

# Fire Risk Assessment

Site / Development: Morshead Mansions, Morshead Road, London, , W9 1LG

Client Name: Morshead Mansions Limited

Survey Date: 29 May 2024



## Details

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<b>Client name:</b>	Morshead Mansions Limited
<b>Site / Development:</b>	Morshead Mansions Morshead Road London W9 1LG
<b>Survey Date:</b>	29 May 2024
<b>Report Date:</b>	24 Jun 2024
<b>Site Reference:</b>	
<b>Surveyor</b>	Gary Locker
<b>Next Review Date:</b>	29 May 2025
<b>Next Assessment Date:</b>	29 May 2026

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- > Survey Detail
- > Risk Improvement Programme

## Risk Profile

Category name	Original Risk	➔	Potential Rating
Occupation	0	➔	0
Construction	0	➔	0
Electrical	5	➔	0
Smoking	0	➔	0
Heating and ventilation	0	➔	0
Cooking	0	➔	0
Arson	0	➔	0
Ignition sources	0	➔	0
Combustible and flammable materials	5	➔	0
Fire detection and warning and smoke ventilation systems	0	➔	0
Firefighting provisions	5	➔	0
Means of escape	5	➔	0
Inspections, testing and maintenance	5	➔	0
Evacuation	5	➔	0
Training	0	➔	0
Firefighting information	0	➔	0
History, actions and notices	0	➔	0
Risk Matrix	0	➔	0
Roof Void Inspection	0	➔	0
<b>All</b>	<b>5</b>	<b>➔</b>	<b>0</b>

# General

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## Introduction

This report is intended to assist the client in meeting their obligations to comply with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is provided on the front of this report. However, you should review the report sooner should there be any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

We have based our assessment on observations made whilst at the premises and on information provided to us, either verbally or in writing.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

## Scope and Limitations of assessment

The scope of this assessment is for the readily accessible areas of the premises. All observations regarding the condition of the construction and general arrangements are based on a visual inspection only with no intrusive surveys being undertaken, unless otherwise stated. As it is not always possible to access all rooms and areas, or to inspect less readily accessible areas, such as voids above ceilings, it is also necessary to rely on a degree of sampling and to apply reasonable assumptions and judgement.

With regard to the level of investigation and assessment the following applies;

### *Persons at risk*

Any persons at a specific risk will be detailed in the relevant section of this assessment.

### *Named responsible person*

This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

### *Fire detection and means of giving warning*

Findings are based on a visual inspection with no audibility tests or verification of full compliance with relevant British Standards carried out.

### *Emergency Lighting*

Findings are based on a visual inspection of the system with no test of luminance levels or verification of full compliance with relevant British Standards being carried out.

### *Heating, Ventilation, Air Conditioning (HVAC)*

Findings are based on a visual inspection as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

### *Fire separation*

Findings are based on visual inspection of readily accessible areas. A degree of sampling may be undertaken where appropriate.

### *Arson*

If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

All aspects of this report meet the requirements of the Regulatory Reform (Fire Safety) Order 2005. However, there may be items which are required by insurers or other parties which fall outside the scope of this assessment.

## Recommendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of the Fire Safety Order and to protect people from fire. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

## Dangerous Substances

This fire risk assessment has considered dangerous substances that are used or stored in the assessed areas of the premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored on your premises, you should ensure that you have met the duties under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) that apply to you, including carrying out a risk assessment of the relevant work activities

## BAFE SP205 Scheme - Validation of fire risk assessments

We are certificated under the BAFE Fire Protection Industry Scheme SP205 Part 1 Life Safety Fire Risk Assessment and are authorised to issue a certificate of conformity for this fire risk assessment. You will find this at the end of this report.

To meet with the requirements of our BAFE SP205 Part 1 Life Safety Fire Risk Assessment certification scheme, we validate and sign-off all fire risk assessments. The validation and sign-off is carried out by a senior fire risk assessor, referred to as the validator, and is part of a wider, quality assurance procedure.

## Disclaimer

The purpose of this report is to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

## External Wall Construction

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this fire risk assessment.

Due to the complexities involved in the identification of materials, and the possible need for the removal of samples for testing through an intrusive inspection process, our fire risk assessment will consider the presence of the external wall systems and/or balconies and where appropriate will recommend a fire risk appraisal (FRAEW) of the external wall construction is carried out in accordance with PAS 9980: 2022.

Where a recommendation has been made for a FRAEW to be carried out, it is strongly recommended that you obtain advice from qualified and competent specialists, as described in PAS 9980: 2022.

The outcome of any FRAEW is a determination of whether the external wall construction is acceptable or whether remedial action is necessary to replace some or all of the components of the external wall make-up, or to address shortcomings, such as the absence of cavity barriers.

Cardinus shall not be liable for any loss, damage, or any other liability directly or indirectly arising out of, or in any way connected with the combustibility or fire protection performance of all façade materials including but not limited to external cladding to include associated core filler, insulation and cavity barriers.

## Useful Links to Guidance

Check your fire safety responsibilities under the Fire Safety Order:

<https://www.gov.uk/guidance/check-your-fire-safety-responsibilities-under-the-fire-safety-order>

UK Government - Building safety advice:

<https://www.gov.uk/guidance/building-safety-programme>

## Risk Rating Definitions for the Risk Improvement Programme Recommendations

In order to ascertain a priority and a risk level for the tasks defined in the Risk Improvement Programme, a simple matrix is used by the risk assessors in order to bring consistency to the levels of risk. This allows for the significant findings to be given a specific risk rating as detailed below:

Likelihood of fire	Classification of fire risk		
	Likely consequence of fire:		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low	Medium ✓	High
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**In this context, a definition of the above terms is as follows:**

**Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.

**Medium:** Normal fire hazards (potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

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

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm ✓	Moderate harm	Extreme harm
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**In this context, a definition of the above terms is as follows:**

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

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

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

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

Trivial	Tolerable ✓	Moderate	Substantial	Intolerable
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A suitable risk-based control plan should involve effort and urgency that are proportional to risk.

Using the table below we can provide a consistent assessment of risk whilst setting recommended timescales for actions to be completed.

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

**Intolerable or Substantial risk = High – Priority 1**

Immediate (should be implemented as soon as possible), including, where relevant, interim measures necessary to ensure the safety of occupants until permanent measures can be implemented.

