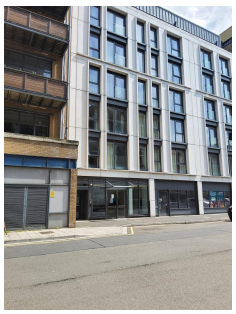
a2dominion

metroSRM

# FIRE RISK ASSESSMENT

Braid House, 25 Redcliff Street
Bristol,
BS1 6WN



| | |
|---|---|
| On Behalf Of: | A2Dominion Housing Group Ltd |
| Conducted by: | Jeff McCarthy |
| Date: | 17th May 2023 |
| | |
| Portfolio Reference: | 166608 |
| Job Number: | 192202 |

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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 Braid House, 25 Redcliff Street 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 2 - Source of Fuel | 1 | 0 |
| Section 4 - Fire Safety Management | 2 | 0 |
| Section 5 - Records | 2 | 0 |
| Section 7 - Passive Protection | 6 | 0 |
| Section 8 - Fire Detection and Alarm | 2 | 0 |
| Section 9 - Fire Fighting and Suppression | 1 | 0 |
| Section 10 - Signs and Information | 1 | 0 |

**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.

All communal areas were accessed.
The inspection of the premises covered all parts of the premises which are under the control of the client and were accessible. It does not include areas below normal floor level or above false ceilings unless these areas were readily accessible, and no ‘intrusive’ or ‘destructive’ inspections of equipment or services were carried out.

Dwellings accessed for the purpose of assessing the entrance doors and detector immediately inside are as follows:
No access to any flats, despite knocking on numerous doors. Residents either not in or not willing to answer.

**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**

Limited information, was provided to the assessor about the premises, premises management or fire safety arrangements prior to or during the site inspection.
Previous Metro Safety Fire Risk Assessment.

**Fire Risk Assessment Review History**

| Date of Previous FRA | Organisation Completing Previous FRA |
|---|---|
| The previous risk assessment was carried out on 29th June 2022 | MetroSRM |

**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.<br><br>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. |

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|---|---|
| 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** | Darrell Mercer |
| **Position** | Chief Executive |

**Consultant's Details**

The report was written on 5th June 2023 by:
Jeff McCarthy
Fire Safety Consultant

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

Date: 13th June 2023

## 2 PREMISES LOCATION, CONSTRUCTION AND USE

| | |
|---|---|
| **Location of Premises** | Situated in an urban area. |
| **Location Type** | Town / City centre. |
| **Approximate Date of Construction / Significant Refurbishment / Conversion** | Unable to determine with any certainty.<br>Circa 2018. |
| **Primary Construction Type** | Concrete frame.<br>Concrete floor.<br>Brick, block & concrete infill. |
| **Roof Details** | The premises has a flat roof. |
| **Roof Voids** | There did not appear to be any accessible roof voids. |
| **Approximate Dimensions of Premises Length x Breadth** | 26 metres wide x 58 metres deep, presenting a footprint of approximately 1508 square metres. |
| **Number of Flats in the Premises** | 52 |
| **Type of Property** | Terraced. |
| **Occupancy Type** | Residential. |
| **External Fire Spread, cladding and Balconies** | Exterior cladding appears to present in significant quantities or locations. |

**External Fire Spread**

| | |
|---|---|
| **External fire spread - Walls** | A mix of:<br>Masonry.<br>Metal cladding.<br>Render applied over an unknown substrate. |
| **External Fire spread - Specified attachments: Balconies and solar panels** | It appears that the external wall design does not incorporates specified attachments. |
| **External wall risk assessment** | An external wall risk assessment was not available for this building (See the significant actions in this report). |

**Use of Floors**

| Floor Number | Main use of Floor | Associated Parking |
|---|---|---|
| Ground floor. | Externally, there is a dry rising main inlet valve, adjacent to the front entrance door to the entrance lobby of Core 1.<br><br>Internally, the ground floor comprises of a front entrance lobby, a rear entrance lobby, 2 x firefighting lifts, (one per core) a communal car park and a bin room. | There is undercroft parking at this premises. |
| 1st floor.<br>The building comprises of two cores which adjoin within the ground | Dwelling(s).<br>9 flats, arranged as flats 1 - 4 in the front core and flats 5 - 9 in the rear core. | This floor has no facility for parking. |

