

Type 1 - Desktop Review

# Fire Risk Assessment

**Date of Assessment**  
14 June 2025

**Date Issued to Client**  
17 December 2025

**Recommended Reassessment Date**  
30 June 2027

**Desktop Review Date**  
17 December 2025

**Property Assessed**

Odyssey House, 844, 1-15, Garratt Lane,  
London, SW17 0GS

**UPRN**  
59864

**Property Classification**  
Level 2

**Property Designation**  
GN-Low Rise



**Client Organisation**  
Southern Housing

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

**Responsible Person (RP)**  
Southern Housing

**Assessment Completed by**  
Stuart Mair

**Responsible Person's Address**  
Fleet House, 59-61 Clerkenwell Road, London  
EC1M 5LA

**Desktop reviewed by**  
Paul Charlwood

**Assessment Approved by**  
John Herbison (Savills)

**Document Download Date**  
16 March 2026

**Document Version**  
Desktop Review



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# 1. Executive Summary

## 1.1 Compliance and Risk Record

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

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

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

## 1.2 Risk Level Definitions

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

<b>Likelihood: Medium</b>	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
<b>Consequence: Moderate Harm</b>	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.
<b>Hand-In Risk Rating: Moderate</b>	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.
<b>Potential Risk Rating: Tolerable</b>	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
<b>Current Risk Rating: Moderate</b>	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.

## 1.3 Evacuation Strategy

<b>Evacuation strategy for this property at time of assessment</b>	Stay Put
<b>Recommended evacuation strategy for this property</b>	Stay Put
<b>Notes</b>	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

## 1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	0	0
A	0	0	0
B	1	2	3
C	0	1	1
R	0	0	0
Man1	0	0	0
Man2	0	0	0
Man3	0	0	0
ManR	0	0	0
<b>Totals</b>	<b>1</b>	<b>3</b>	<b>4</b>

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

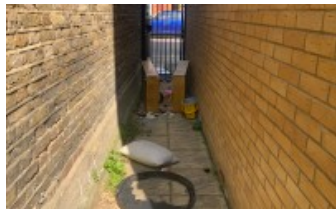
## 1.5 Fire Safety Systems Inventory


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

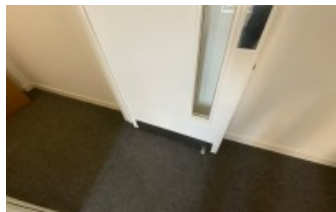



# 2. Action Plan


## 2.1 Recommendations from the Reviewed Assessment


Details	Comments / Recommendations
<p><b>Question:</b> C.3</p> <p><b>Section:</b> Arson</p> <p><b>Action ID:</b> 1628524</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority at Hand-In:</b> Man1</p> <p><b>Current Priority:</b> Man1</p>	<p><b>Comments:</b> There was unnecessary fire load noted close to the building at the time of inspection. Household waste items stored up against the building to the rear left side.</p> <p><b>Recommendations:</b> The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.</p> <p><b>Due date:</b> 30/07/2025</p> <p><b>Client status:</b> Complete</p> 

Details	Comments / Recommendations
<p><b>Question:</b> G.5b</p> <p><b>Section:</b> House-Keeping</p> <p><b>Action ID:</b> 1628525</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority at Hand-In:</b> Man2</p> <p><b>Current Priority:</b> Man2</p>	<p><b>Comments:</b> There are private balconies present to flats. It could not be confirmed that there is a policy in place and communicated to residents on what can and cannot be stored and used on balconies as a barbecue wax noted stored on a balcony.</p> <p><b>Recommendations:</b> It should be confirmed/ensured that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.</p> <p><b>Due date:</b> 30/06/2026</p> <p><b>Client status:</b> Complete</p> 

Details	Comments / Recommendations
<p><b>Question:</b> M.8</p> <p><b>Section:</b> Common Area Fire Doors</p> <p><b>Action ID:</b> 1628527</p> <p><b>Quantity:</b> Known (N/A); Potential (N/A)</p> <p><b>Priority at Hand-In:</b> Man2</p> <p><b>Current Priority:</b> Man2</p>	<p><b>Comments:</b> Common area fire doors were noted to be wedged open or otherwise obstructed at the time of inspection. Lobby door to flats 5-6. The wedges/obstructions were removed at the time of inspection.</p> <p><b>Recommendations:</b> All staff and/or residents should be informed/reminded that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.</p> <p><b>Due date:</b> 30/06/2026</p> <p><b>Client status:</b> Complete</p> 

