

# FIRE RISK ASSESSMENT

Novus



**Feltham Court Management Co. Ltd**  
Universal Square  
3<sup>rd</sup> Floor, Building 2,  
Devonshire Street North,  
Manchester.  
M12 6JH

**Live Safe Ltd**  
64 The Park,  
Ealing,  
London.  
W5 5NP



Certificate number 12650  
ISO 9001  
OHSAS 18001

May 2024  
Final Version

# Fire Risk Assessment

Feltham Court – Novus Block  
May 2024



**Report Produced For:** Feltham Court Management Ltd

**Report Produced By:** Andrew West

**Report Date:** 17/05/2024

	Name	Signature	Date
Assessed by	A.W.		017/05/2024
Prepared by	A.W.		1705/2024
Checked & Reviewed by			17/05/2024
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## Executive Summary

Priority	No. of Actions	SLA
Low	1	3 months from the date of the FRA
Medium	1	1 Month from the date of the FRA
High	0	2 Weeks from the date of the FRA

<b>Assessed Risk</b>	<b>Trivial</b>
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<b>Recommended Review</b>	On or Before 17 May 2026
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# 1. GENERAL INFORMATION

## 1.1 Scope of the report

This document has been prepared to report on the assessment of risks to life from fire in the common parts of the premises and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The assessment carried out to inform this report conforms to the description of a Type 1 fire risk assessment, as described in the Local Government Association guide: "Fire safety in purpose built blocks of flats" in that a non-intrusive visual survey of the common areas of the premises were surveyed. No construction was opened-up during this survey and areas which were secured and therefore not accessible were not assessed. Any such areas are identified in the relevant section of this report.

The report does not address the risk to property or business continuity from fire.

This report constitutes neither a warranty of compliance nor an assurance against risk and represents the best judgement of the consultant who based its preparation in part, on the information provided by others.

There is no previous Fire Risk Assessment.

## 1.2 Building Details

The Regulatory Reform (Fire Safety) Order 2005 (the FSO) applies to any workplaces within the premises and any parts of the premises shared by the occupants of more than one dwelling, while the Housing Act 2004 applies to the insides of the individual dwellings.

## 1.3 Guidance documents relevant to the premises

Local Government Association: *Fire safety in purpose-built blocks of flats*. This guidance document is specifically written to help landlords, managing agents, enforcing officers and those undertaking fire risk assessments to understand the legislative requirements relating to blocks of flats and to apply them in a consistent and reasonable manner.

## 1.4 Legislation

This fire risk assessment has been compiled using the PAS 79 methodology alongside relevant current guidance and best practices. It is designed to help reduce the risks to a tolerable level.

## 2. The Premises

### 2.1 Building Details

Name of the Business	Feltham Court Management Ltd
Full address	Novus, Feltham Court, 19-21 Hanworth Road, London. TW13 5AF
Number of floors	Ground plus 2
Gross floor area (m <sup>2</sup> ):	5500m <sup>2</sup>
Construction Type	Traditional masonry cavity walls external with pre-cast concrete slabs.
Does the premises have single or multiple occupancy?	Multiple

### 3. The Occupants

#### 3.1 Occupant Numbers

Approximate maximum number of occupants in the building	27 (9 per floor)
Approximate number of employees at any one time	None
Maximum number of members of public at any one time	Inc. above
Do external contractors regularly work on the premises?	No

#### 3.2 Use of the Premises

Residential accommodation only

#### 3.3 Associated Times / Hours of Occupation

The accommodation may be occupied on a 24-hour 7 day a week basis.

#### 3.4 Occupants Especially as Risk

Are there any sleeping occupants on the premises?	Yes	
Is the premises used by anyone with a disability?	No	MCR Homes has confirmed that there are any disabled residents.

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Do young persons use the building (younger than 18 years old)	No	Yes. Children are resident in some flats.
Are there any other vulnerable persons especially at risk from fire?	No	MCR Homes have confirmed that there are no residents with vulnerabilities.

### 3.5 Fire Loss Experience

Unwanted fire calls in the past 12 months	None recorded.
Fires related incidents in the past 10 years	None recorded.



