

FIRE RISK ASSESSMENT



Somerset Road (14) (Flats 1-8)

Flats 1-8, 14 Somerset Road, West Ealing,
W13 9PB

ASSESSED BY	██████████
ASSESSED ON	20/03/2025
APPROVED BY	██████████
APPROVED ON	05/06/2025
ASSESSMENT REF.	RB-X2CYX3
RECOMMENDED REVIEW DATE	20/03/2027
VERSION	1



1 SUMMARY

Fire Risk Assessment

ASSESSMENT AND CERTIFICATE REFERENCE
RB-X2CYX3

ASSESSED ON, BY
20/03/2025, [REDACTED]

APPROVED / VALIDATED ON, BY
05/06/2025, [REDACTED]

RECOMMENDED REVIEW DATE
20/03/2027

FINDINGS
4 Actions / 38 Controls

PRODUCED FOR THE RESPONSIBLE PERSON
Peabody

SPECIFICATION CONFORMS TO
Our own internal quality system.

ASSESSMENT SCOPE
Assessment applies only to the building specified.

Assessed Property

PROPERTY NAME
Somerset Road (14) (Flats 1-8)

ADDRESS
Flats 1-8
14 Somerset Road, West Ealing
W13 9PB

PROPERTY REFERENCE
EB0965

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

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

SEVERITY **SLIGHT HARM**

Outbreaks 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). Typically high level of compartmentation.

RISK TOLERABLE

No major additional controls required. However, there might be a need for some improvements.

ASSESSING ORGANISATION

Peabody
45 Westminster Bridge Road, London, SE1 7JB
peabody.org.uk



2 PROPERTY

Address

PROPERTY NAME

Somerset Road (14) (Flats 1-8)

PROPERTY REFERENCE

EB0965

ADDRESS

Flats 1-8
14 Somerset Road, West Ealing
W13 9PB

Property Information

The Building

Regulatory Stock Description

General Needs

Property Type

Converted detached house

General Description

Traditionally built Victorian four storey detached house which has been converted and extended to eight flats.

Construction Information

Traditional construction, brick built with timber and tiled roof.

Combination of solid and cavity masonry with concrete ground floor and wooden staircase

Period

1901-1945

Purpose Built

No

External Cladding

No

External Balconies

No

Means of Escape

Compartmentation, Layout and Exits

Flats 1 and 2 are on the ground floor of the building which have their own communal entrance.

Flats 3 - 8 are on the 1st-4th floor and are accessed direct from the single common stairwell.

There is an alarm to the common parts and flats.

Building Contains Sleeping Accommodation

Yes

Emergency Access Information

There is sufficient external access for fire appliances. There are no notable obstructions and access is available from the highway

Escape Route Configuration

Single Direction Escape

Evacuation Policy

Full Evacuation

Number of Stairs

1

Number of Final Exits

1

Lifts

No

Occupancy & Management

Occupancy Description
General needs

Responsible Person
Peabody Trust Ltd

Staffing Hours
Not Staffed

Nominated Competent Person
CEO Peabody Trust Ltd

Fire Equipment

Alarm Installation
Flats Interlinked with Common Areas

Fire Extinguishers
None

Dry/Wet Risers
No

Evacuation Chairs
No

Fire Suppression
No

Emergency Lighting
Appears to comply with BS5266

Smoke Ventilation
No

Lightning Protection
No

Firefighting Lifts
No

Property Information (Old) (Archived)

General

In use
In use

Building Information

Type
Flat Block High Rise (4 floors or more)

Construction Date
1992-2011

Entrance Type
Internal Flat Entrances Only

Walls Construction
Brick

Communal Gardens
Yes

Off Street Parking
Yes

Usage
Residential Only

Construction Info
Traditional construction brick built with timber and tiled roof

Roof Construction
Tiled

Basements
No

Covered Parking
No

Block Information

Building	Purpose built block of flats comprising of 4 floors.	Units / Flats (no. of)	8
Floors (no. of)	4	Lifts (no. of)	None
Stairways (no. of)	1	Final Exits (no. of)	2
Approx Residents (no. of)	Not known	Approx Staff (no. of)	None

Occupancy

Occupancy Types
General Needs

Management

Responsible Person	Peabody	Staffing	None
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Evacuation Policy

Evacuation Type
Full Evacuation

FRA Requirements

FRA Requirement
Required

3 FINDINGS

This assessment identifies 4 actions and 38 controls. The latest history is shown for 3 previously identified actions and 20 previously identified controls that were reviewed as part of this assessment.