The risk from fire, its effect on persons in the premises or the probability of a fire starting is intolerable or substantial. There could also be a serious contravention of fire safety legislation and/or recommendations and guidance. The responsible person should be informed as soon as reasonably practicable.

**Moderate risk = Medium – Priority 2**

Short term (should be implemented within, say, three months).

The risk from fire, its effect on persons in the premises or the probability of a fire starting is moderate. There could also be a contravention of fire safety legislation and/or recommendations and guidance.

**Tolerable risk = Low – Priority 3**

Medium term (should be implemented within, say, three to six months).

The risk from fire its effect on the persons in the premises or the probability of a fire starting is tolerable. There may be a contravention of good practice, fire safety legislation and/or recommendations and guidance.

**Trivial risk = Low – Priority 4**

Long term (should be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises).

Note: There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month. Generally all recommendations should be completed as soon as reasonably practicable.

Any recommendations for risk improvement emanating from this assessment are contained in a separate ‘Risk Improvement Programme’ report, which should be read in conjunction with this assessment. Completion of risk improvements can be updated within Cardinus’ INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

Cardinus shall not be liable for any loss, damage, or any other liability directly or indirectly arising out of, or in any way connected with the combustibility or fire protection performance of all façade materials including but not limited to external cladding to include associated core, filler, signage and insulation.



# Survey Details

Occupation	Original rating	Potential rating
	<b>0</b>	<b>0</b>
<p><b>2. Where this assessment is of a residential building, what is the fire risk assessment type?</b></p> <p>Type 1.</p> <p><b>Details:</b> Common parts only (non-destructive).</p>	<b>0</b>	<b>0</b>
<p><b>3. What is the main use for the building[s]?</b></p> <p>Residential.</p> <p><b>Details:</b> The property provides 104 self-contained flats, and comprises 13 contiguous blocks, each with 8 flats. The building has undergone significant renovation over the last 30 years to bring it to its current standard, and has retained its original facade. Although the property is unlisted it sits within the Maida Vale Conservation Area. Ten of the blocks are arranged over 5 floors including a basement. The remaining 3 blocks have undergone development into the roof space so are of 6 floors including basement. At the time of assessment block 10 was undergoing development into the roof space. The basement area of block 9 is considered as a place of work.</p>	<b>0</b>	<b>0</b>
<p><b>4. What is the fire evacuation strategy?</b></p> <p>Simultaneous.</p> <p><b>Details:</b> A simultaneous evacuation policy adopts the following approach. When a fire occurs anywhere in the building the entire building is evacuated immediately on receiving an alarm signal (e.g. from a fire detection and fire alarm system).</p>	<b>0</b>	<b>0</b>
<p><b>5. Approximate number of occupants?</b></p> <p>208</p>		
<p><b>6. Approximate number of occupants - additional detail</b></p> <p>This is an approximate figure based on there being an estimated two persons per residential unit.</p>	<b>0</b>	<b>0</b>
<p><b>7. Persons at risk?</b></p> <p>Residents &amp; Visitors.</p>	<b>0</b>	<b>0</b>
<p><b>8. Who is the person responsible for fire safety? (e.g. employer or person having control of the premises.)</b></p> <p>David Wismayer</p> <p><b>Details:</b> The named Director of the Landlord's Company is responsible for fire safety at a local and corporate level. The assessment was conducted with the support of Mr. Wismayer.</p>		

Construction	Original rating	Potential rating
	<b>0</b>	<b>0</b>

**9. What is the height of the building in storeys including ground level?**

5



Rear elevation.



Rear elevation.



Front elevation.

**10. What is the height of the building in storeys including ground level - additional detail**

0

0

This includes the roof space accommodation.

**Details:**

The roof space has been developed in blocks 5, 6 and 12, and was being undertaken in block 10 at the time of assessment. Access to the roof space accommodation is from within the tenanted property by staircase.



Roof space under development in block 10.

**11. How many basement levels are there in the building?**

1



Example of basement corridor.



Example of locked door for residents' storage in basement area.

- |   |          |          |
|---|----------|----------|
| <b>12. How many basement levels are there in the building - additional detail</b>   | <b>0</b> | <b>0</b> |
| Other   |          |          |
| <b>Details:</b>   |          |          |
| All utility services installations are located in the common part basement corridors. The basement is further made up of locked storage cupboards for the use of residents. There are also restroom facilities for the use of on-site staff.  |          |          |
| Block 9 also accommodates the office of the Director of the Landlord's Company, and site offices and welfare facilities to accommodate contractors when on site.  |          |          |
| Note: The offices and welfare facilities are only used when contractor's are on site for larger scale redevelopment. The contractors company retains responsibility for all Health & Safety aspects, such as First Aid. At the time of this assessment there were no contractors of this scale on site, and had not been for 18 months. |          |          |
| <b>13. How many units / apartments are there in the property?</b>   |          |          |
| 104   |          |          |
| <b>14. How many units / apartments are there in the property- additional detail</b>   | <b>0</b> | <b>0</b> |
| The property provides self-contained residential units.   |          |          |
| <b>15. What is the approximate date of construction?</b>  |          |          |
| 1903  |          |          |
| <b>16. What is the approximate date of construction - additional detail</b>   | <b>0</b> | <b>0</b> |
| Other.  |          |          |
| <b>Details:</b>   |          |          |
| The date of construction was provided by the Director of the Landlord Association.  |          |          |
| <b>17. Is the property purpose-built or a conversion?</b>   | <b>0</b> | <b>0</b> |
| Purpose-built.  |          |          |
| <b>Details:</b>   |          |          |
| No further detail required.   |          |          |
| <b>18. What is the general building construction?</b>   | <b>0</b> | <b>0</b> |
| Traditional brick built with timber floors and a pitched roof.  |          |          |
| <b>19. General description of the means of escape:</b>  | <b>0</b> | <b>0</b> |
| Other.  |          |          |
| <b>Details:</b>   |          |          |
| The means of escape for each block consists of a single, internal stairway leading to the ground floor exit. Flat entrances open directly onto the stairway.  |          |          |
| <b>20. Are there any combustible or potentially combustible materials and/or cladding on the external walls?</b>  | <b>0</b> | <b>0</b> |

No.

