a2dominion

metroSRM

FIRE RISK ASSESSMENT

Deans Court (32-49), North Block,
3 St. Georges Road,
Bristol,
Avon, BS1 5UL

On Behalf Of:	A2Dominion Housing Group Ltd
Conducted by:	Mark Gilbert
Date:	30th April 2024
Portfolio Reference:	151401
Job Number:	196788

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1 INTRODUCTION TO THE RISK ASSESSMENT

This report constitutes a fire risk assessment as required under the applicable national fire safety legislation detailed within the appendices. The assessment report relates to Deans Court (32-49), North Block, 3 St. Georges Road and was commissioned by A2Dominion Housing Group Ltd.

Executive Summary

The following aspects of the fire safety arrangements within these premises are lacking and as such, present a risk to the safety of occupants. Remedial actions should be implemented by the Responsible Person, following the prioritisation and guidance set out in the remedial actions table in the introduction and report format section of this document.

1.1 AREAS IDENTIFIED REQUIRING REMEDIAL ACTIONS

Area of Fire Safety Management	Total No. Issues Identified	High or Very High Risk Issues identified
Section 1 - Source of Ignition	1	0
Section 2 - Source of Fuel	1	0
Section 6 - Means of Escape	1	0
Section 7 - Passive Protection	5	0
Section 8 - Fire Detection and Alarm	3	2

Qualifications

Metro SRM undertake risk assessments based on actual and foreseeable eventualities as evident or likely, relating to any particular facility or premises, taking into account any relevant information that is made available to the Assessor and the extent of access that they are afforded during the site visit. All assessments are valid at the time of the assessment. Metro SRM can not be liable for any subsequent changes to legislation, applicable guidance documents, the premises or the use of those premises that may alter the assessments.

Metro SRM is not responsible for instigating the recommended remedial work specified in this risk assessment, nor are they responsible for updating, annotating or revising the risk assessment report. These tasks are the duty of the Responsible Person and failure to carry them out may result in enforcement action by the enforcing Authorities (Predominantly The Fire & Rescue Services or the HSE).

Scope

Information pertinent to the completion of this fire risk assessment report was obtained by physical inspection of the premises and where available or present, reference to relevant records, documents, drawings and conversations with members of staff and occupants.

For the purpose of this report, the term 'dwelling' includes individual flats, rooms, dormitories or similar, which are used to provide sleeping accommodation on a long, medium or short term basis. A full description of the occupancy type is included in the premises description in section two of this document.

Observations relating to the external wall systems, specified attachments, replacement glazing, and spandrel panels are based on that which can been seen from the ground level without visual aids, or are based on pertinent, documented information that has been provided to the Assessor by the Responsible Person.

Where this is relevant to the fire safety of the occupants, attempts have been made to inspect and appraise:

- at least a sample of entrance doors to dwellings;
- the provision of automatic fire detection and alarms therein;

- the separating construction between the individual flats, between dwellings, the common parts and services areas;

- the separating construction between adjoining premises, the dwellings and common parts.

However, the inspection of the premises was non invasive and limited to that which could be observed without the aid of tools or access equipment.

With the exception of the buildings external walls and specified attachments, which are outside the scope of this fire risk assessment, (See the External Wall Systems section of the Glossary of Terms.), any areas of the premises that were not inspected by the assessor are set out below with an explanation of why they were not accessed.

Commentary on the external walls of the building is based on information provided by the client and, or, visual observations made from the ground or accessible open deck areas of the building. In providing this commentary, Metro SRM Assessor will adhere to the guidance issued to fire risk assessors from the Fire Industry Association (FIA) FIA Guidance.

The roof voids were not entered.
Ceiling tiles were raised (areas sampled) to check that suitable compartmentation was in place.

All other common parts were accessed.

Dwellings accessed for the purpose of assessing the entrance doors and detector immediately inside are as follows:
Due to lone working, there was no access into the bedrooms for the purpose of assessing the entrance doors and detection.

Reviews - Property Management Approach

Property Management Approach	Property Characteristics	Occupants Characteristics	FRA External Review Frequency
Dynamic	18m or above Purpose-built residential buildings (6 Floors or above)	All residential types	12 Months
	11 - 18m Converted residential buildings not conforming to current building regulations	All residential types	12 Months
	All premises (irrespective of height or construction)	Extra Care / Care Homes / Specialised Housing / HMO	12 Months
	All premises (non-sleeping risk)	Commercial / Offices	12 Months
Semi Dynamic	Under 11m Converted Residential buildings not conforming to current building regulations	All residential types	36 Months
	11 - 18m Purpose-built residential buildings	All residential types	36 Months
Standard	Below 11m Purpose-built residential buildings	All residential types	48 Months
	All Premises (unoccupied)	Vacant	48 Months

Reviews

Fire risk assessments can become quickly out-dated, dependent on the nature of the property and the activities undertaken within it. It is important that reviews are undertaken regularly and whenever there are any significant changes in the people, plant, processes or layout in the premises. Additionally, the fire risk assessment should be reviewed periodically.

A2 Dominion have a policy for fire risk assessment reviews which is highlighted in the table above.

Where buildings are found to have substantial or intolerable risk levels, the frequency of fire risk assessment reviews will most likely be a 12-month review for standard and semi dynamic property types or 6 monthly review for a dynamic property type.

Bearing in mind the fire safety arrangements in place, the purpose and use of the premises and the overall risk rating of the premises, it is recommended that this risk assessment is reviewed:

As per A2 Dominion Policy for fire risk assessment review.

Relevant Fire Safety Information

Relevant fire safety information, about the premises, premises management and fire safety arrangements was provided at the time of the site inspection by:
Site based staff in the office.
Further information was gathered from the most recent fire risk assessment report by Metro Safety.

Fire Risk Assessment Review History

Date of Previous FRA	Organisation Completing Previous FRA
23rd June 2023.	Metro Safety - Stephen Broomfield.

Explanation of Terms

Risk Level	Required Action
Trivial	Minimal action is required and few detailed records need be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources may have to be allocated to reduce the risk. If the premises is unoccupied, it should not be occupied until the risk has been reduced. If the premises is occupied, urgent action should be taken.

Intolerable	Where our consultant identifies a serious or imminent risk the premises (or relevant area) should not be occupied until the risk is reduced.

Life Safety Risk Rating at this Premises

Fire hazard ▼	Potential Consequences 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

Assessment of Risk Rating

Hazard From Fire	Explanation
Low	An unusually low likelihood of fire as a result of negligible potential ignition sources.
Medium	Normal fire hazards (e.g. Potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings)
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence for Life Safety	Explanation
Slight Harm	Fire is unlikely to result in serious injury or death of any occupant. (other than a sleeping occupant in the room of fire origin) of fire
Moderate Harm	Fire could foreseeable result in injury or serious injury of one or more occupants but is unlikely to result in multiple fatalities.
Extreme Harm	Significant potential for serious injury or death of one or more occupants in the event of a fire.

Responsible Person

Responsible Person	The responsible person (Primary Duty Holder) in respect of the applicable legislation for A2 Dominion is as follows:
Name	Ian Wardle
Position	Chief Executive

Consultant's Details

The report was written on 13th May 2024 by:
Mark Gilbert
Fire Safety Consultant

This report has been subject to Metro SRM's current quality control and proof reading processes.
Validated by: Alan Wilson

Date: 16th May 2024

2 PREMISES LOCATION, CONSTRUCTION AND USE

Location of Premises	Situated in a suburban area.
Location Type	Town / City Centre. The block provides 19 self-contained flats which have a total of 102 rooms for rented student "halls of residence" accommodation.
Approximate Date of Construction / Significant Refurbishment / Conversion	Reported as 2001.
Primary Construction Type	Concrete frame. Concrete floors. Interior partitions (stair cores & protected lobbies) - Brick and block infill. Interior partitions (cluster flats) - Timber partitions & plasterboard.
Roof Details	The main roof being pitched steel sheet.
Roof Voids	The roof voids were not entered or viewed (see scope for details).
Approximate Dimensions of Premises Length x Breadth	48 metres x 12 metres.
Number of Flats in the Premises	The block provides 19 cluster flats with 3 to 5 bedrooms provided within each flat.
Type of Property	A purpose-built student accommodation development located behind College Green in Bristol city centre, conveniently close to the University of Bristol. This block consists of en-suite single rooms, with shared living and kitchen facilities.
Occupancy Type	This block consists of en-suite single rooms, with shared living and kitchen facilities.
External Fire Spread, cladding and Balconies	See separate section below entitled 'External Fire Spread' for further guidance.

External Fire Spread

External fire spread - Walls	Based on the information provided in the Phase 3 Report (Fire Risk Assessment of External Cladding Systems on High Rise Residential Building), the exposed surface of external walls is recorded as Render finish to all floors and faces. The external render finish is expected to provide a rating of Class 0, depending upon the finish coating to the render. The insulation provided to the building is expanded polystyrene behind the cement render within the layers of the external wall build-up.
External Fire spread - Specified attachments: Balconies and solar panels	The external wall design does not incorporate specified attachments.
External wall risk assessment	An external wall risk assessment has been carried out for this building by MetroSRM.