4 ACTIONS	INCOMPLETE	38 CONTROLS	ONGOING
MEDIUM TERM	4	ALL	38

Relevant Fire Safety Legislation

<ul style="list-style-type: none"> The following fire safety legislation applies to these premises: 	REGULATORY REFORM (FIRE SAFETY) ORDER 2005
<ul style="list-style-type: none"> The above legislation is enforced by: 	LONDON FIRE BRIGADE
<ul style="list-style-type: none"> Other legislation that makes significant requirements for fire precautions in these premises [other than the Building Regulations 2010 (as amended)]: 	HOUSING ACT 2004
<ul style="list-style-type: none"> The other legislation referred to above is enforced by: 	LOCAL AUTHORITY
<ul style="list-style-type: none"> Is there an alterations notice in force? <ul style="list-style-type: none"> We have not been made aware of any alterations notices in place. 	NO
<ul style="list-style-type: none"> Relevant information and deficiencies observed: 	N/A
<ul style="list-style-type: none"> Any relevant references: 	N/A

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

Premises information

<ul style="list-style-type: none"> Responsible person (e.g. employer) or person having control of the premises 	PEABODY TRUST
<ul style="list-style-type: none"> Person(s) consulted 	N/A
<ul style="list-style-type: none"> This property is unstaffed. 	
<ul style="list-style-type: none"> Fire Loss Experience 	WE HAVE NOT BEEN MADE AWARE OF ANY PREVIOUS FIRES.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

<ul style="list-style-type: none"> Are there occupants in remote areas and/or lone workers? 	WE HAVE NOT BEEN MADE AWARE OF ANY LONE WORKERS.
<ul style="list-style-type: none"> Are there sleeping occupants? 	THIS PREMISES IS A RESIDENTIAL PREMISES WITH A KNOWN SLEEPING RISK. THE FLATS HAVE NOT BEEN INSPECTED AS PART OF THIS TYPE 1 FRA.

? Are there other disabled occupants?

WE HAVE NOT BEEN MADE AWARE OF ANY RESIDENTS / RELEVANT PERSONS THAT WOULD BE UNABLE TO SELF EVACUATE IN AN EMERGENCY. IT IS THE RESPONSIBILITY OF THE RESPONSIBLE PERSON TO PROVIDE THIS INFORMATION.

ELECTRICAL SOURCES OF IGNITION

? Are reasonable measures taken to prevent fires of electrical origin?

YES - NO HAZARDS IDENTIFIED WITHIN THIS TYPE 1 FRA.

● Reasonable measures have been taken to prevent fires of electrical origin.

? Are fixed installations periodically inspected and tested?

YES - EVIDENCE HAS BEEN PROVIDED OF FIXED WIRING INSPECTION AND TESTING.

● The installation is free from obvious defect, the consumer unit is of a metal type and has a sticker to show that a fixed wire inspection has been completed within the last 5 years.



? Is Electrical Equipment Testing (previously known as Portable Appliance Testing - PAT) carried out?

THERE ARE NO PORTABLE APPLIANCES WITHIN THE COMMUNAL AREAS.

SMOKING

? Are reasonable measures taken to prevent fires as a result of smoking? Did the smoking policy appear to be observed at time of inspection?

YES, NO HAZARDS IDENTIFIED WITH REGARDS SMOKING IN THE COMMUNAL AREAS AS PART OF THIS TYPE 1 FRA.

● The "no smoking" policy within communal areas seems to be well adhered to.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

? Are there suitable arrangements for those who wish to smoke?

WE WOULD NOT EXPECT TO SEE A SMOKING AREA WITH THIS TYPE OF PREMISES.

? Are "No Smoking" signs provided in the common areas?