| Floor Number | Main use of Floor | Associated Parking |
|---|---|---|
| floor car park and via the 1st floor external amenity space, which is served by access doors from each core.<br><br>There are no other cross-over points between the two cores in this building. | Outdoor amenity space- 1st floor only. | |
| 2nd floor. | Dwelling(s).<br>9 flats, arranged as flats 10 - 13 in the front core and flats 14 - 18 in the rear core. | This floor has no facility for parking. |
| 3rd floor. | Dwelling(s).<br>6 flats, arranged as flats 19 - 22 in the front core and flats 23 - 27 in the rear core. | This floor has no facility for parking. |
| 4th floor. | Dwelling(s).<br>6 flats, arranged as flats 28 - 31 in the front core and flats 32 - 36 in the rear core. | This floor has no facility for parking. |
| 5th floor. | Dwelling(s).<br>6 flats, arranged as flats 37 - 41 in the front core and flats 42 - 46 in the rear core. | This floor has no facility for parking. |
| 6th floor. | Dwelling(s).<br>4 flats, arranged as no flats in the front core and flats 47 - 50 in the rear core with a maintenance cupboard in the lift lobby of each core. | This floor has no facility for parking. |
| 7th floor. | Dwelling(s).<br>The 7th floor comprises of 2 flats, (51 and 52) in the rear core and a roof terrace accessible from the front core only. | 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.

This is a purpose built block of 52 single storey 'General Needs' flats.

**Anticipated Peak Occupancy**

| Description | Maximum Numbers |
|---|---|
| Residents | Based on evidence from the Office of National Statistics (at 2.5 persons per household (Approx.)<br>130. |

## 2.1 MEANS OF ESCAPE DETAILS

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| **General Means of Escape Description** | There are two protected stairwells arranged as one in each of the two cores. Core 1 is at the front of the building and Core 2 at the rear. Both disperse into protected lobbies at opposite ends of the building, which in turn disperse directly into ultimate safety at ground floor level via single leaf final exit doors. The front final exit door is inward opening and the rear outward opening and fitted with a green manual override device.<br><br>Adjacent to each ground floor lobby is a dedicated and sterile dedicated, protected final exit lobby provided with a single leaf, outward opening final exit door fitted with a push bar opening device. The bin room disperses directly into ultimate safety at ground floor level via a single leaf inward opening final exit door provided with a manual green override device. The means of escape are suitable and sufficient for the type, use and occupancy of the building. |
| **Stairway Configuration** | Dwellings served by more than one escape stairway. |
| **Escape Route Protection Detail** | Access to the dwellings from the stairway is by a protected lobby between the dwelling entrance door and the stairway door.<br>The stairway is separated from the remainder of the premises by fire resistant construction, self-closing fire resisting doors.<br>The doors are confirmed as compliant fire doors.<br>Where the assessor has not been able to inspect all the dwelling 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)<br>The stairway self-closing fire resisting doors are fitted with intumescent strips and smoke seals.<br>The fire resistance of the door giving access to individual dwellings could not be confirmed. Appropriate recommendations have been included within the audit findings of this report.<br>The available escape capacity gives no obvious cause for concern.<br>The doors separating the stairwells from the flats are FD60S and self closing. |
| **Compartmentation Offered to Escape Routes** | Sixty-minute fire resisting construction to the compartment walls.<br>Fire doors without self-closers which are marked ‘keep locked shut’.<br>So far as can be determined, all elements of compartmentation appear intact, in sound condition and free from unstopped penetrations. |
| **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** | The provisions for fire separation between the dwellings, 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.<br>The materials used in the construction of the premises, and where required, the protection afforded to the load bearing structural elements appear to be such that fire is unlikely to spread through the fabric of the premises.<br>The use of the common parts, and the nature of any combustible items present, is such that any fire originating in the common parts is unlikely to spread beyond the immediate vicinity. |

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| | Fire fighting shafts are suitably enclosed within fire resistant construction.<br>Bin / waste rooms, which are within the premises footprint, are suitably enclosed within fire resistant construction.<br>Common service risers and ducts are suitably enclosed within fire resistant construction.<br>Car parking areas are suitably separated by fire resistant construction.<br>So far as can be determined, all elements of compartmentation appear intact, in sound condition and free from unstopped penetrations. |
| **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.<br>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.<br>There is no documentation to confirm that the above devices are interfaced with the automatic fire detection and alarm system in accordance with BS 7273 part 4.<br>The above mechanisms appear to be of a suitable actuation category for the risk profile of the premises. |
| **Disabled Refuges** | There are no disabled refuges required at this premises. |
| **Waste Chutes / Bin Store** | The bin/waste rooms is covered by automatic fire detection.<br>There are no waste chutes in this building. The bin room is at ground floor level, has a reinforced concrete ceiling, is covered by automatic fire detection and is provided with a final exit door which disperses directly into ultimate safety at ground floor level from the front of the building via a single leaf, inward opening final exit door fitted with a green manual override device. |
| **Fire Service Rendezvous Point** | Fire service rendezvous points are not required for this premises. |
| **Fire Assembly Point** | A fire assembly point is not required for this building as it comprises solely of general needs private dwellings. |
| **Notification to Occupants of The Assembly Point** | Assembly point notification is not required at this premises. |