Details	Comments / Recommendations	
<p><b>Question:</b> M.9</p> <p><b>Section:</b> Common Area Fire Doors</p> <p><b>Action ID:</b> 1628528</p> <p><b>Quantity:</b> Known (1); Potential (1)</p> <p><b>Priority at Hand-In:</b> B</p> <p><b>Current Priority:</b> B</p>	<p><b>Comments:</b> The following common fire door issues were noted at the time of inspection:- Damaged frame to lobby door to flats 13-15</p> <p><b>Recommendations:</b> Minor joinery repairs are required to the door/frame as noted - frame of lobby door to flats 13-15.</p> <p><b>Due date:</b> 30/12/2026</p> <p><b>Client status:</b> In progress</p>	

Details	Comments / Recommendations	
<p><b>Question:</b> Q.14</p> <p><b>Section:</b> Limiting Fire Spread</p> <p><b>Action ID:</b> 1628530</p> <p><b>Quantity:</b> Known (1); Potential (1)</p> <p><b>Priority at Hand-In:</b> B</p> <p><b>Current Priority:</b> B</p>	<p><b>Comments:</b> Other fire spread/compartmentation issues noted at the time of inspection include - Hole in wall noted by lobby door to flats 13-15.</p> <p><b>Recommendations:</b> Repair hole in the wall by lobby door to flats 13-15</p> <p><b>Due date:</b> 30/12/2026</p> <p><b>Client status:</b> In progress</p>	

Details	Comments / Recommendations	
<p><b>Question:</b> M.6</p> <p><b>Section:</b> Common Area Fire Doors</p> <p><b>Action ID:</b> 1628526</p> <p><b>Quantity:</b> Known (2); Potential (2)</p> <p><b>Priority at Hand-In:</b> C</p> <p><b>Current Priority:</b> C</p>	<p><b>Comments:</b> Common area fire doors are not provided with adequate intumescent strips and smoke seals. Missing/damaged intumescent strips and seals on lobby door by flat 2 and lobby door to flats 3-4.</p> <p><b>Recommendations:</b> Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p> <p><b>Due date:</b> 30/06/2027</p> <p><b>Client status:</b> In progress</p>	



## 2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
<p><b>Question:</b> M.2</p> <p><b>Section:</b> Common Area Fire Doors</p> <p><b>Action ID:</b> 1209772</p> <p><b>Quantity:</b> Known (8); Potential (8)</p> <p><b>Priority at Hand-In:</b> B</p> <p><b>Current Priority:</b> A</p>	<p><b>Comments:</b> All common area fire rated fire doors appear to be in good condition except for:- The service riser door on the second floor stairwell is damaged at the base. Excessive perimeter gaps were noted to the following doors :- Ground floor rear entrance hall door 5mm, ground floor single electrical cupboard door 6mm and lobby door for flats 11-12 7mm. The electrical cupboard and service risers have either not been fire stopped or fire stopped with inappropriate materials such as expanding foam.</p> <p><b>Recommendations:</b> Adequate firestopping should be provided/replaced to the back of the frame of the common area fire door set as noted using a suitable material such as an intumescent paste to ensure 30 minutes fire resistance is achieved.</p> <p><b>Due date:</b> 11/05/2026</p> <p><b>Client status:</b> In progress</p>



# 3. Introduction

## 3.1 Limitations of this Assessment

### Scope

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

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

### Assessment Types

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

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

### Third Parties

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

### Review

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

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



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

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

## External Walls

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

## Floor Heights

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

## Fire Safety Systems

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

## Consents and Approvals

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

## Recommendations

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

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



## 3.2 Legislation

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

<b>Article 3</b>	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
<b>Article 4</b>	Defines the meaning of general fire precautions
<b>Article 5</b>	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of the premises.
<b>Article 6</b>	Lists exemptions, which includes domestic premises occupied as a single private dwelling
<b>Article 8</b>	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
<b>Article 9</b>	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
<b>Article 11</b>	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
<b>Article 12</b>	Requires the responsible person to eliminate or reduce risks from dangerous substances.
<b>Article 13</b>	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
<b>Article 14</b>	Requires that escape routes and exits are kept clear and accessible at all times.
<b>Article 15</b>	Requires appropriate procedures to be established including the need for fire drills and competent persons to assist in their undertaking.
<b>Article 17</b>	Requires suitable maintenance of fire safety facilities and equipment.
<b>Article 19</b>	Requires communication with employees, including the significant findings of the fire risk assessment.
<b>Article 20</b>	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
<b>Article 21</b>	Requires that employees are provided with suitable and appropriate training.
<b>Article 22</b>	Requires co-operation / coordination where two or more responsible persons share duties in premises.
<b>Article 23</b>	Lists the general duties of employees at work.
<b>Article 24</b>	Allows the introduction of additional regulations.