**Details:**

Following a street level, visual inspection to the exterior of the building, we did not note any obvious evidence of combustible materials or cladding on the external walls.

**21. Where relevant, has a fire risk appraisal of the external walls (FRAEW) been carried out?** 0      0

Not applicable.

**Details:**

This question is not relevant to the premises.

**22. Were there any significant areas which were unable to be accessed?** 0      0

No.

**Details:**

All significant areas were accessible.

## Electrical

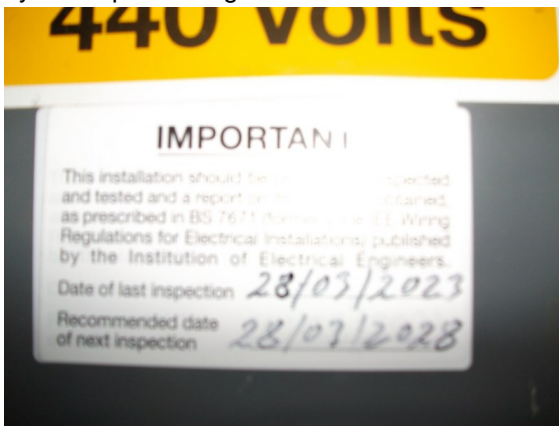
Original rating	Potential rating
5	0

**23. Are the fixed electrical installations subject to periodic inspection and testing?** 0      0

No hazard identified at the time of this assessment.

**Details:**

There is evidence that the periodic inspection of the electrical installations has been carried out by a competent engineer.



Evidence of periodic inspection and testing.

**24. Has Portable Appliance Testing (PAT) been carried out?** 0      0

Not Applicable

**Details:**

No items of this nature identified at the premises.

**25. Are there measures in place to limit the use of and damage to trailing leads?** 0      0

Not Applicable.

**Details:**

No items of this nature identified at the premises.

**26. Are extension leads and adaptors being used safely?** 0      0

Not Applicable.

**Details:**

No items of this nature identified at the premises.

**27. Are there any wiring systems that are liable to premature collapse in extreme heat?** 5      0



No/Unable to confirm - Risk of wiring systems collapsing prematurely due to the lack of adequate fixings.

**Details:**

Wiring systems are not supported by adequate fire-resistant fastenings and fixings.

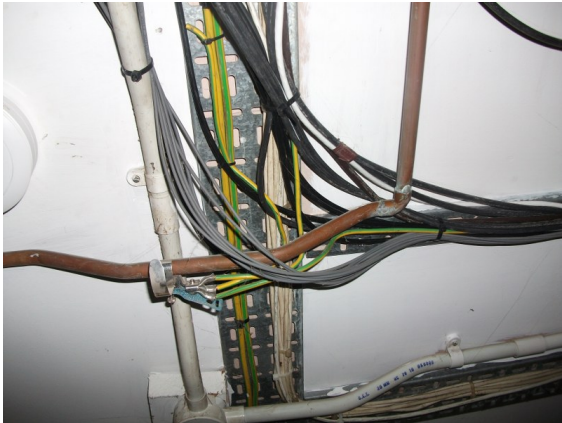
T# 2024-235763 Cable entanglement hazard



Wiring systems in basement area liable to collapse in the event of a fire.



Wiring systems in basement area liable to collapse in the event of a fire.



Wiring systems in basement area liable to collapse in the event of a fire.



Wires liable to collapse.

**28. Other hazards or deficiencies observed.**

0 0

No other hazard or deficiency observed at the time of this assessment.

**Smoking**

Original rating	Potential rating
0	0

**29. Is smoking prohibited in relevant parts of the building and if required are suitable designated areas provided?**

0 0

No hazard identified at the time of this assessment.

**Details:**

The relevant areas of the premises comply with the Smoke-free (Signs) Regulations 2012. "No Smoking" signage is in place. There was no evidence of discarded smoking materials within any of the common areas at the time of this assessment.



Example of No-Smoking sign displayed in all blocks.

**30. Other hazards or deficiencies observed.** 0      0  
 No other hazard or deficiency observed at the time of this assessment.  
**Details:**  
 No further detail required.

## Heating and ventilation

Original rating	Potential rating
0	0

**31. Are all heating ventilation and air conditioning (HVAC) installations subject to regular maintenance?** 0      0  
 Not Applicable.  
**Details:**  
 No evidence of communal heating boilers or similar. Residents or their landlords are responsible for the maintenance of installations within their demised premises.

**32. Are fixed and/or portable heaters fit for purpose and clear of combustible materials?** 0      0  
 Not Applicable.  
**Details:**  
 No items of this nature identified at the premises.

**33. Other hazards or deficiencies observed.** 0      0  
 No other hazard or deficiency observed at the time of this assessment.

## Cooking

Original rating	Potential rating
0	0

**34. Are kitchen equipment and appliances in good condition and clear of combustible materials?** 0      0  
 No hazard identified at the time of this assessment.  
**Details:**  
 Generally, all kitchen equipment and appliances appear to be in good condition and clear of combustible materials. This relates to the kitchen for use by contractors. Please refer to question 12.



Contractors' kitchen.

**35. Are cooking extraction systems periodically inspected and cleaned?** 0      0

Not Applicable.

**Details:**

No items of this nature identified at the premises.

**36. Other hazards or deficiencies observed.** 0      0

No other hazard or deficiency observed at the time of this assessment.

**Arson**

Original rating	Potential rating
0	0

**37. Are all reasonable measures in place to prevent unauthorised entry to premises?** 0      0

No hazard identified at the time of this assessment.

**Details:**

There is controlled access to the property with good overall security.



Example of block entrance door.



Secure access to all blocks.

**38. Are there combustible materials in close proximity to the building?** 0      0

No hazard identified at the time of this assessment.

**Details:**

The building was clear of combustible materials readily available for ignition by outsiders. No evidence of malicious fire-setting in the vicinity.

**39. Is there a risk from arson or accidental ignition in the external waste bins, which could affect the building?** 0      0

Not Applicable.



**Details:**

No items of this nature identified at the premises. It is assumed that regular street collections are made by the Local Authority.

**40. Is there a risk of arson by access to the letterbox?**

**0 0**

No hazard identified at the time of this assessment.

