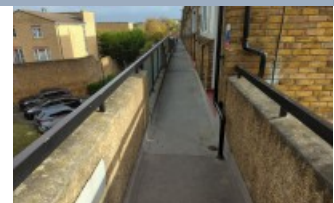
## B. Smoking Policies

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

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

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

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?			No
Comment: No signage was seen in the common area to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.			
Recommendation: 'No Smoking' signage should be provided in the common area.			
Priority: C	Known Quantity: 2	Potential Quantity: 2	Action ID: 1009496




## C. Arson



Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	No
Comment: The access walkways and stairs to the block are not enclosed and have no means of security, e.g. access doors or gates, to prevent unauthorised access. The current arrangements are as originally designed and built and is considered acceptable.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
Comment: : A designated external gated bin storage area/room is provided, located to the front of the block adjoining the car parking area. However, bins were being stored outside this area at the time of inspection. See C.3.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	No
Comment: The bin storage area/room was not fitted with a suitable lock and was therefore not adequately secured to prevent unauthorised access. There were also bins being stored outside of the bin room at the time of inspection	
No image available	
Recommendation: The Paladin/wheelie bins currently outside the designated bin storage area/room should be relocated inside	
Priority: Man1	Known Quantity: 0
Potential Quantity: 0	Action ID: 1009497

Question - C.4: Is fire load close to the premises minimised?	No
Comment: There was unnecessary fire load noted close to the building at the time of inspection. Overflow of rubbish stored outside of bins	
Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.	
	
Priority: Man1	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 1009498

## D. Space Heating

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



Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)

No

Comment: No portable heaters were noted within the common area at the time of inspection.

## E. Cooking

Question - E.1: Are common cooking facilities provided in the block?

No

Comment: No common cooking facilities are provided in the premises.

## F. Lightning

Question - F.1: Does the building have a lightning protection system installed?

No

Comment: No lightning protection system was noted.

Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required?

Yes

Comment: The height and design of the building are such that it is unlikely that a lightning protection system is required.

## G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?

Not Known

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: The electrical intake/meter cupboard could not be located within the common parts so it was not possible to check for the storage of combustible items.				No image available
Recommendation: If an electrical intake cupboard is provided in the block it should be inspected to confirm that combustible items are not being kept near ignition sources.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1009499	

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

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

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

Question - G.6: Are all other house-keeping issues satisfactory?				No	
<p>Comment: It was noted that some residents are using their private gardens for the storage of combustible items. The gardens are directly underneath the external walls and windows of the building to the upper floor maisonettes and form the only means of escape for the flats with gardens. Whilst this is the original design and the gardens are personal individual spaces to the individual flats a policy of use should be in place to prevent or limit fire risk to a minimum</p>					
<p>Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used within their garden spaces. This should include policy/advice on combustible storage, smoking materials and barbecue use.</p>					
Priority: Man2	Known Quantity: 0	Potential Quantity: 0	Action ID: 1009500		

## H. Contractors





Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?				Not Known
Comment: No information was available to confirm if fire safety conditions are imposed on outside contractors when working on the premises.				No image available
Recommendation: Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1009501	

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)				Not Known
Comment: No information received to confirm if there are satisfactory controls in place over works carried out on the premises by outside contractors.				No image available
Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by outside contractors including a Hot Work Permit system.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1009502	

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)				Not Known
Comment: No information was received to confirm if there are satisfactory controls in place over works carried out on the premises by in-house staff.				No image available
Recommendation: Management should confirm/ensure that there are satisfactory controls in place over work on the premises by in-house staff including a Hot Work Permit system.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1009503	

## I. Dangerous Substances

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



## J. Other Significant Hazards

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



## General Fire Protection Measures

### K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with design codes in use at the time of construction 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)?	Not Applicable
Comment: There are no doors on the open air walkway escape route	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	No
Comment: No doors or gates on escape routes	



Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: No doors on escape routes	
Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in LGA - Fire safety in purpose built blocks of flats - 2012. The majority of flats open directly onto the escape route (no travel distance) and the flats located on the 1st floor under the maisonettes have an approximate 4m travel distance from the entrance doors to the escape route walkway	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection.	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: Separation of escape route is not required given the design and layout of this building.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety.	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Not Applicable
Comment: Not applicable to these premises at the time of this assessment. (Open to outside air walkways and stairs)	