Use of Floors

Floor Number	Main use of Floor	Associated Parking
Level 6	Flat 49 - Bedrooms A to G, kitchen, access and egress arrangements. Communal areas - Lift, AOV.	This floor has no facility for parking.
Level 5	Flats 47 & 48 - Bedrooms A to G, kitchen, access and egress arrangements. Communal areas - Lift, AOV.	This floor has no facility for parking.
Level 4	Flats 44 & 46 - Bedrooms A to G, kitchen, access and egress arrangements. Communal areas - Lift, AOV.	This floor has no facility for parking.
Level 3	Flats 41 & 43 - Bedrooms A to G, kitchen, access and egress arrangements. Communal areas - Lift, AOV.	This floor has no facility for parking.
Level 2	Flats 38 & 40 - Bedrooms A to G, kitchen, access and egress arrangements. Communal areas - Lift, AOV.	This floor has no facility for parking.
Level 1	Flats 35 & 37 - Bedrooms A to G, kitchen, access and egress arrangements. Communal areas - Lift, AOV.	This floor has no facility for parking.
Ground-level	Communal areas - Entrance into the block, fire alarm panel, Lift, AOV, smoke control switch. Flats 32 to 34 - Bedrooms A to G, kitchen, access and egress arrangements. Flat 34 has its own entrance.	This floor has no facility for parking.

Operating Hours and Staff Attendance

No specific occupancy risk was identified. Tenants are a typical cross section of the public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

Purpose-built student accommodation is available to residents 24/7.

Anticipated Peak Occupancy

Description	Maximum Numbers
Residents - Student halls.	Deans Court accommodates 357 students across all four blocks.
Management	During office hours there may be between 1 and 5 staff members on site.
Porters / Security Staff Staffed presence 24/7.	Outside office hours, Duty Student Support Assistant (SSA).

2.1 MEANS OF ESCAPE DETAILS

General Means of Escape Description	Means of escape from the upper floors is via a single, internal, protected staircase. Access to the staircase from each cluster flat is via a protected lift lobby. Student bedrooms and the communal kitchen in each cluster flat opens onto a protected corridor with a single direction of travel. In total there are three sets of fire doors between the student bedrooms and communal kitchen and the single escape staircase. The means of escape is protected throughout by an L1 fire detection and alarm system and smoke control with automatic opening windows in the lift lobbies and staircase enclosure, at each level. The single staircase descends directly to the ground floor main entrance. Flat 34 has its own independent entrance at ground level.
Stairway Configuration	Dwellings (student accommodation) are served by a single stairway, lobby protection and protected corridor approach within each cluster flat.
Escape Route Protection Detail	Access to each cluster flat from the stairway is by a protected lobby between the flat entrance door and the door opening onto the stairway. The stairway is separated from the remainder of the premises by fire-resisting construction with self-closing, fire-resisting doors. The stairway discharges to a final exit which is a security door provided with a green break glass emergency override point. Access to the bedrooms and communal kitchen inside each cluster flat is by a protected corridor. Fire doors throughout the premises are described as notional/nominal fire doors, fitted with intumescent strips and smoke seals. Where the assessor has not been able to inspect all the bedroom fire doors, forming part of the passive fire protection to the means of escape, or doors do not appear to achieve current standards, appropriate recommendations have been included within the audit findings of this report. (See recommendations).
Compartmentation Offered to Escape Routes	Thirty-minute, fire-resisting construction to the separating walls inside the cluster flats. Sixty-minute fire-resisting construction to the compartment walls in the staircase enclosures and lobby protection to stairs. Fire doors without self-closers are marked ‘keep locked shut’. So far as can be determined, all elements of compartmentation appear intact, in sound condition and free from unstopped penetrations. An intrusive survey was carried out previously, with remedial, fire stopping works carried out.

Protection Offered to External Stairway	There is no external stairway at this premises.
Open Balcony Walk-ways	There are no open balcony walkways at this premises.
Protection Offered to Inner Rooms	There were no inner rooms identified to the assessor at this premises.
Fire Separation	So far as can be determined, all elements of compartmentation appear intact, in sound condition and free from unstopped penetrations. The provisions for fire separation between the dwellings (student bedrooms/ cluster flats), and between the dwellings and the common parts, appear to be suitable. Therefore, the likelihood of fire and smoke spread beyond the dwelling of fire origin is low, whilst evacuation takes place. Service cupboards inside cluster flats are suitably enclosed within fire resistant construction. Note: This is not an intrusive assessment, and the full extent of the separating floor has not been examined.
Manual Door Fastenings	Doors on escape routes can be opened easily at all material times, without the use of keys, codes or fobs, when approached in the direction of escape. Final exit doors can be opened easily at all material times, without the use of keys, codes or fobs, when approached in the direction of escape.
Automatic Door Fastenings and Release Mechanisms	Electrically operated locks are fitted to doors on escape routes. The above mechanisms are reported as reliably disengaging upon activation of the fire alarm system and/or power failure. The above mechanisms appear to be of a suitable actuation category for the risk profile of the premises.
Disabled Refuges	The protected, lift lobbies outside the entrance doors to the cluster flats could be used as a disabled refuge. Personal Emergency Evacuation Plans (PEEP's) & a register of vulnerable/ disabled tenants is kept in the scheme office.
Waste Chutes / Bin Store	There are no waste chutes or internal bin stores at this premises. The bin/waste store is in a separate, detached, secure outbuilding which is remote from the main premises.
Fire Service Rendezvous Point	Fire service rendezvous points are not required for this premises.
Fire Assembly Point	An assembly point is required at this premises and has been adequately identified. The location of the assembly point is suitable.
Notification to Occupants of The Assembly Point	The location of the assembly point is notified to occupants by fire action notices which is suitable and sufficient. The assembly point is outside Brunel House.

3 FIRE SAFETY SYSTEMS

Fire Alarm Strategy	Based on the information provided prior to the site visit, the fire alarm system operates on a multiple-stage alarm. See Additional Information for a full breakdown of the different stages of alarm.
Primary fire detection and alarm system	There is no documentation available to confirm the system category and grade. The system appears to be broadly compliant with; A BS 5839 part 1 system to category L1.
Fire Detection System within Dwellings	The BS5839 part 1 system extends throughout all common parts and bedrooms.
Main Fire Alarm Control and Indicating Panel	The main fire alarm panel is located in or close to the primary access point to the premises. The fire alarm panel is fully addressable.
Repeater Fire Alarm Panels	The repeater panel is located at the scheme office.
Fire Alarm Zone Information Provided at the Fire Alarm Panel/s	There is no fire zone plan and the information provided is neither suitable nor sufficient for these premises.
Interface Arrangements for the Fire Alarm System	The fire alarm is interfaced with: - Electrical locks. - Alarm receiving centre (ARC). - Smoke ventilation. - Lifts. See the additional information section for further information.
Means of Raising the Fire Alarm	The alarm is raised by electrically operated sounders.
Emergency Lighting	Emergency lighting at this premises is provided by individual self-contained mains powered units.
Coverage of Emergency Lighting	Appears to comply with the requirements of applicable CLG guides.
Smoke Ventilation	Automatically opening vents are provided on escape routes. Head of the stairs and lift lobby areas. The smoke vents are operated by the fire alarm and detection system with manual override units, sited at a primary access point to the premises.
Areas provided with sprinkler protection:	There are no sprinkler systems installed at this premises.
Automatic Sprinkler System	There are no sprinkler systems installed at this premises.
Other Fire Suppression Systems	There were none installed or made known to the assessor.
Wet/Dry Risers	There is a dry riser inlet valve adjacent to the entrance lobby door, with an outlet valve within the lift lobbies on all upper floors.
First Aid Fire Fighting	So far as could be determined, suitable numbers and types of portable first aid fire-fighting equipment appears to be provided in all parts of the building/ premises.

4 BUILDING SERVICES

Light Wells & the Floors they Rise Through	There are no light wells in this premises.
Atria & the Floors they Rise Through	No atria have been created/included within this premises.
Passenger and Disabled Access Platform Lifts (DAPL)	There is one passenger lift at this premises and serves the following floors. Ground to 5th inclusive.
Lifts for Fire Fighter's Use	There are no Fire Fighting lifts installed within this premises.
Evacuation Aids	There are no evacuation aids installed within the premises.
Mains Electrical Incomer	Each level - The mains electrical incomer is enclosed in 30-minute fire-resisting construction. Each location of the mains electrical incomer is monitored (covered) by automatic fire detection.
Electrical Distribution Boards (EDB) location	The EDB is not located in the means of escape. The last electrical installation condition inspection was recorded in March 2023.
Protection Offered to Electrical Distribution Boards (EDB)	EDB's are separated from the means of escape by fire resisting construction.
Heating/Cooling Plant	Electrical wall mounted convection heaters.
Heating/Cooling Plant Protection	Heating plant is covered by automatic fire detection.
Gas Mains and Meters	There is no gas main supply to this premises or the areas being assessed.
Storage of Heating & Generator Fuel Oil	Fuels are not stored on site.
Alternative Power Supplies	There were no alternative power supplies brought to the notice of the assessor at the time of the assessment.