### Primary Legislation

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

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



## Secondary Legislation

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

### 3.3 Recommendation Priorities

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

Contractor Actions		Management Actions	
<b>U</b>	1 day	<b>U</b>	1 day
<b>A</b>	6 months	<b>Man1</b>	1 month
<b>B</b>	18 months	<b>Man2</b>	12 months
<b>C</b>	24 months	<b>Man3</b>	18 months
<b>R</b>	Unlimited	<b>ManR</b>	Unlimited

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

### 3.4 Client Status of Recommendations

All new actions recommended in the FRA are initially given a Client status of 'Unassigned'.

If the client uses Riskhub to manage actions arising from fire risk assessments this will be updated to reflect the current action status. When the FRA report is generated at a date after the original publication then current Client status values will be shown.

The date at which the PDF is downloaded is shown on the front cover of this report.

The Client status for any action is determined by the Client Organisation and is not within the control of the Fire Risk Assessment Company in any way. The main Client status values are shown below:

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

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



## 4. Property Details

<b>UPRN</b>	59864
<b>Address</b>	1-15, Odyssey House, 844, Garratt Lane, London, SW17 0GS
<b>Property Designation</b>	GN-Low Rise

<b>Building Layout Information</b>	
<b>Building Height</b>	8m
<b>Building Height Source</b>	Client Provided
<b>Total No. of Floors</b>	4
<b>Total No. of Floors (common area only)</b>	4
<b>Total No. of Storeys (ground and above)</b>	4
<b>Ground Floor Area (m2) (if applicable)</b>	N/A
<b>Total Area of All Floors (m2) (if applicable)</b>	N/A
<b>Extent of Common Areas (area assessed)</b>	All floors and stairs common area, electrical intake/riser cupboards and external escape route.
<b>Areas of the Building to Which Access was not Available</b>	All flats apart from flat 6
<b>Total Number of Flats/Bedsits/Bedrooms (as applicable)</b>	15
<b>Number Accessed off the Common Area</b>	15
<b>Flats/Bedsits/Bedrooms Sample Inspected</b>	Flat 6
<b>Building Use</b>	Single
<b>Details of Ancillary Use (if applicable)</b>	N/A
<b>Total No. of Common Entrances/Exits</b>	2
<b>Block Accessibility</b>	Level
<b>Total No. of Common Staircases for Means of Escape</b>	1



## Building Layout Description

1-15 Odyssey House is an attached four storey purpose built building and contains fifteen self contained flats. Access into the building is via a secure fob controlled access/egress door at the front elevation which opens into the ground floor entrance hallway. The ground floor is split into two separate parts, the entrance hall comprising of entrance doors to flats 1-2 and the passenger lift and a larger rear lobby comprising of the electrical intake cupboard, service riser and a lobby door leading into flats 3-4. A single staircase provides access to the upper floors to where all other flats are accessed. All flats are accessed off protected flat lobbies which require a fob access device on all floors. Flats 5-8 are accessed on the first floor, flats 9-12 are accessed on the second floor and flats 13-15 are accessed on the third floor. Electrical/water service risers cupboards are located on all staircase landings. There is an alternative exit to the rear of the ground floor. The passenger lift serves all floors. Externally accessed gas meters, bike store and bin store are located at the rear of the building.

## Construction Information

<b>Construction Type</b>	Concrete Frame
<b>Property Type</b>	Purpose Built
<b>Date of Construction or Conversion (year approx.)</b>	2005
<b>Floor Construction Type</b>	Concrete
<b>Stair Construction Type</b>	Concrete
<b>External Wall Construction Type</b>	Masonry - Cavity
<b>External Wall Finish Type</b>	Other
<b>Other External Wall Finish Type</b>	External wall elevations appear to be a mixture of brick and render finish.
<b>Roof Type</b>	Flat
<b>Other Construction Information</b>	Modern purpose built attached building with a flat roof. External cladding on top floor. Timber decked balconies also noted.

## External Wall Assessment

<b>Fire Safety (England) Regulations 2021 applicable</b>	Yes
<b>Has an assessment of the external walls been provided?</b>	Yes
<b>Is the external wall construction of sufficiently low risk for visual assessment?</b>	No
<b>External Wall Assessment type</b>	FRAEW
<b>Has full report details been entered?</b>	Yes
<b>FRAEW report details</b>	This FRA incorporates findings from the FRAEW conducted in accordance with PAS 9980:2022. Reference: PRP, Odyssey House, Fire Risk Appraisal External Walls, Dated 19.11.2024, A100433-DB.