Question - K.15: Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)				Not Applicable
Comment: The building is provided with adequate permanent or manual smoke ventilation - See K.14 for details.				
Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)				Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection.				
Recommendation: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. Where a resident self-identifies with vulnerabilities that could impact their ability to escape in a fire, management should provide such assistance with PEEPs etc. as may be considered necessary.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1009504	
Question - K.17: Are all other means of escape issues satisfactory? [1]				Yes
Comment: There were no other means of escape issues noted at the time of inspection.				
Question - K.19: What is the current evacuation strategy for the property?				Stay Put
Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.				
Question - K.20: Is the current evacuation strategy for the property considered appropriate?				Yes
Comment: The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.				
Question - K.21: What is the recommended evacuation strategy for the property?				Stay Put
Comment:				



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

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Not Applicable
Comment: The flat entrance doors throughout are not required to be fire resisting. The block forms part of a terraced row of blocks that provide shared alternative means of escape throughout via shared walkways and access/escape stairs. There are no passing risks to any flats due to alternative means of escape and where there are flats on a dead end (flats opposite each other) the distance between the flats is sufficient to not pose a passing risk	
Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Not Applicable
Comment: See L.1.	
Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: See L.1.	
Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: See L.1.	
Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: See L.1.	
Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to	Not Applicable
Comment: See L.1.	





Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in	Not Applicable
Comment: See L.1.	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Not Applicable
Comment: See L.1.	

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 door sets in good condition - and not in need of repair?	Not Applicable
Comment: There are no common area fire doors within this property.	

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



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 door sets fitted with adequate self-closing devices where required?	Not Applicable
Comment: There are no common area fire doors within this property.	

Question - M.6: Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	Not Applicable
Comment: There are no common area fire doors within this property.	

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Not Applicable
Comment: There are no common area fire doors within this property.	


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

## N. Emergency Lighting

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

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 mid-rise premises. There are no enclosed common areas in these premises requiring emergency lighting.	

## O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and				No
Comment: The Fire Action Notice provided is not considered adequate. The Fire Action Notice indicates the Stay Put strategy however refers to a common alarm system which is not present				
Recommendation: A fire action notice advising of the 'Stay Put' evacuation policy should be provided in the common areas.				
Priority: A	Known Quantity: 2	Potential Quantity: 2	Action ID: 1009505	

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				Yes
Comment: There are no fire doors requiring signage				

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


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

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

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

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



Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of			Not Known	
Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system.				
Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 28		Action ID: 1009506

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

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

## Q. Limiting Fire Spread

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

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

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



Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)				Not Applicable	
Comment: No pipes or other services passing through fire-resisting construction were noted in the common areas of the property.					
Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)				Not Applicable	
Comment: No waste chute is provided in the property.					
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?				Not Applicable	
Comment: The roof space is part of the living accommodation and accessed internally or is entirely over the living accommodation and so does not impact on the common means of escape.					
Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)				Not Known	
Comment: The electrical intake/meter cupboard for the premises could not be located.				No image available	
Recommendation: If an electrical intake cupboard is provided in the block, it should be checked to confirm/ensure that it is enclosed with fire-rated construction and adequately firestopped.					
Priority: Man2		Known Quantity: 0		Potential Quantity: 1	
Action ID: 1009507					
Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?				Not Applicable	
Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.					
Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)				Not Applicable	
Comment: There were no common ventilation systems noted within this property.					



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

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

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

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

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

## R. Fire Extinguishing Appliances

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

## S. Other Fire Safety Systems and Equipment





Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	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: A four storey building providing 28 self contained dwellings for general needs	

### Additional Issues

#### X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature	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.	



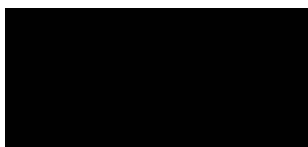
# BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organisation: NSI00539
Part 2	Name of client: London Borough of Lambeth
Part 3a	Address of premises for which the fire risk assessment was carried out: Hallane House, 1-28, Woodvale Walk, London, SE27 0EX
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: 25/01/2023
Part 6	Recommended date for reassessment of the premises: 25/01/2025
Part 7	Unique reference number of this certificate: Refer to Master Property List

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

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

Signed for and on behalf of the issuing Certificated Organisation:



\_\_\_\_\_ )



Date of Issue: 25/01/2023