## 3 FIRE SAFETY SYSTEMS

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| **Fire Alarm Strategy** | This is a purpose build blocks of flats, built in accordance with the applicable guidance at the time of construction and a communal fire detection system is not required or warranted. |
| **Primary fire detection and alarm system** | A mixed system.<br>Audible 'M' system in the car park and bin room.<br><br>Silent Automatic Fire Detection in the remainder of the common parts, for the activation of life safety systems only, such as the lifts, AOV's, (Automatic opening Vents), and smoke extract fans.<br><br>The provision and status of fire detection and alarm provision could not be determined during the assessment visit. See 'Scope' for further details.<br>Since the original design and construction of the building, it has been amended and now has EV charging in the ground floor car park. The internal charging areas for electric vehicles do not appear to be protected by suitably designed automatic fire detection (AFD) installations. |
| **Fire Detection System within Dwellings** | The arrangements within the dwelling(s) were not confirmed.<br>See 'Scope' for further details. |
| **Main Fire Alarm Control and Indicating Panel** | The fire detection and alarm system control and indicating panel is located within the front entrance lobby (Core 1). The panel is single stage, conventional, (zonal), and covers the building over 25 zones. It is unknown to the assessor whether it is connected to an alarm receiving centre. |
| **Repeater Fire Alarm Panels** | There are no repeater panels at this premises. |
| **Fire Alarm Zone Information Provided at the Fire Alarm Panel/s** | Provided by a diagrammatic hard copy fire zone plan. |
| **Interface Arrangements for the Fire Alarm System** | Smoke ventilation.<br>Smoke extract.<br>Lifts.<br>A cause and effect notice has not been provided.<br>The fire alarm system comprises of an 'M' system in the car park and bin room only and which is audible and of silent AFD, (Automatic Fire Detection), in the remainder of the common parts, intended solely to activate life safety systems, such as the lifts, smoke extraction plant and AOV's, (Automatic Opening Vents). |
| **Means of Raising the Fire Alarm** | The alarm is raised by electronic sounders in the car park and bin room and is silent in the remainder of the common parts.<br><br>The presence and status of fire detection and alarm provision within individual flats could not be determined. |
| **Emergency Lighting** | Emergency lighting at this premises is provided by;<br>Individual self contained mains powered units. |
| **Coverage of Emergency Lighting** | Appears to comply with the recommendations of the current British Standard. |
| **Smoke Ventilation** | Automatically opening vents are provided on escape routes.<br>The smoke vent/s are operated by automatic smoke detectors.<br>The smoke vent/s are operated by manual over ride unit sited at primary access point to the premises.<br>The smoke venting arrangements are considered suitable and sufficient, bearing in mind the noted travel distance between the dwelling entrance door |

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|---|---|
| | and the doorway to the stairway.<br>There are AOV's on the 6th floor front core stairwell landing, the protected lobby serving flats 51 and 52 and window AOV's in the protected flat lobbies of both cores on the 1st to 5th floor inclusive.<br><br>There are smoke extract fans within the protected flat lobbies on the 1st to 6th floors inclusive.<br><br>All smoke extract fans and AOV's can be actuated automatically by the fire detection and alarm system or by manual override switches in both ground floor entrance lobbies. |
| **Areas provided with sprinkler protection:** | There are no sprinkler systems installed at this premises.<br>Since the original design and construction of the building, it has been amended and now has EV charging in the ground floor car park. The internal charging areas for electric vehicles do not appear to be protected by sprinklers as recommended by relevant guidance. |
| **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 front entrance lobby final exit door, with outlets located on the half landings between the upper floors of both protected stairwells. |
| **First Aid Fire Fighting** | There is no operational fire fighting equipment in the premises.<br>Firefighting equipment is not provided or required in this purpose built block of flats. |