5 FIRE SAFETY MANAGEMENT

Premises Fire Strategy	A suitable documented fire strategy is available for the premises.
Emergency Plan	There is a suitable and sufficient fire safety emergency plan on-site which addresses all aspects of fire response and is practised as part of the evacuation drills. Revised, Fire Management Procedures for Deans Court which included Tenant Fire Evacuation Plan was provided (Issue Date 19/11/2021).
Policies for Vulnerable People and People with Disabilities	Policies are in place. Personal Emergency Evacuation Plans (PEEP's) & register of vulnerable/ disabled tenants are kept in the scheme office.
Policies for the Control of Hot Works:	Arrangements for controlling hot works rests primarily with appointed contractors.
Policies for the Control of Lone & Remote Working	Arrangements for lone working or remote working rests primarily with the tenants or contractors.
Evacuation Regime Adopted in the Premises is by	Simultaneous evacuation multiple stages. See Additional Information for more details.
Fire Evacuation Drills	Fire drills are undertaken periodically throughout the year.
Fire Safety Information	Fire safety information is provided to residents when they move into their accommodation and throughout the year as part of good Housing Management practices including, but not limited to the following, estate/ property inspections, alarm activation or fire drill. Fire safety signage is provided on the back of each flat door. Additional fire safety advice is provided by the University of Bristol as part of their accommodation induction processes for new students. Fire safety advice is provided to visitors and contractors on arrival at site.
Location of Log Book	There was no fire log book available to the assessor.
Fire Alarm Response Personnel	Fire wardens are drawn from the employees and staff of the tenant organisations. Outside office hours the Student Support Assistant (SSA) on duty will respond with Student Support Assistant(s) on-site, expected to assist in an evacuation.
Fire Action Notices	Are posted in prominent locations throughout the premises.
Building Information Packs (BIPS) / Premises Information Boxes (PIBs)	Held by site-based staff and made available upon arrival of the emergency services.
Arrangements to ensure BIPs/PIBs are maintained and updated at regular intervals	Are in place.
Refuse and Waste Collection	Refuse is placed in lockable refuse receptacles located outside the premises.
Designated Smoking Points	Designated smoking points are not required at this premises.

	Smoking is not permitted anywhere within the scheme. Smoking prohibition signage is displayed throughout the common parts.
FS Provisions for Refuse and Waste Collection	No additional fire safety systems or arrangements necessary.

A2 Dominion Fire Management Plan

The majority of A2 Dominion properties, where they are the responsible person, are general needs blocks of flats. This means there will be no staff on site and routine and periodic evidence will not be available on the day to the fire risk assessor to determine the suitability of the routine and periodic testing arrangements of the active and passive fire precautions, along with periodic testing involving the services to the building, such a gas and electric.

A2 Dominion have a Fire Management Plan which highlights the frequency for the active and passive fire precaution tests carried out. That testing frequency is highlighted in the table that follows.

Metro Safety carry out remote periodic sampling of unstaffed blocks to ensure the routine and periodic tests shown in the table are being carried out in accordance and in-line with A2 Dominions Fire Management Plan.

Where staff are permanently based on site, for instance in High Risk Residential Buildings, Schools or Office accommodation, routine and periodic evidence should be available to the fire risk assessor, who will review the testing regime and any anomalies found will be raised within the action plan for A2 Dominion to address.

Equipment	**Relevant British Standard**	**A2D User Test / Inspection Frequency**	**Contractor Maintenance Frequency**
Fire Alarm	5839-6:2019 & 5839-1:2017	Weekly	Six Monthly
Emergency Lighting	5266-1:2016	Monthly	Annual
AOV	9999:2017	Weekly	Annual
Smoke Venting	9999:2017	Weekly	Annual
Sprinklers	9251:2014 (resi) or 12845:2015+A1:2019	Weekly	Annual
Risers	9990:2015	N/A	Annual
Fire Door Check	9991:2015 / BS9999:2017 / 8214:2016	Six Monthly	Six Monthly
FS Drop Key		Monthly	Annual
Fireman’s Lifts	81-72:2015 / 81-1:1998 / 81-2:1998	Weekly	Annual

Door Releases	5839-6:2019	Weekly	Six Monthly
ARC	5839-6:2019	Weekly	
Extinguishers	5306-3:2017	Monthly	Annual
Fire Blankets	1869:2019	Monthly / Visual	Annual

Lone Working

A2Dominion has a current policy that covers all aspects of staff safety including Lone Working (ref **Personal Safety HS-PR-008**) Its provisions are kept under review by the Health & Safety Department.

Fire Safety Training

A2 Dominion staff cannot commence work for the Company until they have successfully completed online fire safety training. There is a requirement to review this training at regular intervals. Those staff with more specific fire safety responsibilities such as Housing Officers receive additional face to face training.

Portable Appliance Testing

A2Dominion has a Portable Appliance Testing policy in place (ref **HS-PR-036 Portable Appliance Testing**) which is monitored by the Health & Safety Department.

History of Fires and False (unwanted) Fire Alarms

History of Fires:	None notified to the assessor.
False/Unwanted Fire Alarm Activations	The number of false alarm activation's does not appear to exceed 1 per 25 detectors, per 12 months, which is in keeping with British Standard recommendations.
Fire and Rescue Service, notices of deficiency, prohibitions or other relevant correspondence:	The Assessor is aware of a site visit and email correspondence from Avon Fire & Rescue Service following a Building Risk Review Programme (BRRP) by the Fire Service.

6 SITE SECURITY

Security Arrangements at the Property	There is direct access from St Georges Road via a gate into the Deans Court central courtyard. From this point, residents have direct access to the 4 blocks. Each block has Fob access, a further layer of security is provided to each flat secured by a lock and key. CCTV cameras monitor the entrance into the courtyard and internal communal areas. There are no reported problems with security and no evidence of vandalism or trespass. The front of the property has local authority street lighting that affords both areas a reasonable level of lighting during hours of darkness.
Removal/Unlocking of Additional Security Measures on Doors, Gates & Escape Routes	No additional security/access control measures are in place at this premises.
Electronic Access Control Systems	Where installed, are provided with green break glass over-ride units which are within easy reach and obvious view of persons who are leaving the premises.

Additional Information

Purpose-built student accommodation close to Bristol City Centre. Deans Court consists of 4 blocks (North, South, East & West) built around a central courtyard, ranging from 5 to 7 floors in height. Each block has a single, protected staircase and protected lift lobby providing access/egress to a series of 'cluster' flats on each level. Each cluster flat has between 3-7 en-suite, student bedrooms with a shared communal kitchen.

Across all 4 blocks, there are 68 cluster flats with 357 student bedrooms.

Deans Court has a Simultaneous (multi-stage) evacuation strategy which is described as follows:

Pre-alarm - On detection of fire in a student bedroom, the system goes into pre-alarm. The alarm will not sound elsewhere but will register the location of the activation on all 5 fire alarm panels.

If the affected sensor detects increasing levels of smoke or heat, then the alarm will sound throughout the affected cluster flat and people in that flat will evacuate.

0 - 5 minutes - During the first 5 minutes, the alarms will sound in the affected cluster flat only, and only that flat will evacuate, allowing time for the detector activation to be investigated. If the activation is not a false alarm and the system reset, (after 5 minutes) the call is passed to an Alarm Receiving Centre (ARC) and the fire service are called.

5 - 10 minutes - If, after 5 minutes the reset button is not pressed, the alarms will sound in the remaining flats on the affected floor and also in any adjacent flats, in the adjoining block(s).

10 minutes - If, after 10 minutes the reset button is not pressed, then all alarms in the affected block will sound and the entire block evacuates.

20 minutes - After a further 10 minutes, the alarm will sound in the entire site; all 4 blocks will be

evacuated.

Immediate block evacuation (affected block only, not the entire site) - Any of the conditions below will cause the alarm to be raised throughout the entire block and the immediate evacuation of that block:

Double knock occurs - Two or more detectors are activated at any time.
The single detector in a lobby/ common area.
Activation of any manual call point.

6.1 ADDITIONAL PHOTOGRAPHS

No plans were available at the time of the assessment. (refer to the action plan and recommendations).

7 INTRODUCTION TO RISK ASSESSMENT CHECKLIST

This check list is used to check compliance with the relevant safety requirements, as observed during the inspection, for Deans Court (32-49), North Block, 3 St. Georges Road .

Following completion of the site risk assessment, the assessor will validate the Risk Assessment checklist questions accordingly.

Where the subject referred to in the audit question (subject matter) was not applicable to the premises, or was applicable but was considered by the assessor as being satisfactory and not a significant risk, the assessor will validate the finding as "No Issue".

Where hazards were observed and the existing control measures were not considered adequate, the assessor will use their professional judgement to rate the degree of risk and to recommend suitable remedial actions that should be taken by the Responsible Person in order to eliminate or reduce the risk so far as is reasonably practicable.

You are advised to maintain records of the status and progress of the actions as part of your 'Due Diligence' records which may need to be produced in your defence should the need ever arise.

Recommended Timescales for Actions

Individual significant issues of this report have been rated as either: Serious Imminent Danger (SID or A*); High (A); Medium (B); Low (C). It is recommended that you prioritise the risk reduction actions as follows:

Itemised Risk Rating	Recommended Timescales for Action
SID / A*	Action to commence immediately upon formal notification of the issue
High / A	Action to commence within one calendar month of formal notification of the issue
Medium / B	Action to commence within three calendar months of formal notification of the issue
Low / C	Action to commence within ten calendar months of formal notification of the issue

Note:

Where the assessor identifies an issue that presents a Serious Imminent Danger (SID or A*) they will, before leaving the premises, advise the site contact (where they are contactable) of the issue and describe any immediate actions that should be taken to reduce the risk. They will also advise the Metro SRM office of their findings and the office will, in turn, advise the client of the issue by telephone and email as soon as practicable.