**Details:**

Postal items delivered to individual flats.



Example of flat entrance door letterbox.



Residents' letterbox.

**41. Other hazards or deficiencies observed.**

**0 0**

No other hazard or deficiency observed at the time of this assessment.

**Ignition sources**

Original rating	Potential rating
0	0

**42. Are measures in place to reduce risk of ignition from working practices and processes?**

**0 0**

Not Applicable.

**Details:**

These questions generally deal with high-risk industrial processes and equipment and therefore they are not relevant to this property.

**43. Is there a risk of fire from any equipment or machinery?**

**0 0**

Not Applicable.

**Details:**

No items of this nature identified at the premises.

**44. Other hazards or deficiencies observed.**

**0 0**

No other hazard or deficiency observed at the time of this assessment.

**Combustible and flammable materials**

Original rating	Potential rating
5	0

**45. Is there adequate control over combustible material fire loading and storage?**

**0 0**

No hazard identified at the time of this assessment.

**Details:**

Generally, all items are adequately controlled with no evidence of excessive storage of combustible materials.

**46. Is there adequate control over the use and storage of flammable liquids and/or gases?**

**0 0**

No hazard identified at the time of this assessment.

**Details:**

All flammable liquids and/or gases on the premises are stored safely and in accordance with the relevant guidelines.

There was evidence of good management of gas cylinders with the provision of external designated cabinets at either end of the building.



Designated cylinder cabinet outside block 13.



Designated cylinder cabinet outside block 1.

**47. Is there a hot works permit procedure in place?**

**0 0**

No hazard identified at the time of this assessment.

**Details:**

A hot works permit procedure is in place. There is an expectation that any contractor undertaking hot work will supply risk assessments and method statements prior to work commencing; at which point the work will be supervised at a local level and a hot work permit implemented as required.

**48. Are there items on balconies or other areas that might pose a risk of and/or from fire?**

**5 0**

No/Unable to confirm - Risk of fire from flammable materials.

**Details:**

Whilst no issues were identified at the time of the assessment, the Advice Note on Balconies on Residential Buildings is provided for information.

[T# 2024-235766 Advice for balconies on residential buildings](#)



Balconies to rear of building.



Balconies to rear of property.

**49. Other hazards or deficiencies observed.**

**0 0**

No other hazard or deficiency observed at the time of this assessment.

**Fire detection and warning and smoke ventilation systems**

Original rating	Potential rating
0	0

**50. Is there adequate provision of a fire detection and warning system?**

0

0

No hazard identified at the time of this assessment.

**Details:**

Automatic fire detection and warning system installed.

An AICO wireless (WIFI) fire alarm system is installed in each block. There is detection in common areas on all floors and it was confirmed that the system extends into residents' flats with the provision of a heat detector.

Whilst the system does not meet grade A as described in Lacors, it adequately supports the current fire evacuation strategy.



AICO wireless fire alarm system.



Detection in basement area.



Detection in escape stairways.



Break glass call point in basement corridors.



Detection in residents' flat.



Fire alarm WIFI repeater.

**51. Is there unnecessary provision of a fire detection and/or fire alarm system?**

0

0

No hazard identified at the time of this assessment.



**Details:**

Appropriate fire detection and warning system installed.

**52. Is there adequate provision of a smoke ventilation system?** 0      0

Not Applicable.

**Details:**

No systems of this nature required at the premises.

**53. Other hazards or deficiencies observed.** 0      0

No other hazard or deficiency observed at the time of this assessment.

## Firefighting provisions

Original rating	Potential rating
5	0

**54. Is there a reasonable provision of fire extinguishers?** 5      0

No/Unable to confirm - No fire extinguishers available for small localised fires.

**Details:**

No fire extinguishers provided.

[T# 2024-235767 Fire extinguishers provision residential facilities](#)

**55. Is there reasonable provision of fire blankets?** 0      0

Not Applicable.

**Details:**

No requirement for fire blankets.

**56. Is there reasonable provision of sprinkler systems?** 0      0

Not Applicable.

**Details:**

No requirement for a sprinkler system.

**57. Is there reasonable provision of fixed firefighting installations?** 0      0

Not Applicable.

**Details:**

No requirement for fixed firefighting installations.

**58. Is there reasonable provision of fire suppression systems?** 0      0

Not Applicable.

**Details:**

No requirement for a gas fire suppression system.

**59. Other hazards or deficiencies observed.** 0      0

No other hazard or deficiency observed at the time of this assessment.

## Means of escape

Original rating	Potential rating
5	0

**60. Are all escape routes clear of combustible materials and obstruction?** 0      0

No hazard identified at the time of this assessment.

**Details:**

Generally, all escape routes are clear of obstruction and combustible materials.

**61. Are travel distances within the guidelines for the type of premises?** 0 0

No hazard identified at the time of this assessment.

**Details:**

[delete as appropriate] All travel distances are within the guidelines for the type of premises. Where there are travel distances outside the current benchmark limits for the type of premises there is an engineered smoke ventilation system installed.

**62. Is the fire separation of floors and compartments considered to be satisfactory?** 0 0

No hazard identified at the time of this assessment.

**Details:**

There appears to be reasonable fire resistance between floors and compartments. This is based on a visual inspection.



Example of fire separation in basement corridor.



Example of fire separation in basement corridor services cupboard.



Example of fire separation in loft space.

**63. Are all fire exits easily and immediately openable?** 0 0

No hazard identified at the time of this assessment.

**Details:**

All fire exits were found to be in serviceable condition.

**64. Is there adequate provision of self-closing, fire-resisting doors?** 5 0

No/Unable to confirm - Inadequate fire doors could lead to the spread of smoke and fire.

**Details:**

Inspection of the entrance doors to flats, 81, 78, 46 and 6 found them to be fitted with a self-closing device, combined intumescent strips, cold smoke seals and 3 fire-rated hinges.

However an inspection of flat 93 found it to be without a self-closing device.

Therefore, in this instance, confirmation of the quality of the flat entrance fire doors is recommended. It was further noted that the flat entrance door to flat 36 is of a different type to all of the others. Whilst it appears to be fire resisting, this should be confirmed as part of the quality assurance inspection.

Self-closing fire doors are installed in appropriate communal locations. Common part fire doors are fitted with self-closing devices, combined intumescent strips and cold smoke seals.