### External Wall System Details 1

Location of external wall system and where necessary, how it can be distinguished from the other external wall systems that form part of the design?	Noted in the report as External Wall 1: Brick
Estimated percentage of total area for this External Wall System type?	40
External Wall System construction type?	Masonry - Cavity
External Wall System cavity barrier provision?	Provided Where Required
What is the risk factor weighting for this External Wall System?	Positive

### External Wall System Layers from Outside to Inside

External Facing	Brick
Residual Cavity	125mm
Insulation	Fibreglass
Internal Substrate	Blockwork

### External Wall System Details 2

Location of external wall system and where necessary, how it can be distinguished from the other external wall systems that form part of the design?	Noted in report as External Wall 2: Render on masonry
Estimated percentage of total area for this External Wall System type?	20
External Wall System construction type?	Rain Screen Cladding
External Wall System cavity barrier provision?	Provided Where Required
What is the risk factor weighting for this External Wall System?	Neutral

### External Wall System Layers from Outside to Inside

External Facing	Render
External Substrate	Block - 100mm
Residual Cavity	Unknown
Insulation	Fibreglass
Internal Substrate	Blockwork



### External Wall System Details 3

Location of external wall system and where necessary, how it can be distinguished from the other external wall systems that form part of the design?	Noted in report as External Wall 3: Cement fibre
Estimated percentage of total area for this External Wall System type?	8
External Wall System construction type?	Rain Screen Cladding
External Wall System cavity barrier provision?	Missing/defective
What is the risk factor weighting for this External Wall System?	Neutral

### External Wall System Layers from Outside to Inside

External Facing	Hardie Plank
External Substrate	Block - 100mm
Membrane	Building Paper
External Substrate	Timber Stud
Internal Substrate	Blockwork
Residual Cavity	145mm
Insulation	Fibreglass
Internal Substrate	Blockwork

### External Wall System Details 4

Location of external wall system and where necessary, how it can be distinguished from the other external wall systems that form part of the design?	Noted in report as External Wall 4: Cement Fibre
Estimated percentage of total area for this External Wall System type?	12
External Wall System construction type?	Rain Screen Cladding
External Wall System cavity barrier provision?	Missing/defective
What is the risk factor weighting for this External Wall System?	Neutral



External Wall System Layers from Outside to Inside	
External Facing	Hardie Plank
Membrane	Building Paper
Cladding Support	Timber
Insulation	Phenolic Foam
Sheathing	Cement Fibre Board
Insulation	Mineral Wool
Internal Substrate	SFS
Internal Lining	Plywood panels

Wall Attachments and Features	
Externally attached balcony construction?	Combustible
External sun shading provided?	None Provided
Solar panels provided?	None Provided
Green wall provision?	None Provided
Are the attachments or features considered likely to contribute to external fire spread?	No

Window and Door Details	
Windows and doors estimated percentage of total area?	20
Window frame type?	Metal
Door and frame type?	Metal
Are the windows and doors considered likely to contribute unduly to external fire spread?	No

Spandrel and Infill Panel Details	
Spandrel and/or infill panel type?	Other
Other spandrel and/or infill panel type?	Aluminium Skin, EPS core
Are the spandrel and/or infill panel considered likely to contribute unduly to external fire spread?	No



Risk and Mitigation	
From this external wall assessment is it considered that a further fire risk appraisal of the external walls is required?	No, a further fire risk appraisal of the external walls was not required
What is the overall level of risk of fire spread due to the design and construction of the external walls?	Low-Medium Risk
If considered necessary what actions have been taken/recommended to mitigate the risk relating to the external wall?	Other
Other actions recommended	No remediation works required as detailed in: FRAEW conducted in accordance with PAS 9980:2022. Reference: PRP, Odyssey House, Fire Risk Appraisal External Walls, Dated 19.11.2024, A100433-DB.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of Any Onsite Management	No staff on site but assumed Cleaning and maintenance staff would attend if required.
Person Managing Fire Safety in the Premises	Laura Jones - Head of Fire Safety Delivery
Person Consulted During the FRA	Occupant flat 6
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	Occasional staff attendance expected - low numbers anticipated
Number of Members of the Public (maximum estimated)	Residential - low number
Comments	Residential block - low number of visitors expected at any one time
Identified People Especially at Risk	General Needs - No information
Comments	No information, however, General Needs premises so occupants are typical of the general population

Other Information	
Fire Loss Experience (since last FRA)	None apparent or reported at the time of the assessment.
Any Other Relevant Information	No additional information was provided.



In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

<b>Fire Safety Legislation</b>	
<b>Main Fire Safety Legislation Applying to these Premises</b>	01) Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act (2021)
<b>Other Applicable Legislation</b>	04) Housing Act 2004 05) The Fire Safety (England) Regulations 2022 06) The Building Safety Act 2022 - Section 156

<b>Fire Safety Guidance</b>	
<b>Main Fire Safety Guidance Used in this Assessment</b>	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2011
<b>Other Key Fire Safety Guidance Referred to</b>	PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.