8 Risk Assessment Checklist

Audit Ref.	Hazard	Status
1	**Sources of Ignition**	
1.1	Are smoking restrictions and control measures effective with no signs of illicit smoking taking place within the premises?	No Issue
1.2	Is the fixed electrical installation free from any obvious signs of damage, deterioration or inappropriate alteration?	No Issue
1.3	Where electrical distribution boards and meters are located within the means of escape, are they enclosed in fire resisting construction or otherwise considered to present a tolerable risk?	No Issue
1.4	Is the use of extension leads, multi-gang socket outlets and multi-plug adaptors appropriate under the circumstances and suitably controlled?	No Issue
1.5	Were the electrical appliances and the electrical equipment (not including electrical heaters) observed during the site visit appropriately located and being correctly used?	Medium
1.6	Are electrical appliances free from obvious faults and damage?	No Issue
1.7	Are light fittings separated from combustible materials by a distance of at least 500mm?	No Issue
1.8	Is the use of portable heaters managed, restricted and controlled as is appropriate for the premises?	No Issue
1.9	Is there anything to indicate that there has been recent history of anti-social behaviour directed at, or in the near vicinity, of the premises?	No Issue
1.10	Are appropriate security measures in place to deter arson (wilful fire setting) by outsiders?	No Issue
1.11	Where heat generating plant and equipment, such as ovens and cooking equipment, autoclaves, boilers, generators, combustion engines and the like are present, is it clear of all combustible storage and either attended at all times when operating, or designed to operate unattended and provided with suitable fire safety systems and arrangements?	No Issue
1.12	Are there any other observations relating to potential ignition sources?	No Issue
2	**Sources of Fuel**	
2.1	Are there any instances of inappropriate storage of combustible materials, i.e. in escape routes, common parts, gas meter or electrical cupboards, plant rooms etc.?	Medium
2.2	Are the quantities of combustible materials within the premises in keeping with the purpose and use of the building and are they stored in accordance with best practice and in a manner that will restrict fire growth?	No Issue

Audit Ref.	Hazard	Status
2.3	Where provided for the benefit of occupants by the landlord, owner, employer, or service provider are upholstered and soft furnishings, including curtains, in good condition and compliant with the applicable fire safety codes and standards?	No Issue
2.4	Where present, are the quantities of combustible materials used for decoration or display purposes within acceptable limits?	No Issue
2.5	Are arrangements for the collection, storage and disposal of waste suitable and sufficient?	No Issue
2.6	Where present, are piped or bottled flammable gases and associated appliances being used and stored correctly in the premises?	No Issue
2.7	Where required to reduce fire safety risks, are energy supplies (gas, electricity, fuel oil, etc.) to ovens, cooking ranges, deep fat fryers, boilers, generators, autoclaves and similar hazardous plant and equipment, provided with suitable automatic, or where appropriate, easily accessible manual shut-off facilities for use in the event of an emergency?	No Issue
2.8	Where gas meters are located within the means of escape, are they enclosed in fire resisting construction, and is there a gas shut off valve fitted adjacent to the meter with a lever handle firmly attached to the valve spindle? (Also see item 6. 2 in Means of escape)	No Issue
2.9	Are there any other observations relating to potential fuels?	No Issue
3	**Sources of Oxygen**	
3.1	Where oxygen is provided, stored or used in the premises, are there suitable controls in place to reduce the fire safety risks arising from the misuse of oxygen, the misuse or mishandling associated equipment and, or, atmospheric oxygen enrichment?	No Issue
3.2	Where used or held in significant quantities, are oxidising agents and peroxides stored, used and transported in and around the premises in a safe manner, in accordance with Health & Safety Executive guidance?	No Issue
3.3	Are there any other observations relating to the presence or use of oxygen in the building?	No Issue
4	**Fire Safety Management**	
4.1	Is the evacuation strategy (simultaneous, stay put, phased, PHE, Staff led etc.) that is in place in the building suitable bearing in mind the occupancy and building design?	No Issue
4.2	Where required, is a suitable and sufficient emergency plan in place for the building?	No Issue
4.3	So far as could be determined within the scope of this risk assessment, does the fire safety training and/or information that is provided to staff, residents/ tenants, guests and contractors, as is appropriate, appear to be suitable, sufficient and effective?	No Issue
4.4	Where two door protection to escape stairs is facilitated by a lobby arrangement within the flats, is there anything to indicate that these arrangements, and the need to maintain them for the benefit of all residents of the block, have been fully explained the the tenants / lease holders?	No Issue
4.5	Are suitable and sufficient control measures in place to ensure the safety of employees from the fire hazards present including remote and lone workers and those working 'out of hours'?	No Issue

Audit Ref.	Hazard	Status
4.6	Are suitable and sufficient control measures in place to protect vulnerable persons who are visiting or working in the premises, from the fire hazards present (the sensory impaired, disabled people , elderly persons, young persons, children, the sick, injured, pregnant or infirm)?	No Issue
4.7	Are suitable and sufficient control measures in place to protect vulnerable and dependent persons* who reside in the building, either on a short term or long term basis, from the fire hazards present?	No Issue
4.8	Where present, and appropriate, have staff been suitably trained and instructed on evacuation procedures, including participating in evacuation drills?	No Issue
4.9	Where appropriate, is there an effective policy in place to control the introduction of personal furnishings, electrical appliances or equipment, to ensure that they do not introduce a significant fire risk to the premises?	No Issue
4.10	Bearing in mind the size and purpose of the premises, occupancy type and the potential frequency of the premises, are the arrangements for briefing contractors on evacuation procedures and/or controlling hot works in the building suitable and sufficient?	No Issue
4.11	Where required to aid and inform responding fire fighters of the occupancy type and the risks present in the building, is a suitable emergency information pack (aka building information pack) available and easily accessible to them?	No Issue
4.12	Where required, is the subject matter content of the site emergency pack / premises information box considered to be sufficient to adequately inform and assist responding Firefighters?	No Issue
4.13	Where National Government recommends the fire risk assessment of the external wall systems (including specified attachments) of tall buildings and buildings which include sleeping accommodation, has that assessment been carried out?	No Issue
4.14	Are the Responsible Persons in the building in possession of the external wall fire risk assessment, and are the risks arising from the external wall systems suitably controlled?	No Issue
4.15	Are the Management and/or Responsible Persons ensuring any fire safety compartmentation or fire stopping works carried out, are in accordance with best practice and general fire safety guidance.	No Issue
4.16	Are there any other observations relating to the fire safety management of the building?	No Issue
5	**Records**	
5.1	For premises which are large, complex, have fire engineered solutions, or achieve the functional fire safety requirements of the applicable National building codes and regulations, by means other than the application of those codes and recommendations, is a comprehensive and up to date Building fire safety strategy available?	No Issue
5.2	For premises which have been completed, or which have had notifiable works completed, within the last twelve months, or which incorporate fire engineered designs and solutions has a suitable fire safety file (known as a Building Regulation 38 file in England and Wales) which sets out the details of the fire safety design and arrangements that have been incorporated into the design, been compiled and handed to the Responsible Person, and is	No Issue

Audit Ref.	Hazard	Status
	that file available on site for inspection and reference? NOTE: Commissioning certificates and O&M manuals alone, without descriptions of the buildings fire safety strategy and the interaction and inter-dependency of the various fire safety systems and arrangement is not likely to constitute a comprehensive building fire safety file	
5.3	Is suitable, sufficient and effective fire safety training provided and were training records up to date at the time of the site visit?	No Issue
5.4	Are practice evacuation drills carried out at suitable frequencies and were associated records up to date at the time of the site visit?	No Issue
5.5	Were the evacuation aids training records and information complete and up to date at the time of the site visit?	No Issue
5.6	Was the periodic testing and servicing of equipment and services provided to assist in the safe evacuation of people with disabilities complete and up to date at the time of the site visit?	No Issue
5.7	At the time of the site visit, was there anything to indicate that routine fire safety checks of escape routes and final exits were not in place, or were not effective?	No Issue
5.8	Were the routine checks and tests of the fire detection and alarms complete and up to date at the time of the site visit?	No Issue
5.9	Were the periodic checks and servicing of the fire detection and alarms complete and up to date at the time of the site visit?	No Issue
5.10	Is the extent of the testing of the fire detection system cause and effects that is carried out, sufficient to provide confidence that the fire safety systems within the building will operate as required in the event of a fire alarm activation?	No Issue
5.11	Are the AOV (Automatic Opening Vent/s) subject to periodic testing and maintenance?	No Issue
5.12	Are suitable controls in place to minimise the occurrence of unwanted (false) fire alarms?	No Issue
5.13	Are records of fire alarm isolations (disablements) and false alarm activations maintained and are the number of false alarms within recommended parameters set out in BS 5839?	No Issue
5.14	Were the routine (weekly and monthly) checks and tests of the emergency lighting complete and up to date at the time of the site visit?	No Issue
5.15	Were periodic maintenance checks and servicing of the emergency lighting system complete and up to date at the time of the site visit?	No Issue
5.16	Were the routine (weekly) checks of the fire extinguishers complete and up to date at the time of the site visit?	No Issue
5.17	Were the periodic checks and servicing of the fire extinguishers complete and up to date at the time of the site visit?	No Issue
5.18	Were the routine (weekly and monthly) checks and tests of the wet fixed suppression system up to date at time of visit?	No Issue
5.19	Was the periodic servicing and testing of the wet fixed suppression systems and equipment complete and up to date at the time of the site visit?	No Issue