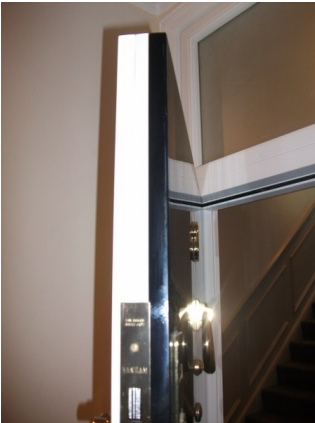
[T# 2024-235768 Flat entrance fire doors quality assurance](#)



Typical flat entrance door.



Self-closing mechanism fitted to flat entrance doors.



Intumescent strips fitted to flat entrance doors.



Smoke seal fitted to flat entrance door frame.



Self-closing mechanism fitted to common part fire doors.



Intumescent strips and smoke seals fitted to common part fire doors.





Flat 36 with different door.

**65. Are all self-closing, fire-resisting doors free from obstruction?**

0 0

No hazard identified at the time of this assessment.

**Details:**

Self-closing fire doors are free from obstruction and are not wedged open.

**66. Is there adequate provision of non-self-closing, fire-resisting doors?**

0 0

No hazard identified at the time of this assessment.

**Details:**

Common part services cupboard fire doors are fitted with combined intumescent strips and cold smoke seals.



Example of common part services cupboard door.



Example of common part services cupboard door fitted with intumescent strips and smoke seals.



Example of common part services cupboard door fitted with intumescent strips and smoke seals.



**67. Are fire-resisting doors to cupboards, stores and service ducts etc., kept locked where required? 0 0**

No hazard identified at the time of this assessment.

**Details:**

All fire doors were found to be secure where required.

**68. Are all fire-resisting doors fitted with appropriate label signage? 0 0**

No hazard identified at the time of this assessment.

**Details:**

All fire doors were found to be fitted with appropriate label signage.



Appropriate signage on fire doors.



Common part fire door with appropriate signage.

**69. Is there considered to be a reasonable standard of fire safety signs? 0 0**

Not Applicable.

**Details:**

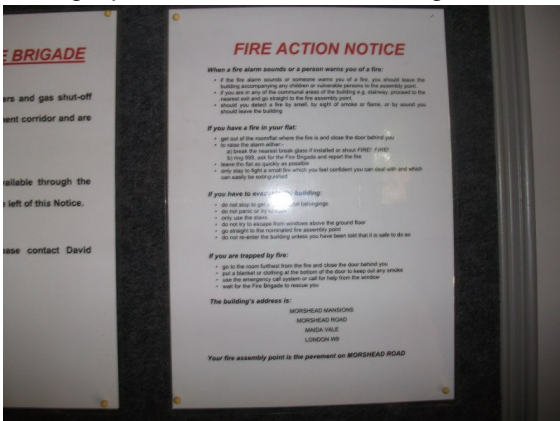
No signage of this nature required at the premises.

**70. Is there considered to be a reasonable standard of fire action notices? 0 0**

No hazard identified at the time of this assessment.

**Details:**

There is a reasonable provision of fire action notices. The fire action notices are posted at strategic points and visible to building users.



Fire Action Notice displayed in all blocks.

**71. Is there considered to be reasonable provision of emergency lighting? 0 0**

No hazard identified at the time of this assessment.

**Details:**

There appears to be adequate provision of emergency lighting.



Example of emergency lighting.

**72. Other hazards or deficiencies observed.**

0 0

No other hazard or deficiency observed at the time of this assessment.

**Inspections, testing and maintenance**

Original rating	Potential rating
5	0

**73. Is the fire alarm system subject to routine tests and maintenance?**

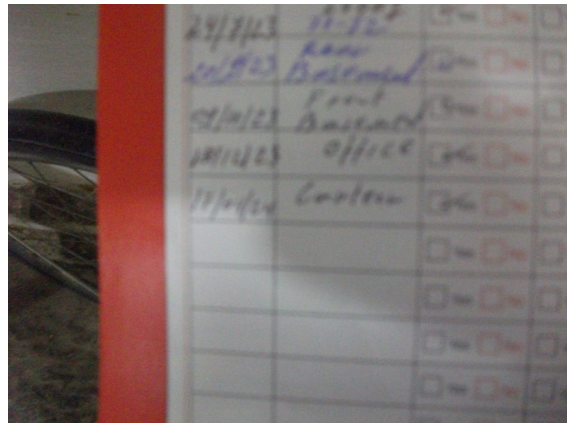
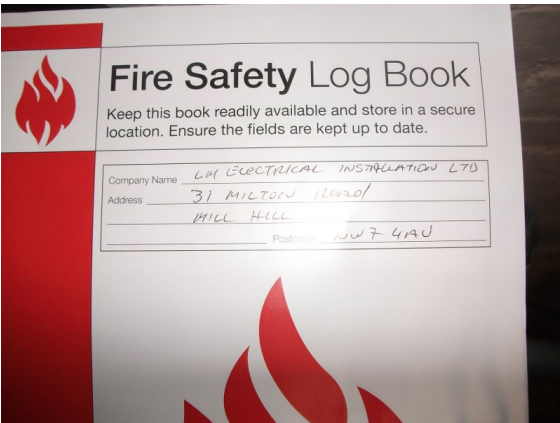
5 0

No/Unable to confirm - Risk of fire development due to fire alarm system failure.

**Details:**

There is evidence to confirm that the testing and maintenance of the fire alarm system has been carried out at least every 6 months. However, there is no evidence to confirm that the weekly operational test is being conducted as required.

[T# 2024-235769 Automatic fire detection test and maintenance](#)



Fire Alarm and Emergency Lighting Test book for each block.

Date of last inspection 17/04/24.

**74. Is the emergency and escape lighting system subject to routine tests and maintenance?**

0 0

No hazard identified at the time of the assessment.

**Details:**

We were informed that there is a regime in place for the periodic testing and maintenance of the emergency lighting.

**75. Are the fire extinguishers serviced annually?**

5 0

No/Unable to confirm - Failure of fire extinguishers due to the lack of maintenance.

**Details:**

When extinguishers are provided they will be required to undergo an appropriate test and maintenance regime.

