a2dominion

metroSRM

# FIRE RISK ASSESSMENT

UPRN 129335
1-83 Highview
Byron Way,
Northolt,
UB5 6BL

| | |
|---|---|
| On Behalf Of: | A2Dominion Housing Group Ltd |
| Conducted by: | Stephen Broomfield |
| Date: | 23rd October 2023 |
| Portfolio Reference: | 129335 |
| Job Number: | 194497 |

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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 UPRN 129335 1-83 Highview Byron Way and was commissioned by A2Dominion Housing Group Ltd.

**Executive Summary**

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

## 1.1 AREAS IDENTIFIED REQUIRING REMEDIAL ACTIONS

| Area of Fire Safety Management | Total No. Issues Identified | High or Very High Risk Issues identified |
|---|---|---|
| Section 1 - Source of Ignition | 1 | 0 |
| Section 4 - Fire Safety Management | 2 | 0 |
| Section 5 - Records | 1 | 0 |
| Section 6 - Means of Escape | 4 | 3 |
| Section 7 - Passive Protection | 11 | 3 |
| 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 following areas were not accessed:

Roof areas including the lift motor room - no safe access.

Ground floor retail units - leased to retailers, not client's responsibility.

Residents' storage cupboards, located in the lobbies serving the flats on each of the upper floors.

Dwellings accessed for the purpose of assessing the entrance doors and detector immediately inside are as follows:
Flats 21, 30, 41, 42, 43, 54, 56, 75 and 79.

9 flats accessed in total out of the 83 flats within the building, (over 10% sample size).

**Reviews - Property Management Approach**

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

| | | | |
|---|---|---|---|
| **Semi Dynamic** | Under 11m Converted Residential buildings not conforming to current building regulations | All residential types | 36 Months |
| | 11 - 18m Purpose-built residential buildings | All residential types | 36 Months |
| **Standard** | Below 11m Purpose-built residential buildings | All residential types | 48 Months |
| | All Premises (unoccupied) | Vacant | 48 Months |

**Reviews**

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

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

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

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

As per A2 Dominion Policy for fire risk assessment review.

**Relevant Fire Safety Information**

Relevant fire safety information, about the premises, premises management and fire safety arrangements was provided at the time of the site inspection by:
Anne Dimmer - Caretaker.

Further information was gained from the previous fire risk assessment report, dated 14/10/2022 and produced by Metro Safety.

**Fire Risk Assessment Review History**

| Date of Previous FRA | Organisation Completing Previous FRA |
|---|---|
| 14/10/2022 | 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. |

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| | Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures. |
| Substantial | Considerable resources may have to be allocated to reduce the risk. If the premises is unoccupied, it should not be occupied until the risk has been reduced. If the premises is occupied, urgent action should be taken. |
| Intolerable | Where our consultant identifies a serious or imminent risk the premises (or relevant area) should not be occupied until the risk is reduced. |

**Life Safety Risk Rating at this Premises**

| Fire hazard ▼ | Potential Consequences of Fire | | |
|---|---|---|---|
| | **Slight Harm** | **Moderate Harm** | **Extreme Harm** |
| **Low** | Trivial Risk | Tolerable Risk | Moderate Risk |
| **Medium** | Tolerable Risk | Moderate Risk | Substantial Risk |
| **High** | Moderate Risk | Substantial Risk | Intolerable Risk |

**Assessment of Risk Rating**

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

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

**Responsible Person**

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

**Consultant's Details**

The report was written on 2nd November 2023 by:
Stephen Broomfield
Fire Safety Consultant

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

Date: 2nd November 2023

## 2 PREMISES LOCATION, CONSTRUCTION AND USE

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|---|---|
| **Location of Premises** | Situated in a suburban area of West London. |
| **Location Type** | Residential area. |
| **Approximate Date of Construction / Significant Refurbishment / Conversion** | Date of construction - 1973/74. |
| **Primary Construction Type** | Concrete frame.<br>Concrete floors.<br>Brick, block & concrete infill.<br>From the 2022 report:<br><br>10th floor there is a plasterboard ceiling. The assessor was shown pictures of the void above this ceiling which shows remedial work to firestop any penetrations through fire resisting elements. |
| **Roof Details** | The premises has a flat roof.<br>Lift motor room located on the flat roof, accessed from a ceiling hatch, on the top floor common area (not accessed). |
| **Roof Voids** | There were no roof voids present. |
| **Approximate Dimensions of Premises Length x Breadth** | Hexagon shape viewed from above - 32 metres x 32 metres. |
| **Number of Flats in the Premises** | 83 flats (1-83). |
| **Type of Property** | Semi detached.<br>Four retail units connected to one side of building at ground floor level. |
| **Occupancy Type** | Multi-tenanted.<br>Residential & commercial. |
| **External Fire Spread, cladding and Balconies** | Exterior cladding appears to present in significant quantities or locations.<br>See separate section below entitled 'External Fire Spread' for further guidance. |