YES, GOOD SIGNAGE DISPLAYED WITHIN COMMUNAL AREAS.

● Signage was clear and appropriate for the premises.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing No change since last FRA



ARSON

? Does basic security against arson by outsiders appear reasonable?

YES, NO HAZARDS IDENTIFIED WITHIN THIS TYPE 1 FRA.

- There is unsecured bin storage to the property. This arrangement is acceptable if the risk of arson is considered low and the bins are stored away from the building. If there is an increased risk of arson, more secure bin storage arrangements should be provided.



? Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

YES, NO HAZARDS IDENTIFIED WITHIN THIS TYPE 1 FRA.

- There is no significant fire load within close proximity to the building

PORTABLE HEATERS AND HEATING AND VENTILATION INSTALLATIONS

? Is there satisfactory control over the use of portable heaters?

NO PORTABLE HEATERS WERE OBSERVED AT THE TIME OF THIS TYPE 1 FRA.

? Are fixed heating and ventilation installations subject to regular maintenance?

N/A

- There were no fixed heating systems seen in the areas assessed.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

COOKING

? Are reasonable measures taken to prevent fires as a result of cooking?

N/A- THERE ARE NO COMMUNAL COOKING AREAS.

? More specifically, are filters cleaned or changed and ductwork cleaned regularly?

NO DUCTWORK HAS BEEN IDENTIFIED AS PART OF THIS TYPE 1 FRA.

LIGHTNING

? Does the building have a lightning protection system?

NO

- No lightning protection seen though this is not deemed necessary given the height of this and surrounding buildings.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

? Relevant information and deficiencies observed with regards lightning protection:

CONCERNS RAISED ARE:

- N/A

HOUSEKEEPING

? Is the overall standard of housekeeping adequate?

YES, NO HAZARDS IDENTIFIED WITHIN THIS TYPE 1 FRA.

- Some furniture found in the communal areas though these did not present significant risk and are deemed acceptable for the type and use of the premises.



- Do combustible materials appear to be separated from ignition sources?

YES, NO HAZARDS IDENTIFIED WITHIN THIS TYPE 1 FRA.

- Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?

YES, NO HAZARDS IDENTIFIED WITHIN THIS TYPE 1 FRA.

- All assessed areas were found to be kept clear from rubbish or hazardous items. Areas assessed included all common parts and escape routes.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

- Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?

YES, NO HAZARDS IDENTIFIED WITHIN THIS TYPE 1 FRA.

- Secured and clear of combustible materials.



HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

- Is there satisfactory control over works carried out in the building by contractors?

PEABODY TRUST HAS CONTRACTOR CONTROL PROCESS IN PLACE. THERE WERE NO CONTRACTORS ON SITE AT THE TIME OF THIS TYPE 1 FRA.

DANGEROUS SUBSTANCES

- Are the general fire precautions adequate to address the hazards associated with dangerous substances used/stored within the premises?

THERE ARE NO DANGEROUS SUBSTANCES STORED AT THIS PREMISES AT THE TIME OF THIS TYPE 1 FRA.

EXTERNAL FEATURES

- Can the Responsible Person prove that the external walls meet the requirements of Class A2-s1, d0(1) or better and provide evidence it meets the performance criteria given in BRE report BR 135 for external walls using full-scale test data from BS 8414-1 or BS 8414-2.

BASED ON THIS NON-INTRUSIVE FRA THE EXTERNAL FEATURES SEEM OF A TRADITIONAL BUILD AND ARE UNLIKELY TO SUPPORT THE SPREAD OF FIRE. DUE TO THE HEIGHT OF THIS BUILDING WE FEEL NO FURTHER ACTION IS REQUIRED.

- This is a traditional brick building with no external features on the façade of the building that would cause a concern of fire spread. Based on this non intrusive inspection we would consider this premise type a low risk and therefore no further action is required.



FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

? OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION N/A

MEANS OF ESCAPE

? Is the design and maintenance of the means of escape considered adequate? **YES - THIS IS A SIMPLE PREMISES THAT IS NON-COMPLEX.**

? Are there reasonable distances of travel where there is escape in a single direction? **YES**

● Means of escape were adequate with appropriate travel distances leading to a place of safety.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

? Are there reasonable distances of travel where there are alternative means of escape? N/A

? Is there adequate provision of exits? **YES**

? Do fire exits open in the direction of escape, where necessary? **YES**

● The fire exits open outwards, in the direction of escape.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

? Are the arrangements provided for securing exits satisfactory? **YES**

● Simple means of fastening without the use of a key.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing



? Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition? **YES**

? Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition? **N/A - NO COMMUNAL DOORS AT THIS PREMISES**

? Are suitable self-closing devices fitted to doors in the common areas? N/A

? Is the fire resistance of doors to meter cupboards/store rooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices? **YES**

● Electrical intake equipment/meters within the communal area appear to be installed within fire resisting construction and is adequately secured.



? Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in sound condition? **YES**

Called and sampled 2

The door appeared suitably protected by certified FD30s fire door
Doors appeared to be in good condition, close fitting and adequately maintained.
Intumescent strips and 3 x fire rated hinges were observed.
Not all the fire resisting doors were assessed, but based on a visual external inspection of closed doors, flat entrance doors are all the same and appear in good condition and close fitting.



? Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order? **YES**

Called and sampled flat 2

Based upon a visual assessment, the self-closing device appears to be in a good condition, with door fully self-closing into it's frame.



? Are there adequate smoke control provisions to protect the common escape routes, where necessary?

THERE IS NO SMOKE CONTROL AT THIS PREMISES. DUE TO THE SIZE AND PREMISES TYPE THIS IS DEEMED ACCEPTABLE.

There is no provision of smoke control in this building other than manually openable windows at each floor level, which are sufficient for smoke clearing purposes and is appropriate for the age, size and level of risk.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing



? Are all escape routes clear of obstructions?

NO

? Are all fire exits easily and immediately openable?

YES

? Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?

WE HAVE NOT BEEN MADE AWARE OF ANY RESIDENTS THAT MAY HAVE EVACUATION NEEDS. THERE IS CURRENTLY NO PREMISE INFORMATION BOX AT THIS PREMISES. THERE IS A NEED TO ENSURE THAT IF RESIDENTS HAVE EVACUATION NEEDS THIS IS RECORDED ON A PERSON CENTERED RISK ASSESSMENT. THIS INFORMATION SHOULD BE MADE AVAILABLE WITHIN THE PREMISE INFORMATION BOX OUTSIDE OF THE PREMISES.

MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

? Is it considered that there are adequate levels of compartmentation between floors and between flats and the common escape routes?

YES, BASED ON THIS NON-INTRUSIVE TYPE 1 FRA.

? Is it considered that there is reasonable limitation of linings to escape routes that might promote fire spread?

YES, BASED ON THIS NON-INTRUSIVE TYPE 1 FRA.

The existing finishes and decorations do not appear to present a significant risk to fire spread or safe escape.

HISTORY 29/08/23 **First identified in assessment**
05/06/25 **Reviewed and confirmed as ongoing**



? Is it considered that there is, as far as can reasonably be ascertained, reasonable fire separation within any roof space?

NO

IN PROGRESS The roof void was inspected from the location of the access hatch only. There is no compartmentation within the roof space. A full survey of the roof space (including access hatches) should be completed to establish that suitable compartment barriers have been installed to adequately protect against the spread of fire between escape routes and properties. There should not be a risk of rapid fire spread.

MEDIUM TERM

MODERATE

REFERENCE RB-M9QIU4
DUE 01/06/2025
CATEGORY Assets:
Compartmentation

ASSIGNED *FRA Remediation
HISTORY 29/08/23 **Marked as not started**
10/07/24 Action Timescale Update to allow review of teams and completeness following integration activities.
02/12/24 Dates updated to reflect year end
03/12/24 Investigations Complete - follow on works being programmed. Action date moved to reflect planning.



IN PROGRESS It was noted the roof access hatch does not provide appropriate fire separation between the common area and the roof space. Upgrade roof access hatches as necessary to provide the correct fire resistance between the common area and the roof space.