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## 4. FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

### 4.1 Electrical Sources of Ignition

		Comment
Are reasonable measures taken to prevent fires of electrical origin?	Yes	No electrical heaters in the communal areas. The electrical riser was clear of flammable material.
Are the fixed installations periodically inspected and tested?	Yes	All electrical certificates are less than 10 years old.
Are portable appliances tested (PAT) within acceptable frequencies	N/A	No portable appliances present.
Is there a suitable policy regarding the use of personal electrical appliances?	Yes	Information is provided by the Management company to the residents on move in date.
Are electrical leads and extension cables well managed and carefully positioned?	Yes	There are no extension cables present in the communal areas.
<b>General comments:</b>		

### 4.2 Smoking

		Comment
Is smoking permitted on the premises	No	Smoking is not permitted within common areas of the building.

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Does smoking occur in areas that are not designated as smoking areas?	No	
Within designated smoking areas are smokers' materials disposed of safely?	N/A	
<b>General comments:</b>		

### 4.3 Arson

		Comment
Does basic security against arson by outsiders appear reasonable?	Yes	Access into the common areas of the building is controlled with a fob.
<b>General comments:</b>		

### 4.4 Fixed & Portable Heating Provisions

		Comment
What fixed heating installations are used to heat the premises?		Individual electric boilers
Are fixed heating installations subject to regular maintenance?	Yes	MCR has confirmed that fixed heating installations within private flats are the responsibility of the residents to maintain subject to manufacturer's requirements as

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		detailed in the residents handover manual.
Are additional portable heating appliances in use?	No	
Is their use suitably controlled to minimise the risk of a fire to an acceptable standard?	N/A	
<b>General comments:</b>		

### 4.5 Cooking

		Comment
What type of cooking facilities are provided at the premises?		No communal cooking facilities. Kitchens provided in individual apartments
Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Smoke and heat alarms are present in the flat.
Are suitable extinguishing appliances available in the cooking facilities?	N/A	
8.4 Are filters within cooking facilities changed and ductwork cleaned regularly?	Yes	Details are provided in the Handover manual.
<b>General comments:</b>		

**4.6 Lightning**

		Comment
Do the premises have a lightning protection system?	No	
<b>General comments:</b>		

**4.7 Housekeeping**

		Comment
Is the standard of housekeeping adequate?	Yes	All areas were clear of flammable material.
<b>General comments:</b>		

**4.8 Furniture & Furnishings**

		Comment
Do furniture and furnishings meet FFFSR standards?	Yes	
<b>General comments:</b>		

## 5. FIRE PROTECTION MEASURES

### 5.1 Means of Escape from Fire

		Comment
Is the premises provided with reasonable means of escape in case of fire?	Yes	The is a central protected stairwell with direct outside access.
Are there enough exit routes for the number of people in the building?	Yes	One common stairwell which is sufficient for the low number of people resident in the building. The width of the stair is acceptable.
Are all exits easily and immediately openable where necessary?	Yes	There is an exit push button by the lobby door. There is also an emergency door release next to the push button.
Are escape routes unobstructed?	Yes	All exits routes were unobstructed.
Are all travel distances within acceptable levels?	Yes	
Are there suitable fire provision for all inner rooms?	Not Applicable	No inner rooms.
Are arrangements for means of escape for disabled people reasonable?	Yes	There are no residents with Disabilities. MCR monitor the resident profile and will provide suitable means of escape should these be required.  The ground floor apartments are accessible apartments.
Are external escape staircases and gangways subject to a suitable maintenance schedule?	Not Applicable	No external staircases or gangways.
<b>General comments:</b>		

**5.2 Measures to Limit Fire Spread & Development - Internal**

		Comment
Is the compartmentation of a reasonable standard?	Yes	Compartmentation appeared competent. A visual inspection with the risers and selected communal ceiling locations showed that all fire stopping was in place.
Do walls provide suitable protection to escape routes?	Yes	
Are fire doors in good condition, providing good compartmentation?	No	<p>Fire door inspections of all the communal &amp; flat front doors has been undertaken in accordance with legislation. A summary the results is presented in Appendix A. The work certificates are available from MCR Homes.</p> <p>19/23 doors were inspected, and 1 No. was compliant with 18 No. having minor defects.</p> <p>These defects need to be repaired as soon as possible.</p> <p><b>Medium Priority</b></p>
Are fire shutters in good condition, providing good compartmentation?	Not Applicable	None present or required.
Do ducts that pass- through fire separating walls have dampers fitted?	Yes	<p>The fire stopping was undertaken by a registered contractor. A copy of the register has been reviewed and is available from MCR Homes.</p> <p>Ref: <i>GBS Fire Protection Ltd, Feltham Magistrates Court, April 2024.</i></p>
<b>General comments:</b>		