**External Fire Spread**

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|---|---|
| **External fire spread - Walls** | So far as can be determined from visual observation, without the aid of tools or access equipment, the exposed surface of external walls gives the appearance of a mix of masonry and composite, spandrel panels, (above and below the windows). |
| **External Fire spread - Specified attachments: Balconies and solar panels** | The external wall design does not incorporate specified attachments. |
| **External wall risk assessment** | An external wall risk assessment has been carried out for this building.<br>The external wall survey for this building was issued on 14/01/2022. |

**Use of Floors**

| Floor Number | Main use of Floor | Associated Parking |
|---|---|---|
| Lower ground floor. | Entrance into the building.<br>Caretaker's office. | All parking is external to premises footprint. |

| Floor Number | Main use of Floor | Associated Parking |
|---|---|---|
| | Lift lobby.<br>CCTV room.<br>3 x shed areas (residents storage areas).<br>Water tank room.<br>Cleaner's cupboard.<br>Electrical intake room.<br>Bin room.<br>4 x retail units.<br>Electrical substation. | Parking is open air.<br>Parking is to the sides and rear of building. |
| Ground floor. | Residential.<br>3 flats, accessed from a protected lobby.<br>Lift lobby.<br>Service cupboards.<br>4 x retail units. | Parking is to the sides and rear of building. |
| 1st to 9th floor. | Residential.<br>8 flats on each floor accessed from two protected lobbies (4 flats per lobby).<br>Lift lobby.<br>Service cupboards.<br>4 (residents) storage cupboards (2 in each lobby serving flats). | This floor has no facility for parking. |
| 10th floor. | Residential.<br>8 flats, accessed from two protected lobbies (4 flats per lobby).<br>Lift lobby.<br>Service cupboards.<br>4 (residents) storage cupboards (2 in each lobby serving flats).<br>Access to lift motor room. | 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.

The flats are available to residents 24/7.

(Live-in) Caretaker available during normal daytime working hours.

**Anticipated Peak Occupancy**

| Description | Maximum Numbers |
|---|---|
| Residents<br>Caretaker (lives in one of the flats). | Based on evidence from the Office of National Statistics (at 2.5 persons per household (Approx.)<br>Approximately 200 people. |

## 2.1 MEANS OF ESCAPE DETAILS

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| **General Means of Escape Description** | Means of escape consists of two distinct but obviously linked components; means of escape within the individual flats leading to the flat entrance door and from the flat entrance, horizontal escape leading to door on to the single escape stairs and then vertical escape to a final exit and a place of ultimate safety.<br><br>Means of escape from inside the flats is via a protected hallway with a travel distance of approximately 9 metres from the door to the habitable rooms leading to the flat entrance door.<br><br>Flats open on to a protected lobby with escape in two directions to either of two doors which open on to a protected, lift lobby. The travel distance to the nearest door is less than 3 metres.<br><br>From the lift lobby there is a single direction of travel, into a ventilated lobby protecting the staircase. The travel distance from the door going into the lobby to the door to the stairs is approximately 11 metres.<br><br>The stairs are separated from the remainder of the building by fire-resistant construction and four sets of fire-resisting doors:<br><br>1st door - Flat entrance door, separating the flat from the lobby area.<br>2nd door - FD30S fire door separates the lobby serving the flats from the lift lobby.<br>3rd door - Notional fire door separates the lift lobby area from the (ventilated) lobby protecting the stairs.<br>4th door - Notional fire door separating the ventilated lobby and the single, escape staircase.<br><br>The building has a single, escape staircase serving all levels, lower ground to level 10 which descends to the main entrance/ final exit doors, to a place of ultimate safety.<br><br>As well as the main entrance door(s) there is an additional escape route at lower ground floor level through the residential storage area, with a final exit to the side of the main entrance.<br><br>Means of escape for the retail units is via their front entrance door with alternative escape via a shared corridor at the rear of the units. The alternative escape corridor is independent of the residential areas. |
| **Stairway Configuration** | Dwellings served by a single stairway lobby or corridor approach. |
| **Escape Route Protection Detail** | Access to the stairway from the dwellings is by a series of three protected lobbies - lobby serving the flats, lift lobby, and lobby protecting the stairs.<br>In the flats accessed there was a protected hallway within the dwelling i.e. the doors and partitions to internal rooms (kitchens / lounges etc) were fire resisting.<br>The flat entrance doors cannot be described as notional/nominal fire doors.<br>The doors are fitted with intumescent strips and smoke seals.<br>The doors (4 in total on each floor) opening on to the lift lobby from the lobby serving the flats have been replaced in 2021 and are confirmed as compliant FD30S fire doors.<br>The remaining double doors opening on to the bin chute room and doors opening on to the lobby serving the stairs have been renovated / improved by |