Audit Ref.	Hazard	Status
5.20	Was the periodic servicing and testing of the wet riser / dry riser systems and equipment complete and up to date at the time of the site visit?	No Issue
5.21	Was the periodic testing and servicing of the smoke and fire dampers complete and up to date at the time of the site visit?	No Issue
5.22	Was the periodic testing and servicing of the fire shutters complete and up to date at the time of the site visit?	No Issue
5.23	Was the periodic cleaning and servicing of the kitchen extract systems complete and up to date at the time of the site visit?	No Issue
5.24	Was the periodic testing and servicing of the kitchen cooking range suppression systems complete and up to date at the time of the site visit?	No Issue
5.25	Was the periodic testing and servicing of the portable appliances complete and up to date at the time of the site visit?	No Issue
5.26	Was the Electrical Installation Condition Report (Formally known as a periodic inspection report) complete and up to date at the time of the site visit?	No Issue
5.27	Was the periodic testing and servicing of the lightning conductor up to date and records complete at the time of the site visit?	No Issue
5.28	Was the periodic servicing and testing (Gas Safe Checks) of the natural/town gas installation and appliances complete and up to date at the time of the site visit?	No Issue
5.29	Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)?	No Issue
5.30	Were routine checks of the site emergency pack / premises information box condition and accessibility complete and up to date at the time of the site visit?	No Issue
5.31	Were routine checks of the site emergency pack / premises information box contents and the currency thereof complete and up to date at the time of the site visit?	No Issue
5.32	Are there any other observations relating to the fire safety records and information management of the building?	No Issue
6	**Means of Escape**	
6.1	Are escape routes (internal or external) maintained free from defect, stored items and equipment or other obstructions or hazards?	No Issue
6.2	Where installed or located in escape routes, are building services, plant equipment, and occupants facilities, enclosed in suitable fire resisting construction or otherwise compliant with National fire safety guidance? (Also see item 2.9 in sources of fuel).	No Issue
6.3	Are two way travel distances acceptable, bearing in mind the applicable design standards, sector specific guides, and the overall risk?	No Issue
6.4	Are single direction (dead end) travel distances acceptable bearing in mind the applicable design standards, sector specific guides, and the overall risk?	No Issue
6.5	Where required to protect the means of escape, are cross corridor fire doors provided at suitable locations?	No Issue

Audit Ref.	Hazard	Status
6.6	Are persons occupying inner rooms suitably protected from fire?	No Issue
6.7	Bearing in mind the potential occupancy numbers of the building or parts thereof, are there sufficient exits from all areas, and do the doors on the escape routes open in the direction of escape, where the numbers likely to use them warrant it?	No Issue
6.8	Are external escape routes suitably protected from a fire in the building from which they lead?	No Issue
6.9	Are escape routes that pass over roofs provided with adequate guard and hand rails, and accessible at all material times?	No Issue
6.10	Where there is no option but to have escape routes pass over, or through, a neighbouring demise or adjoining building, are those buildings and spaces under the same control / management as the buildings / areas from which the escape route originates, or are there legal and binding agreements in place to ensure the means of escape is maintained and available at all material times?	No Issue
6.11	Are escape stairs suitably protected from fire, by means of lobby approach, pressurization systems, or automatically opening smoke vents, (AOVs) as may be appropriate under the circumstances?	No Issue
6.12	Are external escape stairs in sound condition, provided with two hand rails and protected from the elements where required. Are they free from slip and trip hazards with non-slip treads?	No Issue
6.13	Where vertical ladders form part of the escape route, are they used because it is not practical to provide a conventional stair, do they serve rooms that are not normally occupied and are they exclusively for use by small numbers of able bodied staff who are familiar with the premises?	No Issue
6.14	Do all escape routes lead to a place of safety or relative safety?	No Issue
6.15	Where final exits discharge into streets, car parks, yards and the like, are the exterior thresholds of the exit doors protected from inadvertent obstruction by barriers, bollards or similar?	No Issue
6.16	Are doors on escape routes fitted with appropriate emergency exit door furniture taking into consideration the use and occupancy of the building and the number of people likely to use the exit?	No Issue
6.17	Is there anything to indicate that sliding doors, electrically locked doors, or doors which are held open with electrically devices, and which are located on a means of escape, do not reliably fail safe, enabling sliding doors to be easily opened by hand, locked doors to unlock, and held open doors to release and close, in the event of a fire alarm or power failure?	No Issue
6.18	Are electrically operated locks on doors on escape routes, provided with reliable manual release (over-ride) facilities, on the side of the door which is approached when leaving the building. Are the manual release devices suitable for the occupancy type, located within 2 metres of the door, and within easy reach and plain view of building occupants (around 1.2 meters above the finished floor level)?	No Issue
6.19	Where provided, are the type and actuation category of door holders that have been fitted to fire doors suitable, bearing in mind the use and occupancy of the premises, and any sector specific guidance. Also, are suitable means of automatically detecting fire, in the vicinity of the doors, provided and suitably located?	No Issue

Audit Ref.	Hazard	Status
6.20	Do automatically opening doors, that are located on the means of escape, fail safe, opening fully or disengaging, so that they can be opened by a single action, in the event of a fire alarm activation or a power failure?	No Issue
6.21	Is the provision of ordinary lighting and emergency lighting within the premises, throughout the escape routes, and externally where this is required, suitable and sufficient covering all changes of level, exit doors, stairs, corridor junctions, directional signs, fire alarm call points, fire fighting equipment, lifts, windowless rooms in excess of 8m² and rooms greater than 60m²?	Medium
6.22	Are the arrangements for smoke control and ventilation in the means of escape suitable and sufficient?	No Issue
6.23	Where the premises can be accessed by persons who have significant mobility impairments, are there suitable and sufficient structural arrangements in place, and/or evacuation aides provided, to ensure that those persons are able to evacuate or can be evacuated in the event of an emergency?	No Issue
6.24	Are dwellings within basements provided with their own means of escape direct to a place of safety?	No Issue
6.25	Was the number of entrance doors to dwellings and/or demised areas that were inspected, sufficient to enable a suitable and sufficient appraisal of the general condition and suitability of the entrance doors in the building to be made?	No Issue
6.26	Are there any other significant issues relating to the means of escape arrangements that were noted?	No Issue
7	**Passive Protection**	
7.1	Where required, are fire doors fitted with intumescent strips and cold smoke seals and are the seals in serviceable condition?	No Issue
7.2	Are all fire doors that are not kept locked shut, closed fully into the door frame rebates, in a suitable time interval without slamming, from any angle of opening, under the control of a suitable automatic door closer?	Medium
7.3	Are fire doors in a serviceable condition and confirmed as being compliant with current standards or do they appear to be compliant with earlier standards and acceptable as notional fire doors?	No Issue
7.4	Are all fire doors that separate risk rooms from escape routes and which do not close automatically under the control of a door closer, kept locked shut?	No Issue
7.5	Are all fire doors free of significant damage and unapproved fittings and/or fixtures?	No Issue
7.6	Are double fire / smoke control doors with rebated leading edges controlled by a functioning door selector?	No Issue
7.7	So far as can be determined within the scope of this assessment, do all elements of compartmentation in the premises appear to be intact, in sound condition, and free from unstopped penetrations?	Medium
7.8	Where installed in elements of compartmentation, including fire doors, are air transfer grills and / or balance dampers suitably protected by automatic dampers?	No Issue

Audit Ref.	Hazard	Status
7.9	Where fitted, are letter boxes that breach fire doors or elements of construction between common parts and dwellings or other demised areas, located in the neutral plane or otherwise protected from fire?	No Issue
7.10	So far as can be determined within the scope of this risk assessment, was there anything to indicate that, where provided, common extract ducts in this multi-occupied building were not suitably protected?	No Issue
7.11	Was the extent of access to roof spaces, ceiling voids, lofts and entrance doors to demised areas sufficient to facilitate a suitable general assessment of the integrity of those elements of passive fire protection?	Medium
7.12	Are there any structural elements of the building's exterior that might contribute to rapid or unrestricted fire spread and, or, which have not been confirmed as being compliant with national building regulations?	Medium
7.13	Is there a suitably located premises information box for the fire and rescue service?	No Issue
8	**Fire Detection and Alarm**	
8.1	So far as can be determined, is the means of detecting a fire and raising the alarm suitable and sufficient for the building design, purpose, occupancy and evacuation strategy?	High
8.2	Are the fire alarm control and indicating panels free from any fault (trouble) or fire indicator lamps?	No Issue
8.3	Is a current and clear zone plan of the fire alarm system located adjacent to the main fire alarm panel, and adjacent to repeater panels where necessary in accordance with BS 5839?	Medium
8.4	So far as can be determined within the scope of this risk assessment, was there any indication that the boundaries of the fire alarm zones do not follow the compartmentation lines within the building?	No Issue
8.5	Is cause and effects documentation available to describe which building services and systems are interfaced with the fire alarm and detections system and what effects the activation of the alarm has upon those systems?	High
8.6	So far as could be determined within the limits of this type of fire risk assessment, do all point detectors have a clear space of at least 500mm all the way around them, unobstructed by goods, walls, down stands, surface mounted light fittings, ventilation grills or other obstructions?	No Issue
8.7	So far as could be determined within the limits of this type of fire risk assessment, were all detectors uncovered and open to ambient atmosphere?	No Issue
8.8	Where provided, are all Manual Call Points (MCP's) easily accessible and unobstructed, provided with guards to reduce the incidence of accidental activation and can the test facilities be easily accessed?	No Issue
8.9	Where required to channel products of combustion towards smoke detectors mounted on the underside of ceilings, are the ceilings in tact and free from open grills or other openings?	No Issue