**5.3 Measures to Limit Fire Spread & Development - External**

		Comment
Are reasonable measures in place to prevent rapid fire spread across the external surfaces of the building?	Yes	The external walls are of traditional construction.
Has the outer face of the building been provided with an insulating cladding system?	No.	Outer wall of building is facing brickwork.
Is the external cladding system in a good state of repair, capable of resisting a fire from an external source?	N/A	No external cladding.
Are there features of the building construction which might assist a fire to spread vertically?	No	
Are balconies present and are they constructed in such a way as to minimise the spread of fire from balcony to balcony?	Yes	Balconies are non-combustible.
<b>General comments:</b>		

**5.4 Emergency Escape Lighting**

		Comment
Has a reasonable standard of emergency escape lighting been provided?	Yes	Emergency lighting provided on all floors at a reasonable spacing sufficient for emergency exit.
Cause & Effect known	Yes	EL operates on mains power failure.
Testing and maintenance	Provided	Current commissioning & maintenance requirements are to be provided.
<b>General comments:</b>		

**5.5 Fire Safety Signs & Notices**

		Comment
Is there a reasonable standard of fire safety signs and notices?	Yes	Wayfinding signage in the protected stairwell is missing and needs to be provided.  Signs showing the evacuation policy need to be provided.  <b>LOW Priority</b>
<b>General comments:</b>		

**5.6 Means of Giving Warning in Case of Fire**

		Comment
What alarm system has been installed on the premises.		All apartments fitted with LD1 systems.  No alarms are present in the communal areas. There are smoke detectors are present in the risers.
Is the means of giving warning, in case of fire, appropriate for the occupancy and fire risk? <sup>1</sup>	Yes	
Cause & Effect known	Yes	
Are sound levels, of the alarm system, adequate <sup>2</sup> throughout the premises?	Yes	Not tested as part of this FRA.
Testing and maintenance	Yes	Current commissioning certificates
<b>General comments:</b>		
<sup>1</sup> Based on a visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.		
<sup>2</sup> No audibility tests or verification of full compliance with relevant British Standard was carried out.		

**5.7 Manual Fire Extinguishing Appliances**

		Comment
Is there reasonable provision of portable fire extinguishers?	No	None required in common areas of this building.
Are all fire extinguishing appliances readily accessible?	N/A	
Testing and maintenance	N/A	N/A
<b>General comments:</b>		

**5.8 Automatic Fire Extinguishing**

		Comment
Is there automatic fire extinguishing on the premises?	No	
Cause & Effect known	N/A	
Testing and maintenance	N/A	
<b>General comments:</b>		

**5.9 Smoke Control**

		Comment
Is there a smoke control system installed on the premises?	Yes	<p>AOV at the head of the protected staircase and in all the communal areas.</p> <p>The AOV's are activated by smoke detectors in the protected staircase, the risers and communal corridors.</p> <p>There is a fire panel in the ground floor lobby with an associated fire zone plan.</p> <p>The fire panel is currently connected to MCR Homes 24hr 365 ARC via a Red Care unit.</p>
Cause & Effect known	Yes	<p>Activation of a smoke detector will open the AOV at the head of the protected staircase and the AOV in the fire corridor. The main access point door will open. The lift will return to the ground floor and the lift car will go out of service.</p>
Testing and maintenance	Provided	<p>The AOV commissioning certificate is presented in the Appendix.</p>
<b>General comments:</b>		

## 6. MANAGEMENT OF FIRE SAFETY

### 6.1 FIRE STRATEGY DOCUMENTATION / PROVISIONS

		Comment
What is the evacuation strategy for the building?		Stay put.
Who is responsible for the management of fire safety on the premises?	Not Known	Feltham Court Management Company
Are there suitable arrangements for summoning the fire and rescue service?	Yes	
What arrangements have been made for ensuring that the premises has been evacuated?	Not Applicable	The building operates a stay put strategy.
Is there a suitable fire assembly point?	Not Applicable	Stay Put
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	No	None at present. The resident profile needs to be established to confirm if any residents have vulnerabilities.
Are there routine in- house inspections of fire precautions?	Yes	Yes. This is undertaken by the Block Managers.
Is a suitable defect reporting system in place	Not Known	Yes. However, it is unclear if there is a process for managing any works to active or passive fire systems.
<b>General comments:</b>		