# 5. FRA Questionnaire

## General

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

<b>Question - 1.0</b>	Will the premises being assessed fall within the scope of The Fire Safety (England) Regulations 2022?
<b>Answer</b>	Yes - Residential 11m or under
<b>Comments</b>	The premises contain two or more sets of domestic premises and a common escape route and have an estimated top storey height of 11m (or less) from the lowest ground level when measured in accordance with Appendix D to Approved Document B1. The premises are therefore within the scope of The Fire Safety (England) Regulations 2022.

## Assessment Type

<b>Question - 2.0</b>	What type of fire risk assessment does this report constitute?
<b>Answer</b>	Desktop Review
<b>Comments</b>	This is a Desktop Review of the previous FRA undertaken 30.06.2025 to incorporate external wall information provided by the client. Any new comments or recommendations within the actions are preceded by 'DTR COMMENTARY (15.12.2025)' to distinguish them from the existing details. No additional visit was made to the building for this review, and only those details and actions relating to the EWS have been amended.

## Main Property Use

<b>Question - 3.0</b>	Which of the following categories best describes the main use of the property?
<b>Answer</b>	General Needs Flats
<b>Comments</b>	Four storey attached purpose built block of 15 flats.

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

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

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

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

<b>Question - A.4</b>	Are portable electrical appliances and other electrical equipment in the common areas included in an effective Inspection and Testing of Electrical Equipment (ITEE) programme? (Formerly PAT)
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing confirms that an ITEE programme is undertaken.

<b>Question - A.5</b>	Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing confirms that a suitable policy is in place.

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

## B. Smoking Policies

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

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



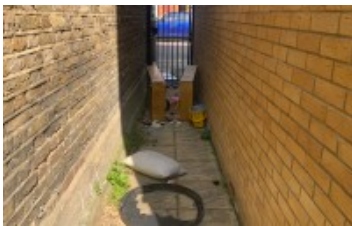
<b>Question - B.3</b>	Does the policy in relation to smoking appear to be observed?
<b>Answer</b>	Yes
<b>Comments</b>	No evidence of illicit smoking was seen in the common area at the time of inspection.

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

## C. Arson

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

<b>Question - C.2</b>	Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)
<b>Answer</b>	Yes
<b>Comments</b>	Waste bins were stored in a secure external bin storage area, located to the rear of the building.

<b>Question - C.3</b>	Is fire load close to the premises minimised?
<b>Answer</b>	No
<b>Comments</b>	There was unnecessary fire load noted close to the building at the time of inspection. Household waste items stored up against the building to the rear left side.
<b>Recommendation</b>	The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.
<b>Photo</b>	

**Priority: Man1**

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

**Action ID: 1628524**



## D. Space Heating

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

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

## E. Cooking

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

## F. Lightning

<b>Question - F.1</b>	Does the building have a lightning protection system installed?
<b>Answer</b>	No
<b>Comments</b>	It was confirmed on-site that a lightning protection system has not been provided.

<b>Question - F.2</b>	Is the building considered safe without a lightning protection system, given the height and design?
<b>Answer</b>	Yes
<b>Comments</b>	No lightning protection system was identified but given the height and design of the building, it is considered unlikely that one is required.

## G. House-Keeping

<b>Question - G.1</b>	Is the property regularly cleaned to prevent the build up of combustibles?
<b>Answer</b>	Yes
<b>Comments</b>	The common areas are clean and a cleaning rota is displayed.



<b>Question - G.2</b>	Are combustible items kept clear from sources of ignition such as electrical equipment?
<b>Answer</b>	Yes
<b>Comments</b>	The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.


<b>Question - G.3</b>	Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?
<b>Answer</b>	Yes
<b>Comments</b>	The common escape routes were clear of combustible materials and waste at the time of inspection.

<b>Question - G.4</b>	Are escape routes kept clear of any trip hazards or obstructions?
<b>Answer</b>	Yes
<b>Comments</b>	The common escape routes were clear of any trip hazards at the time of inspection.

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

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



<b>Question - G.5b</b>	Are there private balconies present and if so is there a policy in place and communicated to residents on what can and cannot be stored and used on balconies?
<b>Answer</b>	Not Known
<b>Comments</b>	There are private balconies present to flats. It could not be confirmed that there is a policy in place and communicated to residents on what can and cannot be stored and used on balconies as a barbecue wax noted stored on a balcony.
<b>Recommendation</b>	It should be confirmed/ensured that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.
<b>Photo</b>	
<b>Priority: Man2</b>	<b>Quantity: Known (N/A); Potential (N/A)</b> <b>Action ID: 1628525</b>

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

## H. Contractors

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

## I. Dangerous Substances

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

## J. Other Significant Hazards

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



## General Fire Protection Measures

### K. Means of Escape

<b>Question - K.1</b>	Is the escape route design deemed satisfactory? (Consider current design codes)
<b>Answer</b>	Yes
<b>Comments</b>	The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. A single staircase travels down from the third floor to the ground floor where escape is possible via the front and rear access/egress doors.