## 4 BUILDING SERVICES

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|---|---|
| **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 are two passenger lifts at this premises and serve the following floors; Ground to 7th floors inclusive, arranged as one per core. These are also both firefighting lifts. |
| **Lifts for Fire Fighter's Use** | There are two fire fighting lifts at the premises located at;<br>One per core, with both serving all floors. |
| **Evacuation Aids** | Evacuation aids are not required for this building. |
| **Mains Electrical Incomer** | Within the fire resisting electrical incomer cupboard on the ground floor.<br>The ground floor car park was identified as having two spaces allocated for electrical car charging. There is a single wall-mounted charger unit with two charging points. |
| **Electrical Distribution Boards (EDB) location** | The electrical distribution boards are located within fire resisting cupboards in the two ground floor lobbies and within each protected flat lobby on the upper floors of both cores.<br><br>No evidence of an electrical installation condition inspection was seen by the assessor. |
| **Protection Offered to Electrical Distribution Boards (EDB)** | EDB's are separated from the means of escape by fire resisting construction. |
| **Heating/Cooling Plant** | There is no communal heating in this premises. |
| **Heating/Cooling Plant Protection** | Not applicable. |
| **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

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|---|---|
| **Premises Fire Strategy** | A suitable documented fire strategy is available for the premises. |
| **Emergency Plan** | Due to the size and simplicity of the premises, the Fire Action Notices set out suitable and sufficient instruction for premises occupants and there is no need for a more detailed fire safety emergency plan. |
| **Policies for Vulnerable People and People with Disabilities** | Arrangements for the evacuation of people with disabilities rests primarily with the residents, possibly with the support of the local authority. |
| **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** | Stay put (Defend in Place) Strategy. A ‘stay put’ policy involves the following approach. When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service. If a fire starts in the common parts, anyone in these areas makes their way out of the building and summons the fire and rescue service. All other residents not directly affected by the fire would be expected to ‘stay put’ and remain in their flat unless directed to leave by the fire and rescue service or if smoke and heat begins to affect them. |
| **Fire Evacuation Drills** | Are not required because the premises operates a stay put regime and the residents are familiar with the access and egress routes and the fire safety information provided to them is sufficient under the circumstances. |
| **Fire Safety Information** | Is provided on the fire action notice at the building entrance. |
| **Location of Log Book** | There was no fire log book available to the assessor. |
| **Fire Alarm Response Personnel** | Are not required at this premises. |
| **Fire Action Notices** | A notice is provided at the building entrance. |
| **Building Information Packs (BIPS) / Premises Information Boxes (PIBs)** | There is a suitably located premises information box for the fire and rescue service.<br>Located by rear core entrance. |
| **Arrangements to ensure BIPs/PIBs are maintained and updated at regular intervals** | Are in place. |
| **Refuse and Waste Collection** | Refuse is collected and held inside the premises in designated waste rooms. |
| **Designated Smoking Points** | Designated smoking points are not required at this premises. |
| **FS Provisions for Refuse and Waste Collection** | 6O minute fire resisting construction. |

**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** | None notified to the assessor. |
| **Fire and Rescue Service, notices of deficiency, prohibitions or other relevant correspondence:** | None notified to the Assessor. |

# 6 SITE SECURITY

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|---|---|
| **Security Arrangements at the Property** | CCTV cameras monitoring the internal areas of the premises.<br>Electronic Access control systems at the entrance doors operated by card, code, or fob and tenants via an intercom system.<br>Perimeter lighting. |
| **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**

An eight storey, (ground to 7th floors inclusive), terraced purpose built block of 52 single storey 'General Needs' flats arranged over the 1st to 7th floors inclusive.

The building is constructed of reinforced concrete frame and floors with block and brick infill under a flat roof.

The building comprises of two almost identical cores, with cross-over between them at ground floor and 1st floor levels only.

Each core is served by an entrance lobby with a single leaf final exit door dispersing directly into ultimate safety at ground floor level.

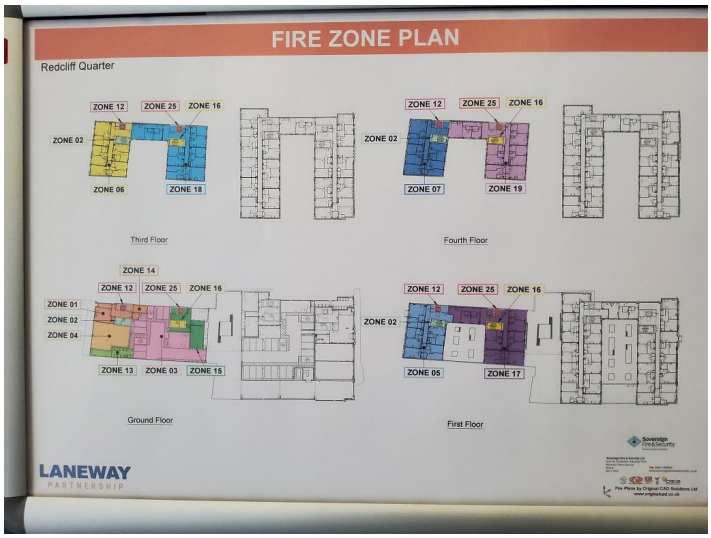
Fire detection in the common parts is provided by a mixed system, with an audible 'M' class portion covering the car park and the bin room, with silent AFD covering the remainder of the common parts.