MEDIUM TERM

MODERATE

REFERENCE RB-UZRL1B
DUE 30/06/2025
CATEGORY Assets:
Compartmentation

ASSIGNED *FRA Remediation East West Fire Remediation Tasks
HISTORY 29/08/23 **Marked as not started**
01/11/23 FRA Audit 01/11/23
04/10/24 **Marked as in progress** Issued to East West
19/02/25 Updated as part of PB program



? Is it considered that there are adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?

NO SERVICE RISERS AND/OR DUCTS AT THIS PREMISES.

? As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?

NO FIRE DAMPERS AT THIS PREMISES.

- This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.

A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.

HISTORY 29/08/23 **First identified in assessment**
05/06/25 **Reviewed and confirmed as ongoing**

EMERGENCY ESCAPE LIGHTING

- Has a reasonable standard of emergency escape lighting been provided? **YES**

- Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

HISTORY 29/08/23 **First identified in assessment**
05/06/25 **Reviewed and confirmed as ongoing**



FIRE SAFETY SIGNS AND NOTICES

- Is there a reasonable standard of fire safety signs and notices? **NO**

- It was noted there is inappropriate signage close to the manual call point which could cause confusion. This signage needs to be removed.

ASSIGNED *FRA Remediation
HISTORY 29/08/23 **Marked as not started**
26/06/24 **Marked as in progress** Assigned to KBH
30/07/24 **Marked as completed** Completed by KBH
29/01/25 **Marked as not started**

MEDIUM TERM
LOW

REFERENCE RB-F44E7B
DUE 01/06/2025
CATEGORY Assets: Signage



MEANS OF GIVING WARNING IN CASE OF FIRE

- Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary? **YES**

- Existing alarm appears adequate and supports the fire strategy for the premises.

HISTORY 29/08/23 **First identified in assessment**
05/06/25 **Reviewed and confirmed as ongoing**

- If there is a communal fire detection and fire alarm system, does it extend into the dwellings? **YES**

- Where appropriate, has a fire alarm zone plan been provided? **N/A**

- No zone plan has been provided, however this is acceptable due to the size and simple layout of the building.

HISTORY 29/08/23 **First identified in assessment**

? Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition? **YES**

● Evidence seen of a smart remote control to silence and reset the alarm



? Relevant information on false alarm experience (if known): **N/A**

MANUAL FIRE EXTINGUISHING APPLIANCES

? Is there reasonable provision of manual fire extinguishing appliances?

THERE ARE NO EXTINGUISHERS AT THIS PREMISES. THIS DEEMED SUITABLE DUE TO THE RISK AND PREMISES TYPE.

● No firefighting equipment is available on site. This is appropriate for the size and use of the property.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

? Are all fire extinguishing appliances readily accessible? **N/A**

RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

Relevant to life safety and this risk assessment (as opposed to property protection)

? Type of fixed system: **N/A**

OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

Relevant to life safety and this risk assessment (as opposed to property protection)

? Type of fixed system: **N/A**

? Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service? **N/A**

● This premises does not have photovoltaic (PV) cells.

HISTORY 29/08/23 First identified in assessment
05/06/25 Reviewed and confirmed as ongoing

PROCEDURES AND ARRANGEMENTS

? Safety assistance: The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is: **UNKNOWN**

? Fire safety at the premises is managed by: **HOUSING MANAGER**

? Is there a suitable record of the fire safety arrangements? **NO**

- ? Evacuation Strategy
- ? Are procedures in the event of fire appropriate and properly documented, where appropriate?

There are conflicting Fire Action Notices displayed within the premises. A Fire Action Notice needs to match the evacuation strategy of the premises. Remove all Stay Put notices displayed and replace with full evacuation.

ASSIGNED *FRA Remediation



SIMULTANEOUS EVACUATION

NO

MEDIUM TERM

MODERATE

REFERENCE RB-TIU4Q2

DUE 05/12/2025

CATEGORY Assets: Signage

- ? Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?

Based on the condition of the property it would appear limited management of fire safety standards is carried out.

We did not see any records of Fire Safety Inspections carried out by the RP/management at the property as part of this FRA.

The RP/management must insure regular property inspections are undertaken, including fire safety checks of escape routes, fire doors, etc. and these findings documented.