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| | the fitting of intumescent strips and smoke seals with 25mm / 1" door rebates.<br>The stairway discharges to a final exit which is a security door provided with an Emergency Exit Switch. |
| **Compartmentation Offered to Escape Routes** | At least sixty-minutes, fire resisting construction to the compartment walls and floors.<br><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** | Residents' storage sheds - There is automatic detection in access room and the sounder can be heard in inner rooms. |
| **Fire Separation** | The provisions for fire separation between the dwellings, and between the dwellings and the common parts is not suitable and sufficient. The ventilation system for the flats is a 'shunt' system which shares a common duct, located inside some flats and in common service cupboard(s), accessed from the common areas. There is a likelihood of fire and smoke spread beyond the dwelling of fire origin.<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>Bin / waste rooms, which are within the premises footprint, are suitably enclosed within fire resistant construction.<br>Service risers / cupboards are suitably enclosed within fire resistant construction.<br>All elements of compartmentation did not appear intact, in sound condition and free from unstopped penetrations.<br>See Action Plan for recommendations. |
| **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** | There are no automatic release mechanisms fitted to doors on escape routes.<br>Electrically operated locks fitted to the entrance doors can be opened by a 'Push to Open' button, with an 'Emergency Exit Switch'. |
| **Disabled Refuges** | There are no disabled refuges required at this premises. |
| **Waste Chutes / Bin Store** | Waste chutes access hatches are located in a protected lobby on each level, accessed from the lift lobby via double fire doors.<br>The bin/waste rooms are covered by automatic fire detection which operate smoke ventilation inside the lobby, via two opening vents to a permanently open shaft.<br>The automatic fire detection is also linked to an Alarm Receiving Centre (ARC).<br>Smoke ventilation was defective at the time of the site visit.<br>See Action Plan for more details. |
| **Fire Service Rendezvous Point** | Fire service rendezvous point is the entrance to the property. |
| **Fire Assembly Point** | An assembly point is required at this premises and has been adequately identified.<br>The location of the assembly point is the car park which is deemed suitable.<br><br>This only applies to the caretaker, as the building is otherwise unstaffed. |

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| **Notification to Occupants of The Assembly Point** | The location of the assembly point is notified to occupants by fire safety training information and applies only to the caretaker. |

## 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.<br>Common areas of the lower ground floor are protected by a single stage alarm. |
| **Primary fire detection and alarm system** | Automatic detection for activation of associated fire safety systems only e.g. smoke vents / lifts / access control systems provided.<br>A BS 5839 part 1 system to category L5 covering areas of the lower ground floor.<br>There is no documentation available to confirm the system category and grade.<br><br>There are strategically placed sounders in limited but relevant areas within the building, which should not affect or act in opposition to the overall 'Stay Put / Delayed' evacuation strategy applying to individual flats.<br><br>Last weekly test - 23/10/2023<br><br>Last pre planned maintenance 17/08/2023. |
| **Fire Detection System within Dwellings** | A BS 5839 part 6 system to category LD3 Grade D1 or D2 (Mains powered with tamper proof battery or mains powered with user replaceable battery).<br>Some of the flats had category LD2, Grade D1 or D2, which appear to have been upgraded when the kitchens were refurbished.<br><br>Category LD2: a system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including kitchen and principal habitable room.<br><br>Category LD3: a system incorporating detectors in all circulation areas that form part of the escape routes from the premises. |
| **Main Fire Alarm Control and Indicating Panel** | The main fire alarm panel is located in the Caretaker's office. |
| **Repeater Fire Alarm Panels** | A repeater panel is located in the ground floor entrance lobby. |
| **Fire Alarm Zone Information Provided at the Fire Alarm Panel/s** | Provided by a diagrammatic hard copy fire zone plan.<br>The information provided is clear and simple to understand. |
| **Interface Arrangements for the Fire Alarm System** | The fire alarm is interfaced with;<br>Electrical locks.<br>Alarm receiving centre (ARC).<br>Smoke ventilation.<br>Lifts.<br>Fire/smoke shutters.<br>A cause and effect notice has not been provided.<br>The information supplied is considered anecdotal. |
| **Means of Raising the Fire Alarm** | There is no common parts fire alarm signal in the residential areas. The alarm is raised in the dwelling of origin only.<br>In areas on the lower ground floor, the alarm is raised by electrically operated sounders. |