[T# 2024-235770 Fire extinguishers test and maintenance](#)

<p><b>76. Are the smoke control systems subject to tests and maintenance?</b></p> <p>Not Applicable.</p> <p>Details: No systems of this nature are required at the premises.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>77. Are the external escape stairs and/or gangways in a reasonable condition and periodically inspected by a competent person?</b></p> <p>Not Applicable.</p> <p>Details: There are no external escape stairs and/or gangways of this nature at the premises.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>78. Are the dry and/or wet rising mains subject to periodic inspections and maintenance?</b></p> <p>Not Applicable.</p> <p>Details: No rising mains in the premises.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>79. Are the lifts subject to periodic testing, inspections and maintenance?</b></p> <p>Not Applicable.</p> <p>Details: No lift(s) in the premises.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>80. Are the sprinkler systems subject to periodic testing, inspections and maintenance?</b></p> <p>Not Applicable.</p> <p>Details: No sprinkler systems in the premises.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>81. Residential premises.</b>  <b>Are the flat entrance and common part fire doors subject to periodic inspections and maintenance?</b></p> <p>No hazard identified at the time of this assessment.</p> <p>Details: We were informed that there is a regime in place for the periodic inspection and maintenance of the flat entrance and common part fire doors.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>82. Non-residential premises.</b>  <b>Are the fire doors subject to periodic inspections and maintenance?</b></p> <p>Not Applicable</p> <p>Details: The premises is residential.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>83. Are the fire exits subject to periodic inspections and maintenance?</b></p> <p>Not Applicable.</p> <p>Details: No doors of this nature were identified at the premises, other than the regularly used access doors.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>84. Are the fire dampers subject to periodic testing, inspections and maintenance?</b></p> <p>Not Applicable.</p> <p>Details: No fire dampers were identified at the premises.</p>	<p><b>0</b></p>	<p><b>0</b></p>
<p><b>85. Is any lightning protection system subject to periodic testing, inspections and maintenance?</b></p> <p>No/Unable to confirm - Failure of the lightning protection system due to the lack of inspection and maintenance.</p>	<p><b>5</b></p>	<p><b>0</b></p>

**Details:**

No evidence to confirm that the periodic testing, inspection and maintenance of the lightning protection system has been carried out.

We were informed that lightning protection is fitted to blocks 1 and 13.

[T# 2024-235771 Lightning protection inspection and maintenance](#)

**86. Are routine fire safety checks carried out?** 0 0

No hazard identified at the time of this assessment.

**Details:**

We were informed that there is a regime in place for routine fire safety checks to be carried out.

**87. Are there adequate records of inspection, testing and maintenance?** 0 0

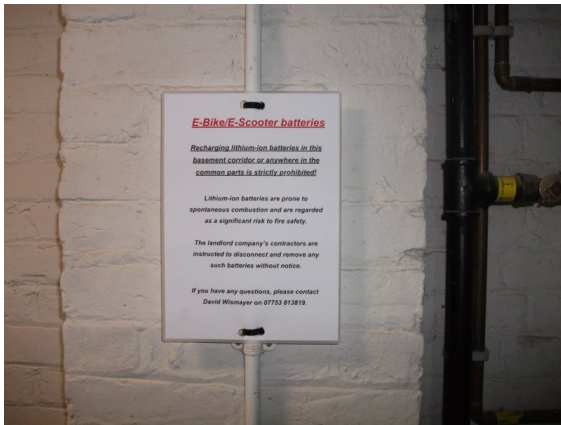
No hazard identified at the time of this assessment.

**Details:**

We were informed that adequate records of inspection, testing and maintenance are kept.

**88. Other hazards or deficiencies observed. Including any electric vehicle, battery charging points.** 0 0

No other hazard or deficiency observed at the time of this assessment.



Sign relating to e-bike batteries displayed in basement corridors.

## Evacuation

Original rating	Potential rating
5	0

**89. Are adequate commercial property emergency action plans and procedures in place?** 0 0

Not Applicable.

**Details:**

No requirement, the premises is residential.

**90. Have the commercial tenants' fire risk assessments been provided?** 0 0

Not Applicable.

**Details:**

No requirement, the premises is residential.

**91. Are there adequate residential property emergency action plans and procedures in place?** 0 0

Not Applicable.

**Details:**

The fire action notices constitute the emergency action plan.

**92. Is there adequate engagement with residents to provide fire safety advice?** 0 0

No hazard identified at the time of this assessment.

**Details:**

General fire safety information is provided on the internal noticeboard. The organisation uses their online website portal to convey fire safety information to residents.

**93. Are fire procedures for visitors and outside contractors in place?** 0 0

No hazard identified at the time of this assessment.

**Details:**

Evacuation plan details are supplied to visitors and outside contractors. Fire action notices are posted at strategic points.

**94. Is there satisfactory control over works carried out in the building by contractors?** 5 0

No/Unable to confirm - Inadequate/no control over works carried out in the building by contractors.

**Details:**

Inadequate or no evidence of procedures being in place to control contractors carrying out works in the building. This recommendation is based on the reply provided in the pre-visit proforma.

[T# 2024-235772 Control of contractors](#)

**95. Are regular fire evacuation drills carried out?** 0 0

Not Applicable

**Details:**

No requirement for fire evacuation drills. The property is a residential block.

**96. Has consideration been given to the evacuation of disabled persons?** 0 0

Not Applicable

**Details:**

As this is a private residential property there is no requirement for individual evacuation plans for disabled persons. Any form of personal emergency escape plan would not be practicable in application for this type of property, as there would not be any reliable source of assistance available.

**97. Specialised housing - is there adequate provision of person-centred fire risk assessments?** 0 0

Not Applicable.

**Details:**

This question is not relevant to the premises. No person-centred risk assessments are required.

**98. Other hazards or deficiencies observed.** 0 0

No other hazard or deficiency observed at the time of this assessment.

## Training

Original rating    Potential rating

**0    0**

**99. Are the persons who are expected to carry out the role of fire marshals given appropriate training?** 0 0

Not Applicable.

**Details:**

This question is not relevant to the premises. There is no requirement for fire marshals.

**100. Are all staff given fire awareness training?** 0 0

Not Applicable.

**Details:**

This question is not relevant to the premises. There are no staff members on site.