Any fire safety deficiencies found should be both monitored and rectified.

HISTORY 29/08/23 **First identified in assessment**
05/06/25 **Reviewed and confirmed as ongoing**

YES

TRAINING AND DRILLS

- ? Are all staff given adequate fire safety instruction and training?

This site is unstaffed.

HISTORY 29/08/23 **First identified in assessment**
05/06/25 **Reviewed and confirmed as ongoing**

N/A

- ? When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?

Peabody Trust has a contractor control process in place.

YES

RECORDS, TESTING AND MAINTENANCE

- ? Is there adequate maintenance of the premises?

Maintenance arrangements were to a broadly acceptable standard, any issues are detailed specifically within the applicable section.

YES

- ? Are there appropriate records of weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?

Evidence seen of testing in log book

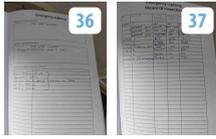


YES

- ? Are there appropriate records of monthly and annual testing routines in place for the emergency escape lighting?

Evidence of testing seen in log book.

YES



- ? Is annual maintenance of fire extinguishing appliances undertaken? N/A
- ? Are six-monthly inspection and annual testing of rising mains undertaken? N/A
- ? Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)? N/A
- ? Other relevant inspections or tests: N/A
- ? Are there appropriate records of maintenance and testing of other fire protection systems and equipment? N/A
- ? Is there suitable inspection and testing on Smoke management systems? N/A

PREMISES INFORMATION BOX

- ? Is there a suitably located premises information box for the fire and rescue service? N/A- NOT REQUIRED
- ? Are there arrangements to keep the premises information box up to date? N/A

ENGAGEMENT WITH RESIDENTS

- ? Has information on fire procedures been disseminated to residents? YES
 - Please confirm residents are provided with fire safety advice, information and instruction upon taken occupancy and on a yearly basis
- ? Is fire safety information disseminated to residents? YES
 - Peabody have advised that this is completed as part of annual Fire Safety Information given to all residents.

Actions and Controls Reviewed as Completed or Cancelled

Findings in this section have been reviewed in this assessment as completed or cancelled. They are not included in any summaries.

<p>COMPLETED It was observed during the assessment electrical/service cupboards were unable to be locked. Consider fitting self closing devices to ensure that cupboards are not left open by residents accessing the meters.</p> <p>WHY Any areas, rooms or risers opening onto communal escape corridors and stairways need to be fitted with fire-resisting doors that are self-closing or kept lock shut. Any high risk rooms must be kept free from combustible storage.</p> <p>ASSIGNED 👤 KBH 👤 Repairs</p> <p>HISTORY 29/08/23 Marked as not started — See RiskBase for 3 additional comments or changes between these dates... 29/01/25 Marked as not started 10/02/25 Works part of ongoing Peaboy programme 19/02/25 Marked as in progress</p>	<p>LONG TERM</p> <p>LOW</p> <p>REFERENCE RB-5HCR3X DUE 01/06/2025 CATEGORY Assets: Fire Door Upgrades</p>
<p>COMPLETED There are tenant owned unsuitable items within the communal escape areas which could both hinder an evacuation of the premises and increase the fire loading. The situation should be monitored, and the residents reminded of the need to keep protected escape routes clear.</p> <p>WHY Escape routes must be kept clear of obstructions and fire risks</p> <p>LOCATION Flats 3-8 ground floor entrance</p>	<p>MEDIUM TERM</p> <p>LOW</p> <p>REFERENCE RB-65KEQ5 DUE 15/11/2023 CATEGORY Management: Items To Be Removed</p>

ASSIGNED Housing Management
 HISTORY 29/08/23 **Marked as not started**
 08/07/24 Due Date Updated as part of Intergration FRA Action Review to allow investigation by new teams.
 02/12/24 Dates updated to reflect year end
 16/05/25 **Marked as completed** Closed under instruction from Assistant Director NWL Operations (Items now in shed in the garden so no items to be removed)



COMPLETED There are tenant owned unsuitable items within the communal escape areas which could both hinder an evacuation of the premises and increase the fire loading. The situation should be monitored, and the residents reminded of the need to keep protected escape routes clear.