The presence and status of automatic fire detection and alarm provision within individual flats could not be determined during the assessment visit.

There is cladding on the front of the building. The composition of the cladding could not be determined by the assessor.
This report relates to the fire safety arrangements, as found on the day of the site visit. In addition to the fire safety systems, procedures, arrangements, and other relevant matters which are under the direct control of the client, the report also covers those fire safety arrangements which may be outside their direct day-to-day control but which relate to the safety of persons resorting to the premises, and over which they have, or should have, influence.

## 6.1 ADDITIONAL PHOTOGRAPHS

Property floor plans or fire alarm zone plans are shown below.




Zone plan.

## 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 Braid House, 25 Redcliff Street .

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? | No Issue |
| 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? | Medium |
| **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?<br><br>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? | Medium |
| **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? | No Issue |
| 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? | Medium |
| 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? | Medium |
| 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? | Medium |
| 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? | No Issue |
| 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? | Low |
| 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? | Low |
| **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? | Medium |
| 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 |

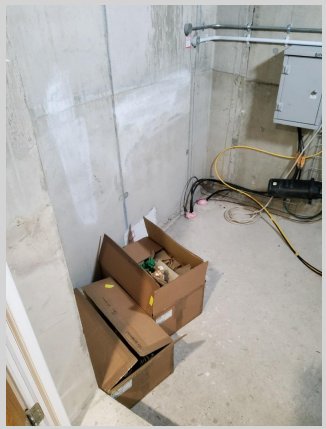
## 9 Significant Findings And Action Plan

| 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** | There are combustible materials stored in the following areas:<br>1. The fourth-floor riser cupboard, to the right of the lift, in block 1-41<br>2. There is a bin stored outside no. 30<br>3. The ground-floor riser cupboard, to the left of the lift, in block 5-52<br>4. The second-floor riser cupboard, opposite apartment 18, in block 5-52 | | |
| | **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** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

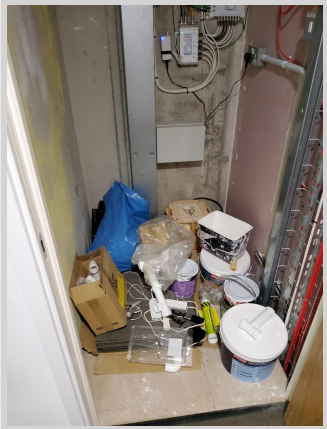
Question 2.1/1

Question 2.1/1

Question 2.1/1



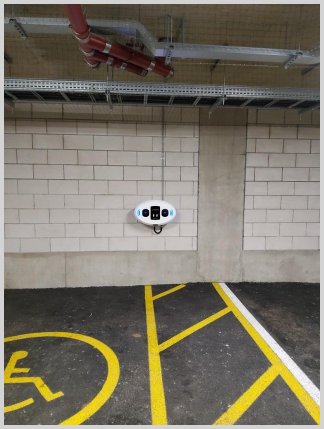
Question 2.1/1



## 4.16 Are there any other observations relating to the fire safety management of the building?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | At the time of the assessment, it was not clear to the assessor if the ground floor car park electrical car charger point was provided with safe shutdown procedures. | | |
| | **Action** | It is recommended that a suitable and sufficient risk assessment of the EV charging area is carried out.<br>This assessment should consider, for example:<br>1. Emergency manual isolation of charging points should be provided to ensure safe shutdown of equipment in the event of a fault on the mains electrical supply.<br>2. The isolation point(s) should be prominently signed and strategically located where it will be readily accessible to trained staff and firefighters<br>3. Clear and concise hazard information should be available for the Fire and Rescue Service on their arrival. The existing information box for firefighters should include the locations of EV charging points and facilities for their electrical isolation. Guidance for this is set out in Business Resilience: A Guide to Protecting Your Business and its People (ref. 16).<br>4. Security or other responsible staff on site who may be called to act in an emergency should be made aware of the location of the charging area(s), the means for isolating the power, and the actions that should be taken to raise the alarm. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