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

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

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

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

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



<b>Question - K.7</b>	Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing confirms that all access control systems are designed to 'fail safe'.

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

<b>Question - K.8</b>	Is the direction of opening of final exit doors considered appropriate and are inward opening doors avoided where they are expected to accommodate more than 60 people evacuating?
<b>Answer</b>	Yes
<b>Comments</b>	Doors on escape routes open in the direction of escape.

<b>Question - K.9</b>	Are travel distances satisfactory? (consider single direction and more than one direction)
<b>Answer</b>	Yes
<b>Comments</b>	Travel distances appear to be in line with that suggested in LGA - 'Fire safety in purpose-built blocks of flats' - 2012, section 56 – Means of escape within the flat and 58.24 - Flats served by a single escape stairway.

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

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

<b>Question - K.12</b>	Are corridors sub-divided with a cross-corridor fire resisting door where required?
<b>Answer</b>	Not Applicable
<b>Comments</b>	No corridors requiring cross-corridor fire doors were noted in the property.



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

<b>Question - K.14</b>	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
<b>Answer</b>	Yes
<b>Comments</b>	The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Openable windows on staircase landings.

<b>Question - K.15</b>	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
<b>Answer</b>	Yes
<b>Comments</b>	The stairs and/or lobbies are provided with an adequate automatic or remotely operated smoke ventilation system. Remotely operated vent provided at the top of the stair enclosure with control switch in the entrance hall and top floor.

<b>Question - K.15b</b>	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?
<b>Answer</b>	Yes
<b>Comments</b>	The automatic smoke control system provided appears adequate for the building design and layout and in good condition. This is based on a visual assessment only with no testing of the operation and cause and effect.

<b>Question - K.16</b>	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider Information for Residents, PEEPs, PCFRAs, Assistance Needs, Staffing Levels etc.)
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing confirms that arrangements are in place for residents to self-refer for evacuation assistance.

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



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

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

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

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

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

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

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



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

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

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

<b>Question - L.6a</b>	Is a rolling programme of checks in place to ensure that self-closing devices to flat entrance (or residents' bedroom/bedsit) doors continue to be fitted and remain effective?
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing, in partnership with Savills, has put in place a programme to check flat entrance (or residents' bedroom/bedsit) fire doors at appropriate intervals using the Riskhub Asset Service platform.

<b>Question - L.7</b>	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?
<b>Answer</b>	Yes
<b>Comments</b>	Intumescent strips and cold smoke seals were fitted to the entrance door of sampled flat 6. No access to other flats.

<b>Question - L.7a</b>	Is a rolling programme of checks in place to ensure that intumescent strips and seals fitted to flat entrance (or residents' bedroom/bedsit) doors continue to be fitted and remain effective?
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing, in partnership with Savills, has put in place a programme to check flat entrance (or residents' bedroom/bedsit) fire doors at appropriate intervals using the Riskhub Asset Service platform.



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

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

## M. Common Area Fire Doors

<b>Question - M.1</b>	Are all common area doors and frames requiring fire resistance appropriately fire rated?
<b>Answer</b>	Yes
<b>Comments</b>	All common area fire doors and/or frames appear to be appropriately fire rated. All common area fire doors are Timber FD30S door sets. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

<b>Question - M.2</b>	Are all common area fire rated fire door sets in good condition - and not in need of repair?
<b>Answer</b>	No
<b>Comments</b>	All common area fire rated fire doors appear to be in good condition except for:- The service riser door on the second floor stairwell is damaged at the base. Excessive perimeter gaps were noted to the following doors :- Ground floor rear entrance hall door 5mm, ground floor single electrical cupboard door 6mm and lobby door for flats 11-12 7mm. The electrical cupboard and service risers have either not been fire stopped or fire stopped with inappropriate materials such as expanding foam.


<b>Question - M.2b</b>	Are communal area fire doors subject to a rolling programme of checks to ensure they remain effective, including self-closers and strips and seals etc.?
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing, in partnership with Savills, has put in place a programme to check common area fire doors at appropriate intervals using the Riskhub Asset Service platform.

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




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


<b>Question - M.5</b>	Are common area fire door sets fitted with adequate self-closing devices where required?
<b>Answer</b>	Yes
<b>Comments</b>	Common area fire doors are fitted with adequate self-closing devices where required.