**101. Other hazards or deficiencies observed.** 0 0

No other hazard or deficiency observed at the time of this assessment.

<b>Firefighting information</b>	Original rating	Potential rating
	<b>0</b>	<b>0</b>
<b>102. Is information provided for firefighting operations?</b>	<b>0</b>	<b>0</b>
Not Applicable. Details: No requirement – the premises has a simple layout and facilities.		
<b>103. Is there reasonable access for fire engines and firefighters?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment. Details: Good access for fire engines and firefighters.		
<b>104. Is there provision of a Secure Information Box where required? (also known as a Premises Information Box)</b>	<b>0</b>	<b>0</b>
Not Applicable. Details: No requirement for Secure Information Box to be provided.		
<b>105. Are there any hazardous materials or issues that the local Fire and Rescue Service should be made aware of?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment. Details: No hazardous materials or processes.		
<b>106. Other hazards or deficiencies observed.</b>	<b>0</b>	<b>0</b>
No other hazard or deficiency observed at the time of this assessment.		

<b>History, actions and notices</b>	Original rating	Potential rating
	<b>0</b>	<b>0</b>
<b>107. Is there evidence of any recent fires and/or other fire loss experience?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment. Details: No evidence of any recent fires noted at the time of this assessment. No information provided or available from the client regarding other fire loss experience.		
<b>108. Is there a current fire safety prohibition, enforcement or deficiency notice issued by the local fire authority?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment. Details: No evidence of any notices issued by enforcement authorities. No information provided or available from the client regarding notices.		
<b>109. Does the organisation have access to fire safety advice and assistance from a competent person[s]?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment. Details: Evidence that the organisation has access to advice and assistance from competent persons regarding general fire precautions.		

<b>Risk Matrix</b>	Original rating	Potential rating
	<b>0</b>	<b>0</b>



- |   |                 |                 |
|---|-----------------|-----------------|
| <p><b>110. Taking into account the fire prevention measures observed at the time of this risk assessment, is it considered that the hazard from fire (likelihood of fire) at these premises is:</b><br/>Medium.</p>   | <p><b>0</b></p> | <p><b>0</b></p> |
| <p><b>111. Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, is it considered that the consequences for life safety in the event of fire be:</b><br/>Slight harm.</p> | <p><b>0</b></p> | <p><b>0</b></p> |
| <p><b>112. Accordingly, is it considered that the risk to life from fire at these premises is:</b><br/>Tolerable.</p>   | <p><b>0</b></p> | <p><b>0</b></p> |

## Roof Void Inspection

- |  | Original rating | Potential rating |
|--|-----------------|------------------|
| <p><b>113. Do you want to include the Roof Void section?</b><br/>No.</p> | <p><b>0</b></p> | <p><b>0</b></p>  |



# Risk Improvement Programme

## About this Risk Improvement Programme

The purpose of this section of the risk assessment is to provide recommendations to aid compliance with relevant legislation and/or good practices.

All actions taken to deal with these recommendations should be recorded. This will demonstrate to any enforcing authority your commitment to fulfilling your legal obligations.

To assist in complying with the Risk Improvements that resulted from the risk survey, each improvement has been individually classified and assigned a timescale for completion. Regardless of the timescale, all recommendations should be completed as soon as reasonably practicable.

There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month.

Specialist advice may be necessary to implement certain Risk Improvements and the following guidance may cover broad principles only. Some items may require planning or other permissions from your local authority and/or the property owner; who should be consulted with before implementing, particularly those improvements that may alter the structure or appearance of any premises.

Where appropriate, works should be carried out by third-party, certified, specialist contractors that are a member of a recognised trade body or association.

The table below shows the recommended Risk Improvements that have been assigned. No responsibility can be accepted for any unauthorised amendments or alterations to this report.

Ref	Task Subject	Type	Priority	Required By Date
2024-235763	Cable entanglement hazard	Recommended	Medium	24/09/2024
2024-235766	Advice for balconies on residential buildings	Recommended	Low	24/09/2024
2024-235767	Fire extinguishers provision residential facilities	Recommended	Medium	24/09/2024
2024-235768	Flat entrance fire doors quality assurance	Recommended	Medium	24/09/2024
2024-235769	Automatic fire detection test and maintenance	Recommended	Medium	24/09/2024
2024-235770	Fire extinguishers test and maintenance	Recommended	Medium	24/09/2024
2024-235771	Lightning protection inspection and maintenance	Recommended	Medium	24/09/2024
2024-235772	Control of contractors	Recommended	Medium	24/09/2024

## Risk Improvement Details

### Medium Priority

**2024-235763** Cable entanglement hazard

Wiring systems should be supported in such a way that they will not collapse when affected by fire, especially in and around escape routes.

BS 7671 - Requirements for Electrical Installations, outlines the need for cabling to be supported by fire-resistant fastenings and fixings, which are not liable to premature collapse in extreme heat. This means that plastic cable clips, non-metallic cable ties and plastic trunking to support wiring systems would be unlikely to comply with these rules.

The requirements of BS 7671 apply to all wiring systems in a building, including those of distribution circuits, final circuits, safety services and data and communications services.

The sole use of plastic fixings and non-metallic cable ties no longer comply with the regulations and rightly so, as exposure to fire could result in the melting of trunking and the risk of loose cabling.

1. It is recommended that a survey is carried out by a competent engineer to ensure that the identified fastenings and fixings meet the required standards, and that those which do not are either replaced or upgraded.

The items noted were not excessive, but we feel that they warrant attention.  
If it is found that the wiring is sufficiently fixed in place, then no further action will be necessary.

Note: Where there is an installation of multi-media data cabling, there may be evidence available from the installer to prove that all work was carried out to the appropriate standards and requirements.

Required by: 24 Sep 2024

Type: Recommended

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#### **2024-235767 Fire extinguishers provision residential facilities**

Due to the nature and design of the property there is no requirement for fire extinguishers in the residential common parts. However, fire extinguishers are recommended for higher risk areas.  
As the areas identified are considered to be a place of work, the following provision of fire extinguishers is recommended:

1. Basement area to block 9 - One 13A rated, water additive or foam fire extinguisher and one 2kg CO2 fire extinguisher.

Note: Fire extinguishers should be provided, maintained and installed in accordance with the guidance given in BS 5306.