Question 4.16/1



| | | | | |
|---|---|---|---|---|
| 2 | **Observation** | It could not be confirmed, with any certainty, that there are suitable procedures in place, for;<br>a) advising the F&RS of any interruptions to the availability of facilities provided for their use and benefit, which will last for more than twenty four hours.<br>b) advising residents of the outcome of routine checks and inspections of facilities provided for the use and benefit of the F&RS. | | |
| | **Action** | As part of their fire safety management plan, the Responsible Person should establish, record and implement a procedure for reliably advising;<br>a) The F&RS of any facilities provided for their use or benefit that will be unavailable for a period of more than twenty four hours.<br>b) Residents of the outcome of routine checks and inspections of facilities provided for the use and benefit of the F&RS. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

## 5.32 Are there any other observations relating to the fire safety records and information management of the building?

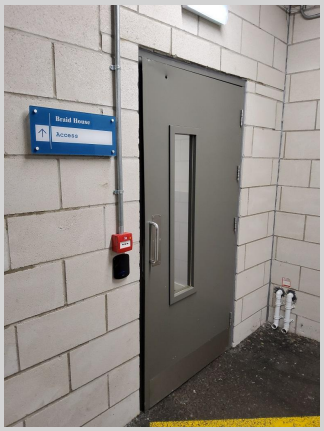
| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | 1) Fire doors in the common parts do not appear to be subject to adequate quarterly inspection. This conclusion is based on;<br>a)The documented records of inspections.<br>2) It appears that flat entrance fire doors are not subject to adequate annual inspection. This conclusion is based on;<br>a)The documented records of inspections. | | |
| | **Action** | 1 a) Implement and record quarterly checks of fire doors in the common parts and record the findings of those checks.<br>2 a) Implement and record annual checks of flat entrance fire doors and record the doors that where checked, the findings of those checks, which doors where not checked and the reason why they weren't. Also record what steps have been taken to gain access to flat entrance doors, as a record of due diligence. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| 2 | **Observation** | It could not be confirmed that the Responsible Person has provided residents and lease holders with information about the importance of fire doors and the obligation to maintain them. | | |
| | **Action** | Produce and issue to all residents and lease holders, information that explains the purpose and importance of fire doors in the building, the importance of maintaining the fire doors, the basic checks that should be carried out on fire doors, the resident/lease holders duty in relation to the upkeep and regular inspection of fire doors. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **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** | The following fire doors do not close fully into the door rebates.<br>1. The Metal fire door leading from the ground floor EV charging area into blocks 1-41<br>2. The Metal fire door leading from the ground floor EV charging area into blocks 5-51 | | |
| | **Action** | Have repairs and adjustments made to the doors listed by a competent door installer / maintainer. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

Question 7.2/1

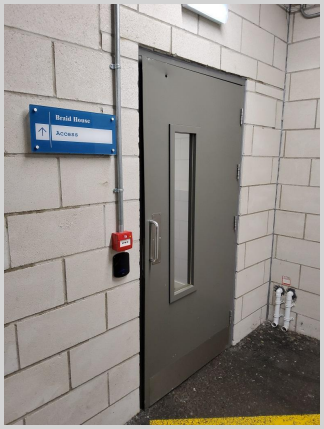


Question 7.2/1

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?

| | | | | |
|---|---|---|---|---|
| 5 | **Observation** | There is nothing to indicate that the following metal fire doors comply with recommended fire door standards for internal EV charging points.<br>1. The fire door leading from the ground floor car park to Block 1-41<br>2. The fire door leading from the ground floor car park to Block 5-52 | | |
| | **Action** | Where a detached structure is not available, the enclosure should provide at least 60 minutes of fire resistance between the charging area and any other part of the premises. Where there is access to the premises from the charging area, the doorset(s) or shutters should provide the same degree of fire resistance as the structure in which they are located (i.e. at least 60 minutes of fire resistance).<br><br>Have the doors evaluated and reported on by a competent person. Keep any written assurances that the competent person provides in respect of the fire-resisting properties of the doors on file and make it available to inspecting fire officers and fire risk assessors. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

