

# Brenley Park Management Limited

Fire Risk Assessment  
March 2021

## Fire Risk Assessment (FRA) - summary

**A Fire Risk Assessment is a legal requirement. Every year a Fire Risk Assessment (FRA) is undertaken at Brenley Park by a fire safety expert.**

**This is an enhanced way of managing fire safety at Brenley Park and the aim of these new recommendations is to ensure the safety of residents, contractors and visitors to Brenley Park.**

**The buildings conform to building regulations and the team continue to work with the London Fire Brigade and fire safety experts.**

**There will be a number of separate communications to put into action some of the new recommendations and the BPML team will continue to keep all leaseholders update with important information.**

## FRA - background

- ❖ **Following the Grenfell tragedy a number of changes have been made to the process**
- ❖ **Therefore going forward every house will receive its own FRA. You will receive communication detailing the information applying to your house.**
- ❖ **The FRA is a very thorough report and any remedial actions advised in the report will be communicated to leaseholders**
- ❖ **If you wish to view a copy of the 2021 Fire Safety Management Action Plan - for your house please email [treehouse@brenelpark.co.uk](mailto:treehouse@brenelpark.co.uk)**
- ❖ **The following pages provide a highlight of important information that applies across Brenley Park.**

# Advice to all residents

The FRA has recommended the following across Brenley Park.

## Balconies/roof terraces - do not:

- Smoke/vape
- Use any patio heaters/sources of heat
- Cook/use barbeques of any description
- Hang fairy lights/solar lights/ or similar product

**It is imperative that there is no smoking or BBQs of any type on balconies or roof terraces, due to the buildings insurance condition previously communicated**

## Gardens/ patios - do not:

- Cook/use barbeques of any description
- Smoke/Vape near the building or any flammable material such as bamboo screening
- Use any patio heaters/ sources of heat near the building or any flammable material.
- Hang any fairy lights/solar lights/ or similar product

# Advice to all residents

## In communal areas - do not

- Smoke/vape
- Leave any personal items
- Hang any decorations like Christmas decorations (including door wreaths/fairy lights)
- Leave any commercial or household waste
- Leave communal doors wedged open

## In your home - do not

- Undertake any hot works likely to create a spark like soldering/welding/cutting

If you are unsure contact [treehouse@brenleypark.co.uk](mailto:treehouse@brenleypark.co.uk) for further guidance.

# Advice to all residents

## Advice for inside your apartment

- Regularly check your fire alarm system in your apartment
- Have a fire blanket in your kitchen
- Regularly clean any ductwork/cooking filters/ extractor hoods
- Keep windows closed when you go out or are going to sleep

## Additional advice

- Know where your visitors are in case of an emergency
- Have correct contact details for tenants
- Only park vehicles in designated bays
- If you work from home, undertake your own Fire Risk Assessment
- Correctly dispose of waste/ refuse contact [treehouse@brenleypark.co.uk](mailto:treehouse@brenleypark.co.uk) for any advice.

# FRA - action being taken by BPML

The Fire Risk Assessment has made a number of recommendations and has allowed time for these to be implemented. Some are straightforward such as:

- Reviewing all fire signage on estate
- Removing all possessions left in communal areas
- Changing the noticeboards
- Reviewing products used by our cleaning contractor
- Making sure contact information held for leaseholders is correct
- Having a foul weather policy in place
- Having regular FRA reviews

# FRA - action being taken by BPML

The Fire Risk Assessment has made a number of recommendations which are related to the way the building has been constructed. These will require further professional investigation.

- ❑ Review of the external wall products
- ❑ Investigate internal wall cavities
- ❑ Investigate the possibility of plywood dividing walls
- ❑ Fire stopping in communal areas including, ceiling hatches, service cupboards and doors.

A number of these are also connected to possible works that will need to be undertaken in response to the nationwide cladding issues. For instance, if it is determined that we will need to get an EWS1 certificate for Brenley Park, intrusive surveys will need to be undertaken (which will also investigate all of the above). We are following up these actions as part of this broader context.



# Picture of assembly point - Cedars Avenue

07/03/2021

53 Cedars Ave - Google Maps

Google Maps 53 Cedars Ave

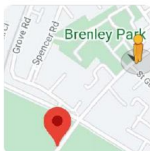


Image capture: May 2019 © 2021 Google

Mitcham, England



Street View



Venice House  
Verona House

# Picture of assembly point - Spencer Road

17/03/2021

Spencer Rd - Google Maps

Google Maps Spencer Rd

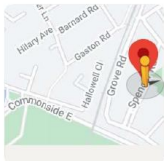


Image capture: Apr 2018 © 2021 Google

Mitcham, England



Street View



Janus House  
Jupiter House  
Lear House

## Additional Information

**If you suspect a fire has been started deliberately this is known as arson. Report the fire and your suspicions to the London Fire Brigade immediately on 999 or 112.**

**Also advise Treehouse of your suspicions when it is safe to do so**

**[treehouse@brenleypark.co.uk](mailto:treehouse@brenleypark.co.uk)**

**London Fire Brigade**

**<https://www.london-fire.gov.uk/>**

**Free home fire safety check**

**<https://www.london-fire.gov.uk/safety/the-home/book-a-home-fire-safety-visit/>**

**For further guidance contact [treehouse@brenleypark.co.uk](mailto:treehouse@brenleypark.co.uk)**