<b>Question - M.6</b>	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
<b>Answer</b>	No
<b>Comments</b>	Common area fire doors are not provided with adequate intumescent strips and smoke seals. Missing/damaged intumescent strips and seals on lobby door by flat 2 and lobby door to flats 3-4.
<b>Recommendation</b>	Common area fire doors as noted should be fitted with intumescent strips and smoke seals.
<b>Photo</b>	
<b>Priority: C</b>	<b>Quantity: Known (2); Potential (2)</b> <b>Action ID: 1628526</b>

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



<b>Question - M.8</b>	Are common area fire door sets adequate otherwise? [1]
<b>Answer</b>	No
<b>Comments</b>	Common area fire doors were noted to be wedged open or otherwise obstructed at the time of inspection. Lobby door to flats 5-6. The wedges/obstructions were removed at the time of inspection.
<b>Recommendation</b>	All staff and/or residents should be informed/reminded that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.
<b>Photo</b>	
<b>Priority: Man2</b>	<b>Quantity: Known (N/A); Potential (N/A)</b> <b>Action ID: 1628527</b>

<b>Question - M.9</b>	Are common area fire door sets adequate otherwise? [2]
<b>Answer</b>	No
<b>Comments</b>	The following common fire door issues were noted at the time of inspection:- Damaged frame to lobby door to flats 13-15
<b>Recommendation</b>	Minor joinery repairs are required to the door/frame as noted - frame of lobby door to flats 13-15.
<b>Photo</b>	
<b>Priority: B</b>	<b>Quantity: Known (1); Potential (1)</b> <b>Action ID: 1628528</b>

<b>Question - M.10</b>	Are common area fire door sets adequate otherwise? [3]
<b>Answer</b>	Yes
<b>Comments</b>	No other common area fire door issues noted at the time of inspection.

## N. Emergency Lighting

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



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

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

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

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

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

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

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



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

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

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

<b>Question - P.1</b>	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)
<b>Answer</b>	Yes
<b>Comments</b>	There is a BS 5839-6 Grade D automatic fire detection/alarm system within the common areas of the building.

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

<b>Question - P.3</b>	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
<b>Answer</b>	Yes
<b>Comments</b>	It is assumed the grade D detection installed in the common areas activates the AOV system as detection does not extend into flats.

<b>Question - P.5</b>	Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?
<b>Answer</b>	Yes
<b>Comments</b>	A suitable Grade D smoke alarm was noted within the entrance hallway of sample flat 6. No access to other flats.



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

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

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

## Q. Limiting Fire Spread

<b>Question - Q.1</b>	In general, from a limited visual inspection of the areas accessed during this Type 1 FRA, is the level of compartmentation considered adequate for the use and evacuation strategy for the property? (Consider conversions and non-traditional construction).
<b>Answer</b>	Yes
<b>Comments</b>	The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

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

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



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

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

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

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

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

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

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



<b>Question - Q.10</b>	Are wall and ceiling linings of an appropriate classification to limit the spread of flame over their surface and have a low rate of heat release? (Surface spread of flame classification)
<b>Answer</b>	Yes
<b>Comments</b>	The wall and ceiling linings would appear to be appropriate to resist the spread of flame over their surface and have a low rate of heat release.

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

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


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

<b>Question - Q.13a</b>	Has the assessor been provided with full details of the external wall construction of the building? (Including details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc).
<b>Answer</b>	Yes
<b>Comments</b>	DTR Commentary (15.12.2025). Sufficient details of the external wall construction of the building have been provided for the purposes of this fire risk assessment. This included, as appropriate, details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc.). Details provided in accordance with reference: PRP, Odyssey House, Fire Risk Appraisal External Walls, Dated 19.11.2024, A100433-DB.

<b>Question - Q.13b</b>	Has management completed an assessment of all elements of the external wall construction of the building with regard to combustibility and fire spread?
<b>Answer</b>	Yes
<b>Comments</b>	DTR Commentary (15.12.2025). A specialist assessment of all elements of the external wall construction of the building with regard to combustibility and fire spread has been completed. Details provided in accordance with reference: PRP, Odyssey House, Fire Risk Appraisal External Walls, Dated 19.11.2024, A100433-DB.



<b>Question - Q.13c</b>	In the assessment carried out by management are all elements of the external wall construction of the building confirmed as adequate with regards to regard to combustibility and fire spread?
<b>Answer</b>	Yes
<b>Comments</b>	DTR Commentary (15.12.2025). From the specialist assessment carried out, all elements of the external wall construction of the building are considered adequate with regard to combustibility and fire spread. Details provided in accordance with reference: PRP, Odyssey House, Fire Risk Appraisal External Walls, Dated 19.11.2024, A100433-DB.