Question 7.3/5



Question 7.3/5

| 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? | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The following doors were not locked shut at the time of the site visit:<br>1. The fourth floor riser cupboard, to the left of the lift, in block 5-52. The dog latch does not appear to engage with its receiver. | | |
| | **Action** | Fire doors that are not fitted with door closers should be kept locked shut when not in use.<br>Have repairs and adjustments made to the doors furniture listed by a competent door installer / maintainer. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **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?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | Breaches in the fire compartmentation have not been fire stopped or have been fire stopped using materials and or systems that do not appear to comply with the requirements and / or recommendations of BS 476 and the ASFP colour guide books in the following locations:<br>1. The fire-resisting enclosure around the AOV system, at the top of the stairway, to Block 1-41 has been breached. | | |
| | **Action** | Make good the breaches in the fire compartmentation using materials that comply with the requirements of BS 476 and systems that comply with the recommendations set out in the ASFP colour books or equivalent. Implement control measures to ensure that all future breaches are adequately stopped as and when they are made. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

Question 7.7/1

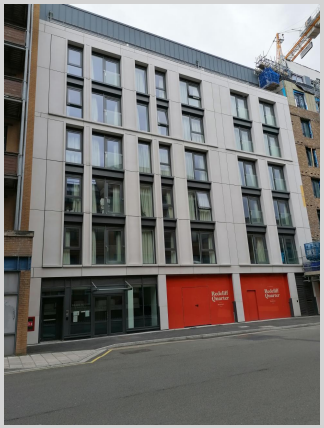
7.11 Was the extent of access to roof spaces, ceiling voids, lofts and entrance doors to demised areas sufficient to facilitate a suitable general assessment of the integrity of those elements of passive fire protection?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The number doors between demised areas or dwellings and the means of escape or the common parts, to which access was possible, was insufficient to enable a general assessment of the fire doors in these locations to be made. | | |
| | **Action** | The responsible person should undertake a more extensive survey of the fire doors to confirm that they are suitable for the purpose for which they are required. The survey should appraise the integrity and functionality of the fire doors, in relation to their purpose and location in the building, the occupancy risk, the buildings' evacuation strategy, and any installed fire safety systems which might be considered to mitigate the risk. Standard commercially available fire door compliance checks and inspections are unlikely to provide an appropriate risk assessed appraisal of the doors' suitability. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | No access to flat entrance doors during this assessment. Either residents of flats knocked upon were not in or otherwise unwilling to answer. | | |

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** | There is a significant amount of cladding on the front of the building. The assessor could not determine its composition or fire resisting status. | | |
| | **Action** | The Responsible Person should confirm, either by reference to the original design plans, as built documentation and building control approvals, or by intrusive surveys and physical testing of the materials in question, that the design and installation is compliant with building regulations and that it does not present a life safety risk to occupants. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Mark Gilbert 11/07/2022 08:33** | Outstanding action from previous FRA. | | | |

Question 7.12/1



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?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The fire detection and alarm system does not appear to be suitable and sufficient for the premises and occupancy type.<br>The ground floor car park area has identified EV charging points.<br>At the time of the assessment, it appeared that the area had manual fire alarm call points only. | | |
| | **Action** | It is recommended that multi-tenanted residential blocks with internal or underground EV charging areas should be protected by suitably designed automatic fire detection (AFD) installations. The AFD should be installed by contractors with appropriate certification by an independent, UKAS accredited third-party certification body. Installations should be installed to a minimum P2 standard, in accordance with BS 5839-1 (ref. 12) | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

| | | | | |
|---|---|---|---|---|
| 5 | **Observation** | It was not possible to confirm, with any degree of certainty, the grade or category of automatic detection and alarm system installed within individual flats. | | |
| | **Action** | Confirm that, as a minimum, each flat has fully functioning, automatic fire detection and alarms, complying with the requirements of a British Standard 5839 Part 6 Grade D LD3 system comprised of an optical smoke detector with appropriate test/hush function.<br><br>NB - where ceiling heights are 2.2 metres or more, above the finished floor level, a separate test and silence facility should be provided approximately 1.4 metres above the finished floor level.<br><br>Where the occupants are Owner occupiers / Leaseholders they should be informed by letter of this recommendation, from the Freeholder / Managing Agent / Landlord (as appropriate) and store on the property tenancy file for audit purposes. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Mark Gilbert 11/07/ 2022 08:34** | 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. | | |
| | **Action** | A cause and effects document should be drafted which accurately describes the interfacing of the fire alarm system, other building systems, services and the desired effects on those systems as originally designed and approved. | | |
| | **Priority** | Low | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Mark Gilbert 11/07/2022 08:34** | Outstanding action from previous FRA. | | | |