## 7. FIRE SERVICE ACCESS & INFORMATION

### 7.1 Information for the Fire Service

		Comment
Is an information pack available for handover to the fire service?	No	Not Required. The building is lower than 11m.
Is information available on the luminous discharge (neon) signs?	No	N/A
Is information available on the photovoltaic generating system?	Yes	This is provided in the O&M manuals. The cut-off switch is present in the top floor riser.
<b>General comments:</b>		

### 7.2 Access & Water Supply

		Comment
Is vehicular access for the fire service acceptable?	Yes	
Are local water supplies sufficient for firefighting?	Yes	Hydrants are present in Hanworth Road.
<b>General comments:</b>		

**7.3 Maintenance of Facilities, Equipment & Devices Provided for Firefighting**

		Comment
Rising Mains	No	
Fire-fighting lifts	No	
Testing and maintenance	N/A	
<b>General comments:</b>		



## 8. PREMISES FIRE RISK RATING

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator:

Likelihood of Fire	Potential Consequences		
	Slight harm	Moderate harm	Severe harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

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

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

## 8.1 Likelihood of Fire

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

There is a low likelihood of fire because of negligible potential sources of ignition.

## 8.2 Impact of Fire

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangement 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

An outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

## 8.3 Summary of Risk Rating

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

### Trivial

No major additional fire precautions required. However, the action points identified need to be closed out in accordance with the SLA's.

## 8.4 Recommended Review

It is recommended that this fire risk assessment is reviewed in 24 months time to assess progress.

Once the various remedial actions are completed, the recommended review period may be extended if appropriate.

# Appendix A

## Fire Door Survey Results

FELTHAM COURT



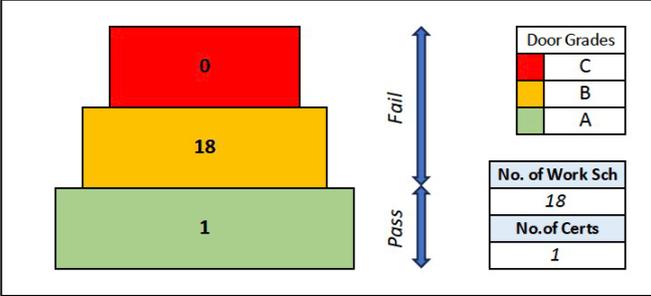
Certificate number 12650  
ISO 9001  
OHSAS 18001



**MCR Homes**  
**Fire Door Summary**  
**Novous**

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
23	19	83%	4	0

**Surveyed Door Grade Profile**



Door Grades	
	C
	B
	A

No. of Work Sch
18
No. of Certs
1

**Defects Profile** Total No. of Defects = 33

27	6	0
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Defect Priorities ■ High ■ Medium ■ Low

<b>Average No. Defects / Door</b>	<b>1.74</b>
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<b>IMPACT</b>	<b>64%</b>
<b>Likelihood</b>	<b>55%</b>

Risk of Fire Spread Due to FD's	Medium	35.1%
<i>Door Type:</i>	<i>Flat Front Doors</i>	<i>Communal Doors</i>
<i>No.</i>	9	14
<i>Next Survey Due:</i>	11/04/2025	10/07/2024

Date of Issue: 02/05/2024



Certificate number 12650  
ISO 9001  
OHSAS 18001

## Appendix B

### Photographs



# Fire Risk Assessment

Feltham Court – Novus Block  
May 2024







## **Appendix F**

### **Latest Commissioning Certificates and Management Arrangements**

**FELTHAM COURT**



**OLYMPIAN**  
**B FIRE PROTECTION LTD**

### NATURAL SMOKE VENTILATION SYSTEM INSTALLATION AND COMMISSIONING CERTIFICATE

Certificate of test and commissioning of the natural smoke ventilation system at: [Block B Feltham Court](#)

Address: [21-23 Hanworth Road, Twickenham, London TW13 5AF](#)

**Extent of works**

The supply installation, second fix and commissioning of the smoke ventilation installation.