<b>Question - Q.14</b>	Are all other fire spread/compartmentation issues satisfactory? [1]
<b>Answer</b>	No
<b>Comments</b>	Other fire spread/compartmentation issues noted at the time of inspection include - Hole in wall noted by lobby door to flats 13-15.
<b>Recommendation</b>	Repair hole in the wall by lobby door to flats 13-15
<b>Photo</b>	
<b>Priority: B</b>	<b>Quantity: Known (1); Potential (1)</b> <b>Action ID: 1628530</b>

<b>Question - Q.15</b>	Are all other fire spread/compartmentation issues satisfactory? [2]
<b>Answer</b>	Yes
<b>Comments</b>	There were no other fire spread/compartmentation issues noted at the time of inspection.

## R. Fire Extinguishing Appliances

<b>Question - R.1</b>	Are portable fire extinguishers provided in the building? (Give details of any provision)
<b>Answer</b>	Not Applicable
<b>Comments</b>	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

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



<b>Question - S.2</b>	Is the building provided with a fire main system? (Dry or wet riser etc.)
<b>Answer</b>	Yes
<b>Comments</b>	The building is provided with a fire mains, one Dry riser inlet provided at the front of the building with an outlet provided internally on each floor .

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

<b>Question - S.3</b>	Is the building provided with a firefighting lift, an evacuation lift or an old-standard 'fireman's' lift?
<b>Answer</b>	Yes
<b>Comments</b>	The building is provided with a lift used for fire safety purposes:- Fire control switch on ground floor.

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

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

<b>Question - S.5</b>	Is a sprinkler system provided within the building? (provide details of type and extent)
<b>Answer</b>	No
<b>Comments</b>	No sprinkler system is provided within the building and would not be a requirement under current guidance for this property type and or building height

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



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

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

<b>Question - S.9</b>	Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)
<b>Answer</b>	No
<b>Comments</b>	There are no other relevant fire safety systems or equipment installed.

## Fire Safety Management

### T. Procedures and Arrangements

<b>Question - T.1</b>	Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than GN-Low Rise and GN-Mid Rise).
<b>Answer</b>	Management Section Not Required
<b>Comments</b>	The Property Designation is General Needs (5 Storeys and under). Completion of the Management Section questions is not required for this low-risk property type.

### V. Testing and Maintenance

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

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



<b>Question - V.4</b>	Is the fire main inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9990)
<b>Answer</b>	Yes
<b>Comments</b>	Southern Housing confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.

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

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

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

## W. Records

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



## Additional Issues

### X. Electrical Services

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

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

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

<b>Question - X.4</b>	Is there any evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within common parts?
<b>Answer</b>	No
<b>Comments</b>	There was no evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within the common parts.

### Y. Gas Services

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

### Z. Other Issues

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



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

## Assessment Risk Rating

### Assessment Risk Rating

<b>Question - 1</b>	Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:
<b>Answer</b>	Medium
<b>Comments</b>	Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

<b>Question - 2</b>	Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:
<b>Answer</b>	Moderate Harm
<b>Comments</b>	Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

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

<b>Question - 4</b>	On satisfactory completion of all remedial works the risk rating of this property may be reduced to:
<b>Answer</b>	Tolerable
<b>Comments</b>	A Tolerable risk rating is considered the best achievable outcome for this type of building and occupancy.



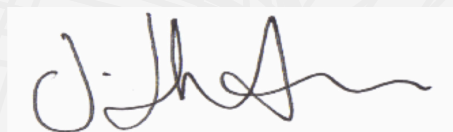
# 6. BAFE Certificate

<b>Part 1a</b>	<b>NSI Life Safety Fire Risk Assessment Silver Approved Organisation:</b> Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
<b>Part 1b</b>	<b>BAFE Registration Number:</b> NSI00539
<b>Part 2</b>	<b>Name of Client:</b> Southern Housing
<b>Part 3a</b>	<b>Address of premises for which the fire risk assessment was carried out:</b> Odyssey House, 844, 1-15, Garratt Lane, London, SW17 0GS
<b>Part 3b</b>	<b>Part or parts of the premises to which the fire risk assessment applies:</b> Common Parts only (not dwellings, where applicable)
<b>Part 4</b>	<b>Brief description of the scope and purpose of the fire risk assessment:</b> Life Safety (as per agreed Specification)
<b>Part 5</b>	<b>Effective date of the fire risk assessment:</b> 17 December 2025
<b>Part 6</b>	<b>Recommended date for review of the fire risk assessment:</b> 30 June 2027
<b>Part 7</b>	<b>Certificate Number:</b> 476080

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

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

**Signed for and on behalf of the issuing Certificated Organisation:**



**John Herbison FCABE MIFireE (Director)**



**Date of issue: 17 December 2025**

## About this Certificate

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

## Additional Notes

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