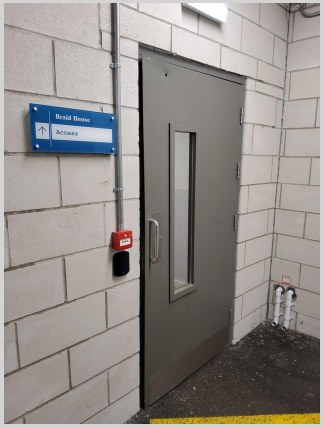
9.6 Are there any other observations relating to the provision of facilities for fire fighting and suppression?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | Evidence derived from global research and research conducted by the BRE in their 2010 report Fire spread in car parks considered the effectiveness of sprinklers controlling fires in car parks and said; “the incidence of fatalities and injuries is zero and the property loss is around 95% lower than that of an uncontrolled fire”. Ref: SCOSS ALERT Feb 2018 Also: The National Fire Chiefs Council’s (NFCC) strongly recommends that enclosed car parks be fitted with sprinklers, as is common in Europe and recommended by NFPA (National Fire Protection Association) in the USA<br><br>Sprinklers provide the best form of active fire protection for enclosed car parks. Sprinkler protection is strongly recommended for enclosed car parks with EV charging points. | | |
| | **Action** | It is recommended that a system is designed and installed in accordance with appropriate specifications for enclosed car parking areas to the LPC Sprinkler Rules incorporating BS EN 12845 (or equivalent and recognised property sprinkler rules, e.g. NFPA 13 & 88A) (Ref’s 13, 14, 15).<br><br>Note, as with other fire hazards, sprinklers are designed to control the spread of the fire but will probably not extinguish the fire itself.<br><br>Burning EV car batteries are shielded underneath the body of the car and water will not be able to penetrate battery casings. Final fire control and extinguishment relies on the Fire and Rescue Service. | | |
| | **Priority** | Low | **Target Date** | 13th June 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

10.5 Where required to maintain the integrity of a fire compartment, are fire doors fitted with suitable blue and white fire door signage?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The following fire doors are not fitted with Fire door keep shut signs:<br>1. The fire door leading from the ground floor car park to Block 1-41<br>2. The fire door leading from the ground floor car park to Block 5-52<br>3. The fire door that leads from the ground floor water pump room into the ground floor car park. | | |
| | **Action** | Fit blue and white fire door signs to the listed fire doors as follows:<br><br>FIRE DOOR KEEP SHUT to both sides of all fire doors with door closers;<br><br>FIRE DOOR KEEP LOCKED SHUT to the outside of all fire doors without door closers;<br><br>AUTOMATIC FIRE DOOR KEEP CLEAR to the side of the door which can be seen when the door is held open to all fire doors with automatic closers and door holding mechanisms. | | |
| | **Priority** | Medium | **Target Date** | 13th September 2023 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

Question 10.5/1




Question 10.5/1

Question 10.5/1

## 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.<br><br>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).<br><br>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.<br><br>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;<br>(b) in relation to any premises not falling within paragraph<br>(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<br>(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. |

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| 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 Residential Legislation in England and Wales**

The Republic of Ireland and the four Countries of the United Kingdom each have their own National fire safety legislation.

The Regulatory Reform (Fire Safety) Order 2005, 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. 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.

**Legislation**

The Fire Safety Order 2005 (AKA The Regulatory Reform (Fire Safety) Order 2005)

The Fire Safety (Employees' Capabilities) (England) Regulations 2010

The Housing Act 2004

The Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR)

The Control of Substances Hazardous to Health Regulations 2002 (COSHH)

Furniture and Furnishings (Fire) (Safety) Regulations 1988

The Health & Safety Signs and Signals Regulations

**Smoking**

**England:** Smoke Free (Premises and Enforcement) Regulations 2006

**Wales:** Smoke Free Premises etc. (Wales) Regulations 2007

**Guidance documents**

PAS 79 Fire Risk Assessment. Guidance and a recommended methodology

The DCLG Fire safety risk assessment sector specific guides published by HM Government in 2006

Various British and European standards

Government, trade association and special interest group guidance documents as applicable or appropriate

## 14 LIFE SAFETY FIRE RISK ASSESSMENT CERTIFICATE OF CONFORMITY

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|---|---|
| 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: | Braid House, 25 Redcliff Street BS1 6WN |
| **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: | 5th June 2023 |
| | |
| **Part 6** Recommended review frequency for the Fire Risk Assessment: | As specified in the Fire Risk Assessment report. |
| | |
| **Part 7** Unique reference number: | LOND318 / 192202 |
| | |
| 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:<br><br>Name and Job Title: |  <br>Richard Bull CFPA (Eu) Dip, EngTech GIFireE, DipFD<br>MetroSRM Senior Fire Safety Advisor |
| Date of Issue: | 13th June 2023 |
| | |
| 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<br>www.bafe.org.uk | |