WHY Communal escape routes must be kept clear of obstructions and fire risks as this creates a fire loading and will put the safety of the relevant persons at risk in a fire situation.

LOCATION Flats one and two communal area.

ASSIGNED Housing Management

HISTORY 29/08/23 **Marked as not started**
 08/07/24 Due Date Updated as part of Intergration FRA Action Review to allow investigation by new teams.
 02/12/24 Dates updated to reflect year end
 16/05/25 **Marked as completed** Closed under instruction from Assistant Director NWL Operations (Items now in shed in the garden so no items to be removed)



COMPLETED Minor fire stopping required (e.g. service penetrations/fire stopping in service risers) in Electrical intake cupboard in common area at flat 1 and 2.

WHY To prevent undetected travel of heat, smoke and fire gases. All fire stopping should be carried out by a competent person, accredited by a third party

LOCATION Electrical intake cupboard in common area at flat 1 and 2.

ASSIGNED *FRA Remediation

HISTORY 30/07/21 **Marked as not started**
 — See RiskBase for 3 additional comments or changes between these dates...
 07/11/23 **Marked as in progress** Issued to Quinn Seville
 09/11/23 **Marked as completed**
 29/01/25 **Reviewed and confirmed as not started**



COMPLETED Replace Fire Door set in (high risk area) electrical intake cupboard to provide suitable protection to escape route.

WHY Excessive gaps >3-4mm, ill fitting and unsuitable doors, no smoke seals/intumescent seals to sufficiently seal door in the event of a fire. No fire rated ironmongery (Hinges)
 No Self closer or lock to close door securely to prevent the passage of fire/heat/smoke into protected areas or escape routes. No signs on doors to indicate keep locked shut/closed.

LOCATION Electrical intake cupboard in common area of Flat 1 and 2

ASSIGNED *FRA Remediation

HISTORY 30/07/21 **Marked as not started**
 — See RiskBase for 5 additional comments or changes between these dates...
 29/01/25 **Reviewed and confirmed as not started**
 10/02/25 Works part of ongoing Peaboy programme
 23/05/25 **Marked as completed** Completed By KBH May 25



MEDIUM TERM

LOW

REFERENCE RB-LA9AZ3
 DUE 15/11/2023
 CATEGORY Management: Items To Be Removed

MEDIUM TERM

NO SEVERITY

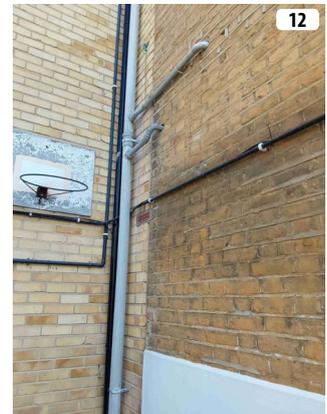
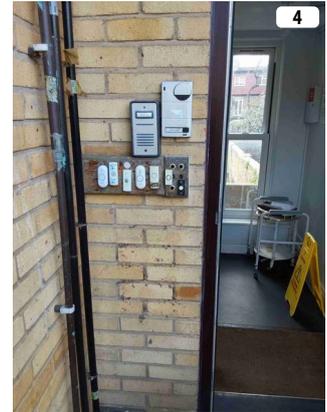
REFERENCE RB-3XPDWP
 DUE 01/06/2025
 CATEGORY Assets: Compartmentation

SHORT TERM

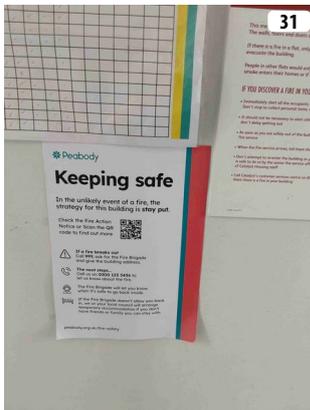
NO SEVERITY

REFERENCE RB-FVAEYC
 DUE 01/06/2025
 CATEGORY Assets: Compartmentation

4 PHOTOS



Photos Continued...



Photos Continued...