Audit Ref.	Hazard	Status
8.10	Are the fire alarm sounders distinct and easily distinguishable from any other type of alarm sounder in the building as recommended in BS 5839?	No Issue
8.11	Are all fire alarm sounders in the building of a common type?	No Issue
8.12	Are the types of fire alarm warning device provided in the building, suitable for the area under assessment and for the occupancy and activities undertaken in the area?	No Issue
8.13	So far as can be determined within the scope of this assessment, was there anything to indicate that the fire alarm warning devices are not clearly audible and / or visible in all parts of the building as required?	No Issue
8.14	Where required, or warranted by the occupancy risk, is the fire detection and alarm system linked to a remote Alarm Receiving Centre (ARC) and are calls to the ARC automatically escalated to the Local Fire & Rescue Service?	No Issue
8.15	Are there any other observations relating to the fire detection and alarm systems?	No Issue
9	**Fire Fighting and Suppression**	
9.1	Are suitable types and quantities of fire extinguishers provided bearing in mind the adjacent risks and guidance found within BS 5306-8?	No Issue
9.2	Are the fire extinguishers correctly mounted on brackets, stands or in cabinets as specified in BS 5306 part B?	No Issue
9.3	Where naked flames are present or are likely to arise, are suitable fire blankets provided?	No Issue
9.4	Where open cooking ranges, in professional type kitchens, present a potential life safety risk to occupants, are they protected, either in part or throughout, with automatic suppression systems?	No Issue
9.5	Where automatic wet fire suppression systems are provided, are they appropriate for the life safety risks that they are protecting?	No Issue
9.6	Are there any other observations relating to the provision of facilities for fire fighting and suppression?	No Issue
10	**Signs and Information**	
10.1	Are sufficient legible and correctly completed fire action notices provided in prominent locations throughout the building?	No Issue
10.2	Where appropriate, are suitable floor plans posted in prominent locations, showing the fire compartmentation lines to assist in progressive horizontal evacuation?	No Issue
10.3	Where required, are escape routes clearly and unambiguously marked with directional signs throughout their length?	No Issue
10.4	Is the means of operation of the emergency exit door furniture appropriately signed?	No Issue
10.5	Where required to maintain the integrity of a fire compartment, are fire doors fitted with suitable blue and white fire door signage?	No Issue
10.6	Where liable to obstruction, are final exit doors provided with blue and white FIRE EXIT KEEP CLEAR signs on the external face of the door?	No Issue

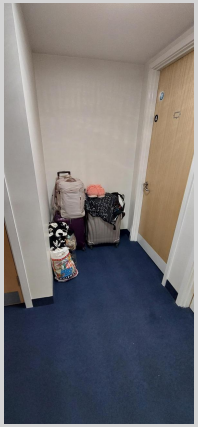
Audit Ref.	Hazard	Status
10.7	Where fire extinguishers, fire blankets, hose reels and fire alarm call points are not in plain view, is their location clearly indicated by suitable signage?	No Issue
10.8	Where necessary, are locations of sprinkler stop valves, smoke control panels and switches, fire-fighters' switches and fire alarm panels, clearly sign posted?	No Issue
10.9	Where provided, are photo-luminescent signs and way finder markings adequately illuminated by artificial lighting at all times prior to, and during building occupation?	No Issue
10.10	Are lifts that continue to operate during a fire alarm activation appropriately signed with DO NOT USE signs or EVACUATION LIFT signs as is appropriate?	No Issue
10.11	Do all fire safety signs comply with the Health & Safety (safety signs & signals) regulations 1996 and British Standard 5499?	No Issue
10.12	Are 'NO SMOKING' signs posted at the entrances to the building or site?	No Issue
10.13	Where necessary, is the location of the premises information box clearly sign posted?	No Issue
10.14	Are there any other observations relating to the fire safety sign and information of the building?	No Issue

9 Significant Findings And Action Plan

1.5 Were the electrical appliances and the electrical equipment (not including electrical heaters) observed during the site visit appropriately located and being correctly used?				
3	**Observation**	During the site visit It was evident that some of the students have their own electrical appliances in the communal kitchens, with many of the appliances appearing to be from their country of origin.		
	Action	It should be ensured that these appliances are safe to use. PAT testing is recommended for these kitchen appliances, before being allowed to be used in the halls of residence.		
	Priority	Medium	**Target Date**	
	Responsible Person		**Cost**	
	Comments			
Stephen Broomfield 26/10/2022 20:06	This issue is unresolved.			
Mark Gilbert 09/05/2024 16:23	This issue is unlikely to be resolved - PAT takes place 2 yearly and students change annually. However room/flat checks and housekeeping can help to minimise this risk.			

2.1 Are there any instances of inappropriate storage of combustible materials, i.e. in escape routes, common parts, gas meter or electrical cupboards, plant rooms etc.?				
1	**Observation**	Combustible items - Including suitcases and personal belongings outside room A flat 49.		
	Action	The stored items should be removed and either relocated to a safe storage area or disposed of. Policies and procedures which clearly set out the fire safety requirements relating to storage should be drawn up and circulated to building occupants. Routine checks should be established to prevent a re-occurrence of the situation.		
	Priority	Medium	**Target Date**	15th August 2024
	Responsible Person		**Cost**	
	Comments			

Question 2.1/1



6.21 Is the provision of ordinary lighting and emergency lighting within the premises, throughout the escape routes, and externally where this is required, suitable and sufficient covering all changes of level, exit doors, stairs, corridor junctions, directional signs, fire alarm call points, fire fighting equipment, lifts, windowless rooms in excess of 8m² and rooms greater than 60m²?

4	**Observation**	The ordinary lighting in the following areas was not working / was damaged at the time of the site visit: Communal areas of flats 32,33 and 34.		
	Action	Have the lighting serviced and repaired by a competent person.		
	Priority	Medium	**Target Date**	15th August 2024
	Responsible Person		**Cost**	
	Comments			

7.2 Are all fire doors that are not kept locked shut, closed fully into the door frame rebates, in a suitable time interval without slamming, from any angle of opening, under the control of a suitable automatic door closer?

1	**Observation**	Entrance doors to flats 33 and 36 do not close fully into the door rebates.		
	Action	Have repairs and adjustments made to the doors listed by a competent door installer / maintainer.		
	Priority	Medium	**Target Date**	15th August 2024
	Responsible Person		**Cost**	
	Comments			

7.7	So far as can be determined within the scope of this assessment, do all elements of compartmentation in the premises appear to be intact, in sound condition, and free from unstopped penetrations?			
3	**Observation**	It was not possible to determine with any certainty, the condition of the fire compartmentation without undertaking an intrusive survey. However, it's condition was brought into doubt because a large proportion of the compartment walls between the bathrooms and the ducts, throughout the building, have been exposed to water over an extended period of time. The result appears to indicate that the plaster board-lined walls are deteriorating and may not be capable of providing the designed period of fire resistance.		
	Action	Confirm by means of an intrusive survey, that the elements of construction are constructed in such a way and from materials that will provide the required degree of fire resistance for each particular element of fire compartmentation.		
	Priority	Medium	**Target Date**	15th August 2024
	Responsible Person		**Cost**	
	Comments			
10	**Observation**	There is evidence of severe water damage to the water boiler cupboard in the kitchen of flat 44. Currently the wall has been partially removed and the 'hole' has been wrapped in plastic sheeting.		
	Action	The wall should be repaired and the access door replaced with materials that offer at least the same fire resistance as those originally in place. Fire stopping should be completed using materials and or systems that comply with the requirements and / or recommendations of BS 476 and the ASFP colour guide books.		
	Priority	Medium	**Target Date**	15th August 2024
	Responsible Person		**Cost**	
	Comments			

Question 7.7/10

7.11 Was the extent of access to roof spaces, ceiling voids, lofts and entrance doors to demised areas sufficient to facilitate a suitable general assessment of the integrity of those elements of passive fire protection?

2	**Observation**	Due to the lack of access to of all the loft spaces/roof voids, it was not possible to make a suitable assessment of the fire separation within these areas.		
	Action	Arrangements should be made to facilitate access to the loft spaces/roof voids to enable a suitable assessment of the fire separation to be made.		
	Priority	Medium	**Target Date**	
	Responsible Person		**Cost**	
	Comments			
Stephen Broomfield 26/10/2022 20:26	This issue is unresolved.			
Mark Gilbert 09/05/2024 16:25	Outstanding action from previous FRA.			

7.12	Are there any structural elements of the building's exterior that might contribute to rapid or unrestricted fire spread and, or, which have not been confirmed as being compliant with national building regulations?			
1	**Observation**	The Phase 3 Report (Fire Risk Assessment of External Cladding Systems on High Rise Residential Building) carried out by Metro SRM, dated 22/02/2019 identified non-conformances with the as-built construction compared to the requirements of Approved Document B to the Building Regulations. The recommendations from that report have not been carried out.		
	Action	The recommendations from the Phase 3 Report should be reviewed and actioned where necessary, which is beyond the scope of this Fire Risk Assessment. The exterior surface of the building is concrete render which is expected to provide a rating of Class 0; the window frames appeared to be aluminium or similar metal which should offer protection to the window cavity; the building is afforded an L2 fire alarm system with simultaneous evacuation. Taking these factors into consideration there is no need to introduce interim, mitigating measures.		
	Priority	Medium	**Target Date**	
	Responsible Person		**Cost**	
	Comments			
Stephen Broomfield 26/10/2022 20:26	This issue is unresolved and ongoing.			
Mark Gilbert 09/05/2024 16:25	Unable to confirm that this has been resolved.			