Required by: 24 Sep 2024

Type: Recommended

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#### **2024-235768 Flat entrance fire doors quality assurance**

Flat entrance fire doors leading to a shared or communal area are required to provide fire and smoke protection and are part of a layered approach to most fire strategies for buildings.

However, as this fire risk assessment is of the common parts of the premises, it is not always possible to gain access to inspect all entrance doors to individual flats.

It is important to confirm the presence of fire safety features for all flat entrance doors. We recommend that a quality assurance inspection is carried out.

1. Confirm that the flat entrance fire doors are fitted with effective self-closing devices. To be effective these must be capable of closing the door from any angle of opening and should be strong enough to overcome the resistance of any latch or sealing system.
2. Confirm that the flat entrance fire doors are fitted with a combined intumescent strip and cold smoke seal.
3. Confirm that the flat entrance fire doors are fitted with three fire-rated hinges.
4. All flat entrance fire doors should be included in an inspection regime in line with current government recommendations.
5. Building owners should also communicate with residents to ensure that they are aware of the importance of maintaining and not interfering with the operation of the self-closing devices on their flat entrance fire doors.
6. Residents should be told that fire doors must not be altered as that can reduce their fire resistance.
7. We recommend carrying out a 100% check of all flat entrance fire doors to confirm their overall condition and suitability.

Note: All works carried out involving the inspection, installation, maintenance or upgrading of fire doors should be undertaken by a competent person.

Ideally, a third-party certified contractor should be used that is a member of a recognised trade body or association.

Required by: 24 Sep 2024

Type: Recommended

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#### **2024-235769 Automatic fire detection test and maintenance**

Fire alarm weekly testing regime to be confirmed.

1. Weekly test - a simple, functional test should be undertaken, once a week, by operating one of the manual call points around the premises. A different manual call point should be used at the time of every weekly test, so that all manual call points in the building are tested in rotation over a prolonged period.

This can readily be carried out by non-specialists e.g. managers and in-house maintenance teams. The aim of this test is simply to check that the system is functional. However, where the operation of this system is associated with, say, release of devices holding open fire doors, or releasing electrically locked fire exits, the weekly test should be used to check the function of these and any other ancillary devices.

Fire alarm periodic service regime to be confirmed.

1. Confirm that the periodic servicing of the fire detection and alarm system is carried out by a competent engineer, at least every six months.

Note: All records of test and maintenance are to be kept in a dedicated logbook or held electronically.

Required by: 24 Sep 2024

Type: Recommended

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#### **2024-235770 Fire extinguishers test and maintenance**

Fire extinguishers are to be serviced annually by a competent engineer.

1. Confirm that all fire extinguishers are subject to an appropriate test and maintenance regime.

Note: All records of test and maintenance are to be kept in a dedicated logbook or held electronically.

Required by: 24 Sep 2024

Type: Recommended

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#### **2024-235771 Lightning protection inspection and maintenance**

Lightning protection system(s) should be subject to regular inspection and testing.

1. Confirm that the lightning protection system(s) is subject to periodic testing, inspections and maintenance.

All works carried out involving the inspection, testing and maintenance of lightning protection systems should be undertaken by a competent contractor.

Ideally, a third-party certified contractor should be used that is a member of a recognised trade body or association.

Note: All records of test and maintenance are to be kept in a dedicated logbook or held electronically.

Required by: 24 Sep 2024

Type: Recommended

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#### **2024-235772 Control of contractors**

There is no, or inadequate, evidence confirming that procedures are in place to ensure that contractors undertake work safely. If not already in place, a robust system of contractor approval, including expected standards for all work undertaken, is recommended.

It is further recommended that a system is put in place that ensures all contractors provide copies of risk assessments and method statements of the work to be completed prior to work commencing.

Contractors should be periodically monitored to ensure that they are adhering to the provided documents.

Required by: 24 Sep 2024

Type: Recommended

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## **Low Priority**

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#### **2024-235766 Advice for balconies on residential buildings**

Building owners should inform residents about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is clear that barbecues should not be used on balconies.

The fire risk on balconies can also be increased due to the use of balconies as storage. A significant number of balcony fires start from the unsafe disposal of smoking materials and the misuse of barbecues.

Building owners should have policies in place detailing what can and cannot be stored and used on balconies by residents and should review these in light of the materials used in the balcony construction. They should also communicate with residents to develop their understanding of these risks.

It is strongly recommended that the use of barbecues, and any other source of ignition, on apartment balconies is prohibited.

Note: No barbecues were noted at the time of this assessment.

Required by: 24 Sep 2024

Type: Recommended

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Life Safety Fire Risk Assessment  
Gold Approved Scheme  
CERTIFICATE OF CONFORMITY



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.

SCHEDULE	
<b>Part 1</b>	<b>NSI Life Safety Fire Risk Assessment Gold Approved Organisation</b>
	Cardinus Risk Management Ltd
	<b>BAFE Registration Number</b>
	NSI 100401
<b>Part 2</b>	<b>Name of Client</b>
	Morshead Mansions Limited
<b>Part 3</b>	<b>Address of premises for which the fire risk assessment was carried out</b>
	Morshead Mansions Morshead Road London
	W9 1LG
	<b>Part or parts of the premises to which the fire risk assessment applies</b>
	All accessible areas of the premises under the control of the client; as detailed within the fire risk assessment report. Where access was limited it will be mentioned in the relevant section of the report.
<b>Part 4</b>	<b>Brief description of the scope and purpose of the fire risk assessment</b>
	Scope: To determine the risk proportionate fire precautions required to protect occupants and people in the immediate vicinity of the premises. Purpose: To provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.
<b>Part 5</b>	<b>Effective date of the fire risk assessment</b>
	29 May 2024
<b>Part 6</b>	<b>Recommended date for review of the fire risk assessment</b>
	29 May 2025

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.

<b>Signed (for and on behalf of the issuing Approved organisation)</b>	
	<b>Name</b>
	Mark Field.
	<b>Job Title</b>
	Validator and Senior Fire Risk Assessor
<b>Date</b>	24 Jun 2024

Life Safety Fire Risk Assessment Gold is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY  
BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD 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 GOLD 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

Footnote.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).  
RS8071.2 12/12 (Word 2007)