**Declaration**

I/~~we~~ being the competent person/~~s~~ responsible (as indicated by my/~~our~~ signatures below) for the Natural Smoke Ventilation system, particulars of which are set out above, CERTIFY that the said installation and commissioning of the system which I/~~we~~ have been responsible complies to the best of my/~~our~~ knowledge and belief with the recommendations of BS 9999:2017 & BS 9991:2015.

Name: [Anthony Massey](#)

Position/Engineer: [Design Engineer](#)

Signature:



Date: [25/01/2023](#)

By: [Olympian Fire Protection Ltd, Unit 1 Cheadle Court, Turves Rd, Cheadle Hulme, Stockport, Cheshire SK8 6AW](#)

On behalf of: [EPG Services Ltd](#)



Certificate number 12650  
ISO 9001  
OHSAS 18001



**OLYMPIAN**  
FIRE PROTECTION LTD

**NATURAL SMOKE VENTILATION SYSTEM  
SERVICE CERTIFICATE**

**Site Name:** Feltham Magistrates Court -Block B, 21-23 Hanworth Road, Twickenham, London TW13 5AF

**Client:** Manchester Properties

**Service Date:** 18/12/2023

**Description of Service.**

Service of the natural smoke vent system following completion of remedial works was completed in accordance with BS 9999:2017 & BS9991: 2015.

**Equipment Details**

Quantities	Equipment
1	Ostro polycarbonate 140 Deg. Roof vent with flap ventilator for head of shaft 1.0m2.MFA
1	NVMS Control panel c/w SLA battery backup
1	Orange Fireman's control switches

**Installation Details**

The equipment scheduled above provides smoke ventilation provision to the Ground and First floors and Staircase.

**Installation Condition**

The installation was in good condition and was in full working order

**Required Remedial Works/Follow up Actions**

None

**Engineer:** Paul Starkey

**Signature:**

**Date:** 18/12/2023



**OLYMPIAN**  
FIRE PROTECTION LTD

**NATURAL SMOKE VENTILATION SYSTEM  
SERVICE CERTIFICATE**

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**Installation Details**

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**Installation Condition**

The installation was in good condition and was in full working order

**Required Remedial Works/Follow up Actions**

None

**Engineer:** Paul Starkey

**Signature:** 

**Date:** 18/12/2023





# OLYMPIAN FIRE PROTECTION LTD

## EMERGENCY LIGHTING CERTIFICATE

Certificate of Inspection/servicing/testing/~~remedial/modification~~ relating to the Emergency Lighting installation at: [Feltham Magistrates Court – Block B.](#)

Address: [Block B, 21-23 Hanworth Road, Twickenham, London, TW13 5AF](#)

I/we being the competent person/s responsible (as indicated by my/our signatures below) for the particulars of which are set out below, CERTIFY that to the best of my/our knowledge and belief the:-

- ~~• modifications undertaken comply with the requirements of BS5266-1:2016~~
- ~~• The remedial works have been undertaken in accordance with the requirements of BS5266-1:2016.~~
- Installation has been visually inspected for defects and is in accordance with the requirements of BS 5266-1:2016
- Installation provides the appropriate coverage for the building layout and current usage and is in accordance with the requirements of BS 5266-1: 2016
- Installation has been tested in accordance with the requirements of BS 5266-1:2016

**(Strike out any of the above as appropriate)**

Name: [Paul Starkey](#)

Position: [Test Engineer](#)

Signature: 

Date: [18/12/2023](#)



# Fire Risk Assessment

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May 2024



By: Olympian Fire Protection Ltd, Unit 1, Cheadle Court, Turves Rd, Cheadle Hulme, Stockport, Cheshire, SK8 6AW

On behalf of: [Feltham Court Management Ltd](#)  
Address: [Universal Square, 3<sup>rd</sup> Floor, Building 2, Devonshire St North, Manchester, M12 6JH](#)

The Extent of liability of the signatory is limited to the system described below:

Extent of system covered by this certificate: [The complete emergency lighting installation to the premises, which comprises maintained exit signs and non-maintained luminaires.](#)

Variations from the recommendations of BS 5266-1: 2016: for periodic inspection and test (as applicable): [Non noted](#)

Relevant details of the work carried out and faults identified have been entered in the system log book: [Yes/No](#)

The following remedial works/actions are considered necessary: [N/A](#)



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Certificate No:  
302602

KM 573948

## Module Certificate - Commissioning / Handover Certificate of a Fire Detection and Fire Alarm System

**IMPORTANT NOTE:** Recipients of this BAFE Certificate are strongly advised to have their System(s) covered by a maintenance contract with an SP203-1 Certificated Organisation with maintenance included within their scope.