8.1	So far as can be determined, is the means of detecting a fire and raising the alarm suitable and sufficient for the building design, purpose, occupancy and evacuation strategy?			
7	**Observation**	The programming of the multi-point detectors within the student bedrooms does not appear to be suitable and sufficient for the premises and occupancy type. During the site visit an attending fire alarm engineer explained that the detectors within the student bedrooms are programmed to detect heat only during the day up until 10pm before switching over to detect smoke only during night-time hours. During the hours where the detectors are programmed to detect heat only, they may not protect the occupant of the room from a slow, developing smouldering fire, which has the potential to cause harm.		
	Action	Review the programming of the multi-point detectors within the student bedrooms. A combination of heat and smoke detection is recommended instead of heat only, during typically day-time hours (7 am - 10pm). Alternatively, install single point detectors in all the student bedrooms, to protect the occupant while the multi-point detectors are detecting heat only.		
	Priority	**High**	**Target Date**	15th June 2024
	Responsible Person		**Cost**	
	Comments			

8.3	Is a current and clear zone plan of the fire alarm system located adjacent to the main fire alarm panel, and adjacent to repeater panels where necessary in accordance with BS 5839?			
1	**Observation**	There are no zone plans provided.		
	Action	Provide, and secure into place, legible current zone plans which should be laminated or otherwise protected from the weather, sunlight and vandalism, adjacent to the fire alarm panel(s).		
	Priority	Medium	**Target Date**	
	Responsible Person		**Cost**	
	Comments			
Mark Gilbert 09/05/2024 16:26	Outstanding action from previous FRA.			

8.5	Is cause and effects documentation available to describe which building services and systems are interfaced with the fire alarm and detections system and what effects the activation of the alarm has upon those systems?			
1	**Observation**	There is no fire alarm and detection system cause and effects information available on site. The original fire alarm strategy document (Revision C; dated 30/07/2001) at the time of construction was provided to the assessor(s) prior to the site visit. There was no current cause and effects documentation to confirm the current arrangements reflect the original fire alarm strategy.		
	Action	The current cause and effects documentation should be reviewed by a competent person and where necessary, updated to accurately reflect the interfacing of the fire alarm system and other building systems and services and the desired effects on those systems as originally designed and approved.		
	Priority	**High**	**Target Date**	
	Responsible Person		**Cost**	
	Comments			
Stephen Broomfield 26/10/2022 20:29	This issue is unresolved. No cause and effects documentation or other information was available to the assessor during the review visit on 13/06/2022.			
Stephen Broomfield 29/06/2023 11:02	This issue is unresolved. No cause and effects documentation or other information was available to the assessor during the review visit on 23/06/2023.			
Mark Gilbert 09/05/2024 16:22	Unable to confirm that this has been resolved.			

10 COMPLETED SIGNIFICANT FINDINGS AND ACTION PLAN

THERE ARE NO COMPLETED ACTIONS

11 GLOSSARY OF TERMS

Terminology	Explanation
A Star (A*)	See Serious and Imminent Danger
Access room	A room through which the only escape route from an inner room passes.
Alternative escape routes	Escape routes sufficiently separated by either direction and space, or by fire-resisting construction, to ensure that one is still available, irrespective of the location of a fire.
As low as reasonably practical	The process of reducing the risk so far as is possible, unless the risk reduction measures can be ruled out because they involve grossly disproportionate sacrifices in the terms of time, effort or money.
CLASP Construction	Between 1945 and 1975 were system / modular built. A large number of these were erected according to the Consortium of Local Authority Special Programme (CLASP). They were designed to be of standard construction using a relatively light-weight steel girder construction with panel infill. Large quantities of asbestos were used in their construction, in such diverse locations as ceilings, partition walls, heaters, water tanks, pipes and window surrounds. (Also see SCOLA Construction).
Common parts	Those parts of a buildings that are used by occupants of more than one demise or flat for the purposes of access and egress.
Compartment wall or floor	A fire-resisting wall or floor that separates one fire compartment from another.
Compartmentation	Sub-division of a building by fire-resisting walls or floors for the purpose of limiting fire-spread within the building.
Dead end	Area from which escape is possible in one direction only.
Emergency escape lighting	Lighting that provides illumination for the safety of people leaving the building when the normal lighting fails.
Enforcing authority	The bodies identified within the Regulatory Reform order and the Fire Scotland Act as being responsible for enforcing Fire Safety legislation.
Escape route	Route forming part of the means of escape from any point in a building to the final exit.
Evacuation strategy: Delayed	See Evacuation strategy: Stay put.

Evacuation strategy: Phased	An evacuation strategy that is adopted in buildings, usually larger premises, that are designed and constructed with escape routes that are protected from fire and smoke, and an advanced fire alarm system which is capable of broadcasting an evacuation signal to the floors / areas from where the alarm originates and which are in imminent danger from a fire and an alert signal to floors / areas that are at a lesser risk. On hearing the alert signal, occupants prepare to evacuate but do not need to leave the building unless the alarm escalates to an evacuation signal or the occupants have mobility restrictions and will benefit by leaving prior to the general evacuation.
Evacuation strategy: Progressive horizontal	An evacuation strategy that is adopted in buildings that are designed and constructed with high degrees of fire compartmentation (typically hospitals and care homes and the like) where the occupants of a fire compartment in which a fire starts, are moved or move to adjoining compartments and then progressively onward to other compartments and away from the fire.
Evacuation strategy: Simultaneous	The most common form of evacuation strategy where all building occupants commence evacuation at the same time when the fire alarm sounds. The strategy is primarily used in buildings with limited structural fire compartmentation.
Evacuation strategy: Single stage	An evacuation strategy that is adopted in buildings where the occupants are predominantly independent and are required to, and can, leave the building immediately on hearing the fire alarm.
Evacuation strategy: Stay put	An evacuation strategy that is adopted in buildings that are designed and constructed with high degrees of fire compartmentation where the occupants of flats, rooms or specific parts of a building that are not directly involved in a fire in a neighbouring flat, room or part of a building may remain in place until they are evacuated by the fire service or until they feel that their safety is at risk. Sometimes also known as Delayed Evacuation Strategy.
Exit: Final	An exit from a building which takes people to a place which is not at-risk fire and smoke and from which they can continue to disperse
Exit: Storey	The exit from a floor into an escape stair
External wall systems	Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note (CAN) for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/building-safety-advice-for-building-owners-including-fire-doors). The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building. Consistent with guidance to fire risk assessors from the Fire Industry Association (FIA), assessment of the fire risks of external walls and any cladding are excluded

from the scope of this current fire risk assessment. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This assessment by specialists should follow the process set out in the CAN and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4 in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building“. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance but should include a clear statement on the level of risk and its acceptability.

This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

· The type of evacuation strategy used in the building, i.e. simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation becomes necessary;

· Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;

· The construction of the external walls, including any cladding and its method of fixing;

· The presence, and appropriate specification of, cavity barriers;

· The height of the building;

· The vulnerability of residents;

· Exposure of external walls or cladding to an external fire;

· Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);

· Apparent quality of construction, or presence of building defects;

· The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;

· The location of escape routes; and

· The complexity of the building.”;

· The premises’ emergency, plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulation, and information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over

	for compliance with Regulation 38 of the Building Regulations); It is unlikely that an EWS form will provide adequate assurance on its own.
Fire door	A door or shutter complete with the door frame and door furniture which is located within an element of fire compartmentation and intended for the passage of people, goods or air and which, when closed, restricts the passage of fire and/or smoke to a predictable level of performance.
Fire Fighting Lift	A lift with additional safety features, controls and communication systems that enable responding Fire |Fighters to take control of the lift and facilitate its safe use. May, with the agreement of the Fire Service be used for the evacuation of people with disabilities in a fire.
Fire risk assessment: Destructive	A fire risk assessment in which, by means of destructive exposure, access is obtained to view concealed construction.
Hazard (Asset protection)	In the context of an asset protection fire risk assessment or business continuity assessment means a source, situation, act or omission with the potential for harm in terms of property and/or business loss or damage, or a combination of these
Hazard (Life Safety)	In the context of a life safety fire risk assessment means a source, situation, act or omission with the potential for harm in terms of human injury or ill health, or a combination of these
Internal linings	The finishes that are applied to the internal walls, floors and ceilings of a room or building. In terms of Fire risk assessment this can include wall hangings, notices and notice boards, seasonal decorations etc.
Lift: Evacuation	A lift with additional safety features which ensure that it can be used by people with disabilities in the event of a fire without significant additional risks usually associated with the use of lifts during a fire.
Lift: Fire Fighting	A lift with additional safety and control features which enable it to be taken under the direct control of responding Fire fighters who are fighting a fire.
Liquid: Extremely flammable	Liquids which have a flash point lower than 0°C and a boiling point (or, in the case of a boiling range, the initial boiling point) lower than or equal to 35°C.
Liquid: Flammable	Liquids with a flash point of between 21°C and 60°C. Prior to 2015, the upper limit was 55°C. The change brings fuel oils such as diesel into the category of flammable liquid.
Liquid: Highly flammable (HFL)	Liquids which have a flash point below 21°C but which are not extremely flammable.