SCHEDULE											
<b>Part 1</b>	<table border="0" style="width: 100%;"> <tr> <td><b>Name of company issuing this certificate</b></td> <td style="text-align: right;"><b>BAFE Reg No</b></td> </tr> <tr> <td>Olympian Fire Protection Limited</td> <td style="text-align: right;">100872</td> </tr> </table>	<b>Name of company issuing this certificate</b>	<b>BAFE Reg No</b>	Olympian Fire Protection Limited	100872						
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<b>Part 3</b>	<table border="0"> <tr> <td><b>Address of Protected Premises</b></td> </tr> <tr> <td>Block B Feltham Court 21-23 Hanworth Road Twickenham London TW13 5AF United Kingdom</td> </tr> </table>	<b>Address of Protected Premises</b>	Block B Feltham Court 21-23 Hanworth Road Twickenham London TW13 5AF United Kingdom								
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<b>Part 4</b>	<table border="0"> <tr> <td><b>4.1 Type of System and Applicable Standard/Code of Practice</b></td> </tr> <tr> <td>BS 5839-1 Fire Detection and Alarm System (Non-domestic premises)</td> </tr> <tr> <td><b>4.2 Type of premises</b></td> </tr> <tr> <td>Domestic</td> </tr> <tr> <td><b>4.3 Detail of system/work undertaken</b></td> </tr> <tr> <td>Cat L5 to common areas to operate the smoke ventilation system</td> </tr> <tr> <td><b>4.4 List of variations/modifications have been presented</b></td> </tr> <tr> <td>Not applicable</td> </tr> <tr> <td><b>4.5 Maintenance work undertaken</b></td> </tr> <tr> <td>Not applicable</td> </tr> </table>	<b>4.1 Type of System and Applicable Standard/Code of Practice</b>	BS 5839-1 Fire Detection and Alarm System (Non-domestic premises)	<b>4.2 Type of premises</b>	Domestic	<b>4.3 Detail of system/work undertaken</b>	Cat L5 to common areas to operate the smoke ventilation system	<b>4.4 List of variations/modifications have been presented</b>	Not applicable	<b>4.5 Maintenance work undertaken</b>	Not applicable
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<b>Part 5</b>	<table border="0" style="width: 100%;"> <tr> <td><b>Date of Handover of the system</b></td> <td>2023/01/25</td> </tr> <tr> <td><b>Date of last maintenance (if applicable)</b></td> <td></td> </tr> <tr> <td><b>Date of next maintenance</b></td> <td>-1                      2023</td> </tr> </table>	<b>Date of Handover of the system</b>	2023/01/25	<b>Date of last maintenance (if applicable)</b>		<b>Date of next maintenance</b>	-1                      2023				
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	<b>Date of last maintenance (if applicable)</b>										
<b>Date of next maintenance</b>	-1                      2023										

We, being currently an BAFE SP203-1 'Certificated Organization' in respect of Fire Detection and Fire Alarm Systems of the type(s) we have identified in Part 4 of the above Schedule, certify that the system in the above Schedule complies with the Standard or Code of Practice identified in the above Schedule and with all other requirements as currently laid down within the SP203-1 Certification Scheme in respect of such a system.

<b>Signed for and on behalf of the issuing organisation</b>	
<b>Print Name</b>	Anthony Massey
<b>Job Title</b>	Design Manager
<b>Date</b>	2023/01/25

DA10                      BSI Group, Kitemark House, Maylands Avenue, Hemel Hempstead, HP2 4SQ, United Kingdom  
Telephone: 0345 080 9000 email: mk.customerservices@bsigroup.com web: www.bsigroup.com  
BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire GL56 0RH  
Telephone: 0844 335 0897; email: info@bafe.org.uk; web: www.bafe.org.uk

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Certificate number 12650  
ISO 9001  
OHSAS 18001

# Fire Risk Assessment

Feltham Court – Novus Block  
May 2024



Certificate No:  
302602

KM 573948

## Module Certificate – Commissioning / Handover Certificate of a Fire Detection and Fire Alarm System

Part 7	Variations
Part 8	Comments N/A

DA10

BSI Group, Kitemark House, Maylands Avenue, Hemel Hempstead, HP2 4SQ, United Kingdom  
Telephone: 0345 080 9000 email: mk.customerservices@bsigroup.com web: www.bsigroup.com  
BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire GL56 0RH  
Telephone: 0844 335 0897; email: info@bafe.org.uk; web: www.bafe.org.uk

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Certificate number 12650  
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OHSAS 18001

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FC/NOVUS/AW/050624c

# Fire Risk Assessment

Feltham Court – Novus Block  
May 2024



OLY2023003 - Master

## FIRE DETECTION AND ALARM SYSTEM COMMISSIONING CERTIFICATE

DETAILS OF THE CLIENT	
Client:	EPG Services
Address:	Unit 5-6, Nelrose Princess Road MANCHESTER PostCode: M20 2LT

DETAILS OF THE FIRE DETECTION AND ALARM SYSTEM	
Address:	Block B Feltham Court London PostCode: TW13 5AF 21-23 Hanworth Road Twickenham
Extent of system covered by this certificate:	The complete fire detection system to common areas to Cat L5 to operate the smoke ventilation system.
The system is:	New: <input checked="" type="checkbox"/> An addition: <input checked="" type="checkbox"/> An alteration: <input checked="" type="checkbox"/>

SYSTEM EXAMINATION AND RECOMMENDATIONS	
<input checked="" type="checkbox"/> All equipment operates correctly <input checked="" type="checkbox"/> Installation work is, as far as can reasonably be ascertained, of an acceptable standard <input checked="" type="checkbox"/> The entire system has been inspected and tested in accordance with the recommendations of Clause 39.2c of BS 5839-1: 2017 The system performs as required by the specification prepared by: CODA Arch Drgs a copy of which I / we have been given <input checked="" type="checkbox"/> Taken into account the guidance contained in Section 3 of BS 5839-1: 2017, I / we have not identified any obvious potential for an unacceptable rate of false alarms. <input checked="" type="checkbox"/> The documentation described in Clause 40 of BS 5839-1: 2017 has been provided to the user.	Tick box of insert N / A (Not Applicable), as appropriate The following work should be completed before / after (delete as applicable) the system becomes operational: None The following potential causes of false alarms should be considered at the time of the next visit. None Before the system becomes operational, it should be soak tested in accordance with the recommendations of Clause 35.2.6 of BS 5839-1: 2017 for a period of: N/A Weeks (Enter a period of either one week, such period as required by the specification, or such period as recommended by the signatory of this certificate, whichever is the greatest, or insert N / A if not applicable.)

CERTIFICATION OF COMMISSIONING	
I being the competent person(s) responsible (as indicated by my signature(s) below) for the commissioning of the fire alarm system, particulars of which are set out above, CERTIFY that the said work for which I have been responsible complies to the best of my knowledge and belief with the recommendations of Clause 39 of BS 5839-1: 2017, except for the variations, if any, stated in this certificate. Variations from the recommendations of Clause 39 of BS 5839-1: 2017 (see BS 5839-1: 2017, Clause 7): None	
The extent of liability of the signatory / signatories is limited to the work described above for the COMMISSIONING of the system: Name: Paul Starkey Position: Test Engineer Signature: [Signature] Date: 25/01/2023	

PARTICULARS OF THE ORGANISATION COMMISSIONING THE SYSTEM	
Organisation:	Olympian Fire Ltd
Address:	Unit 1 Cheadle Court, Turves Rd Cheadle Hulme, Stockport Cheshire SK8 6AW PostCode:

DESIGN SPECIFICATION AND RELATED REFERENCE DOCUMENTS			
Design Specification Ref No:	N/A	Date Issued:	N/A
Design Drawings Ref Nos:	CODA Drgs	Date Issued:	03/03/2021
'As fitted' Drawings Nos:	N/A	Date Issued:	N/A
Electrical Installation Certificate No:	N/A	Date Issued:	N/A
Fire Alarm Design Certificate No:	N/A	Date Issued:	N/A
Fire Alarm Installation Certificate No:	N/A	Date Issued:	N/A

Unless supplied by others, the 'As Fitted' drawings have been supplied to the person responsible for commissioning the system [(see Clause 36.2m) of BS 5839-1: 2017].



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