Material: Combustible	A material that will support combustion and which, when exposed to an ignition or significant heat source, will ignite and burn, producing heat and combustion gases.
Material: Limited combustibility	A material which, when involved in a fire, flames momentarily, but which contributes relatively little to the increase in temperature. Classified as non-combustible materials in Scotland.
Material: Non combustible	A material that, when subjected to fire or heat, will not ignite, burn, support combustion, release flammable vapours, does not flame or contribute to an increase in temperature.
No Issue	The subject referred to in the audit question*(subject matter) was not applicable to the premises or was applicable but was considered by the assessor as being satisfactory and not a significant risk.
P.A.T. Testing (Portable Appliance testing)	The periodic testing of portable appliances to ensure that they are maintained in a safe working condition in accordance with the Electricity at Work Regulations 1989.
Periodic checks and tests / maintenance	Fire safety tests and servicing of systems and equipment that are carried out by persons with specialist knowledge. Usually at three monthly, six monthly or twelve-monthly intervals as is recommended by; the relevant British or BS-EN standard, an appropriate trade association or manufacturers guidance. See also Routine checks and tests.
Person / Resident; Dependent	Persons who are not described as being dependent or highly dependent. Dependent people include those with mental health problems irrespective of their mobility. Also see independent and highly dependent
Person / Resident; Highly dependent	A person whose care requirements or condition renders them highly dependent on staff, and for whom immediate evacuation could be potentially life threatening. Also see independent and dependent.
Person / Resident; Independent	A person who is able to respond to a fire emergency and leave the building without assistance of staff or with minimal assistance of another person. Also see dependent and highly dependent
Person; Responsible	(a) in relation to a workplace, the employer, if the workplace is to any extent under his control; (b) in relation to any premises not falling within paragraph (a) - (i) the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or (ii) the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

Person; Child	A person who is not over compulsory school age, construed in accordance with section 8 of the Education Act 1996. (Also see Young person).
Person; Competent	A person with enough training and experience or knowledge and other qualities to enable them to properly assist in undertaking the fire safety measures recommended in this guide.
Person; Employee	A person who is or is treated as an employee for the purposes of the Health and Safety at Work etc. Act 1974 and related expressions are to be construed accordingly.
Person; Owner	The person for the time being receiving the rack-rent of the premises in connection with which the word is used, whether on his own account or as agent or trustee for another person, or who would so receive the rack-rent if the premises were let at a rack-rent.
Person; Relevant	Any person, including the responsible person, who is or may be lawfully on the premises. And any person in the immediate vicinity of the premises who is at risk from fire on the premises. (This does not include operational fire fighters carrying out emergency response type duties).
Person; Young	Any person who has not attained the age of 18. (Also see Child).
Place of relative safety	A place within a building where, for a predetermined period of time of usually no less than thirty minutes, people will have a degree of safety from the effects of fire and smoke. Usually a protected corridor, stairwell or lobby.
Place of safety	In relation to premises, means a safe area beyond the premises.
Premises type: Dwelling	For the purposes of Metro-SRM fire risk assessments, dwellings include any facility that is used as living accommodation by an individual, a family group, or a group of individuals living as single household. Depending on the circumstances, dwellings may or may not be formed from robust fire resisting construction, (the fire box principle) and therefore, may or may not be able to support a ‘Stay put’ fire response strategy.
Premises type: Flats; converted property	Buildings that were not originally designed or built as purpose-built flats, but which have been converted at some point, from their original purpose to flats. Depending on the design principles applied at the time of conversion, these premises may not be subdivided into discreet fire resisting compartments (the fire box principle) and may not be suitable to support a ‘Stay put’ fire response strategy.
Premises type: Flats; purpose built; blocks of	Properties, irrespective of their age, that were designed and constructed to provide two or more self-contained domestic dwellings within a single building envelope. The premises are subdivided by fire resisting construction into discreet sixty-minute fire compartments (following the fire box principle) Such buildings support a ‘Stay put’ fire response strategy.

Premises type: House of multiple occupancy (HMO)	A residence which does not consist of a single family unit, and where three or more residents share one or more basic facilities i.e. kitchen, toilets or bathroom. Can include house split into bedsits, a hostel, B&B hotel that is not exclusively available for holiday accommodation, some types of shared student accommodation.
Risk	The combination of the likelihood of an occurrence of a hazardous event or exposure(s) and the severity of injury or ill health that can be caused by the event or exposure(s).
Routine checks and tests	Fire safety checks, tests and inspections that require little specialist knowledge to perform and which are usually carried out either daily, weekly or monthly depending on the type of check or test being carried out. See also Periodic checks and tests.
SCOLA Construction	SCOLA (Second Consortium of Local Authorities). All were schools built between 1961-1990. Steel frame construction similar to CLASP construction. (Also see CLASP construction).
Serious and Imminent Danger (SID)	A situation arising from a condition, arrangement, system or circumstance which is likely to lead to a fire, or to the injury or death of one or more people, not including a person in the room of fire origin, if a fire were to start. May also be referred to as A* or an A star issue.
So far as is reasonably practical	See: As low as reasonably practical.

12 THE RISK ASSESSMENT OF EXTERNAL WALL SYSTEMS

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 Advice Note. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Consistent with guidance to fire risk assessors from the Fire Industry Association (FIA) (FIA Guidance), assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This assessment by specialists should follow the process set out in the CAN and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4 in Part B of Schedule 1 to the Building Regulations 2010 in England and Requirement B4 in Part B of Schedule 1 of the Building Regulations 2015 in Wales, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building“. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance but should include a clear statement on the level of risk and its acceptability. This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

- The type of evacuation strategy used in the building, i.e. simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation becomes necessary.
- Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service.
- The construction of the external walls, including any cladding and its method of fixing.
- The presence, and appropriate specification of, cavity barriers.
- The height of the building.
- The vulnerability of residents.
- Exposure of external walls or cladding to an external fire.
- Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection).
- Apparent quality of construction, or presence of building defects.
- The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc.
- The location of escape routes.
- The complexity of the building.
- The premises’ emergency, plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an EWS form will provide adequate assurance on its own.

13 APPLICABLE LEGISLATION

Applicable Legislation

The Republic of Ireland and the four Countries of the United Kingdom each have their own National fire safety legislation. For example, The Regulatory Reform (Fire Safety) Order 2005 (as amended by the Fire Safety Act 2021), commonly known as the Fire Safety Order, is the relevant legislation in England and Wales.

Although each Country has its own distinct legislation, the Responsible Person or Duty Holder is commonly responsibility for compliance with the legislation. Generally, the overall Responsible Person (RP), or Primary Duty Holder (PDH), is the person who has control of the premises, be they the building owner, the landlord, or the employer.

The RP / PDH have a key statutory duty to undertake a Fire Risk Assessment of the premises under their control. The Fire Risk Assessment's objective is to identify fire safety hazards, evaluate the risks arising from those hazards, and devise and implement a plan to eliminate or reduce the risks, so far as is reasonably practical.

The RP / PDH can commonly delegate duties to employees, third party contractors and / or managing agents and the like. While delegation of a duty places a responsibility on the delegate, the overall duty always remains with the RP / PDH. Consequently, it is important that the RP / PDH appoint competent assistance. Failure to do so is a breach of Fire Safety legislation.

There are fourteen distinct duties set out in The Regulatory Reform (Fire Safety) Order 2005 (as amended by the Fire Safety Act 2021). The Government produces guidance documents on how to comply with the relevant legislation and how to carry out a Fire Risk Assessment. It should be noted that the Responsible Person or Primary Duty Holder is liable for prosecution if they are found to be in breach of legislation and the enforcing authorities are of the opinion that the circumstances which have given rise to the breach would, in the event of a fire, place relevant persons at risk of injury or death.

Key Legislation

England	- The Building Safety Act 2022 - The Regulatory Reform (Fire Safety) Order 2005 (as amended by the Fire Safety Act 2021) - The Fire Safety (England) Regulations 2022 - Smoke Free (Premises and Enforcement) Regulations 2006
Wales	- The Building Safety Act 2022 - The Regulatory Reform (Fire Safety) Order 2005 (as amended by the Fire Safety Act 2021)
Scotland	- Part 3 of the Fire (Scotland) Act 2005 - Supported by the Fire Safety (Scotland) Regulations 2006.
Northern Ireland	- The Fire and Rescue Services (Northern Ireland) Order 2006.

	- The Fire Safety Regulations (Northern Ireland) 2010
Republic of Ireland	- Fire Services Act 1981 & 2003. - Safety, Health and Welfare Act (2005) and Safety, Health and Welfare at Work Act (2007) - Building Control Act 1990 & 2007.
Channel Isles	- Fire Precautions (Jersey) Law 1977 - Fire Precautions (Designated Premises) (Jersey) Regulations 2012
Isle of Man	- Fire Precautions Act 1975 (FP Act 75) - Management of Health & Safety at Work Regulations 2003 (MH&SW)

14 LIFE SAFETY FIRE RISK ASSESSMENT CERTIFICATE OF CONFORMITY

This certificate is issued by the organisation named in Part 1 of the schedule in respect of the fire risk assessments provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises in Part 3 of the schedule.	
Schedule	
Part 1a Name of Issuing Certificated Organisation:	MetroSRM
Part 1b BAFE Registration Number:	LOND318
Part 2 Name of Client:	A2Dominion Housing Group Ltd
Part 3a Address of Assessed Premises:	Deans Court (32-49), North Block, 3 St. Georges Road BS1 5UL
Part 3b Part of premises to which this assessment applies:	Detailed in the Fire Risk Assessment report.
Part 4 The Fire Risk Assessment has been conducted in compliance with and completed in accordance with legislation detailed in the Fire Risk Assessment report.	
Part 5 Effective date of the Fire Risk Assessment:	13th May 2024
Part 6 Recommended review frequency for the Fire Risk Assessment:	As specified in the Fire Risk Assessment report.
Part 7 Unique reference number:	LOND318 / 196788
We, being currently a 'Certificated Organisation' in respect of the Fire Risk Assessment identified in the above schedule, certify that the Fire Risk Assessment complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such Fire Risk Assessments.	
Signed for and on behalf of issuing Certificated Organisation: Name and Job Title:	 Richard Bull CFPA (Eu) Dip, EngTech GIFireE, DipFD MetroSRM Senior Fire Safety Advisor
Date of Issue:	16th May 2024
Third Party Certification Body:	SSAIB - 7-11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear NE25 9SX
BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH www.bafe.org.uk	