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| **Emergency Lighting** | Emergency lighting at this premises is provided by individual self-contained mains powered units.<br><br>Last monthly test - 17/08/2023, (slightly overdue).<br><br>Last pre planned maintenance 30/06/2023. |
| **Coverage of Emergency Lighting** | Appears to comply with the requirements of applicable CLG guides. |
| **Smoke Ventilation** | Automatically opening vents are provided on escape routes.<br>Firefighter's (manual) control switch for the AOV at the head of the stairs.<br>See Additional Information for a more detailed description.<br>See Action Plan for details of defects to the smoke control system(s). |
| **Areas provided with sprinkler protection:** | There are no sprinkler systems installed at this premises. |
| **Automatic Sprinkler System** | There are no sprinkler systems installed at this premises. |
| **Other Fire Suppression Systems** | There were none installed or made known to the assessor. |
| **Wet/Dry Risers** | Dry riser landing valves are located on each level within the lift lobby.<br><br>The inlet valve is located next to the main entrance to the building.<br><br>Last pre planned maintenance / inspection - 13/06/2023. |
| **First Aid Fire Fighting** | First aid firefighting equipment is not provided in the common parts of the premises because there are no employees present 24/7, to use or monitor them and prevent vandalism and misuse. |

## 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 which serve all levels to the 10th floor. |
| **Lifts for Fire Fighter's Use** | The passenger lift(s) is a Fireman's lift. |
| **Evacuation Aids** | There are no evacuation aids installed within the premises. |
| **Mains Electrical Incomer** | The mains electrical incomer is enclosed in 60 minutes fire resisting construction. |
| **Electrical Distribution Boards (EDB) location** | supported by an electrical installation condition report/certificate. (EICR) EDB's are not located in the means of escape.<br><br>Last EICR - 30/03/2022 and due for renewal by 30/03/2027. |
| **Protection Offered to Electrical Distribution Boards (EDB)** | EDB's are separated from the means of escape by fire resisting construction. Monitored (covered) by automatic fire detection.<br><br>Subject to regular electrical safety checks. |
| **Heating/Cooling Plant** | Electrical wall mounted convection heaters. |
| **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** | This premises does not have a design fire strategy document in line with Approved Document B or BS 9991. Information on the fire design is included in this fire risk assessment, which is deemed suitable for the premises. |
| **Emergency Plan** | 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** | Policies are in place. |
| **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.<br>Simultaneous evacuation single stage for areas of the lower ground floor. |
| **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 a fire logbook on site which contains relevant fire safety records, located in the caretaker's office. |
| **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)** | Premises design and services information, which will assist responding emergency services, is held in locked cabinets, which are located in obvious positions in the vicinity of the fire service access point(s). |
| **Arrangements to ensure BIPs/PIBs are maintained and updated at regular intervals** | Are in place.<br>No access was made into the building’s Premises Information Box due to information held on residents which may breach GDPR guidelines, if viewed by an assessor. |
| **Refuse and Waste Collection** | Refuse is deposited into purpose built bin rooms via waste chutes. |
| **Designated Smoking Points** | Designated smoking points are not required at this premises. |
| **FS Provisions for Refuse and Waste Collection** | Bin rooms, waste compactor rooms and waste storage/collection rooms are provided with:<br>automatic detection.<br>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**

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|---|---|
| **History of Fires:** | None notified to the assessor. |
| **False/Unwanted Fire Alarm Activations** | The number of false alarm activation's does not appear to exceed 1 per 25 detectors, per 12 months, which is in keeping with British Standard recommendations. |
| **Fire and Rescue Service, notices of deficiency, prohibitions or other relevant correspondence:** | None notified to the Assessor. |

## 6 SITE SECURITY

| | |
|---|---|
| **Security Arrangements at the Property** | Electronic Access control systems at the entrance doors operated by card, code, or fob and tenants via an intercom system.<br><br>The entrance door has a fireman's drop key, to allow emergency responders to gain access into the property. The drop key access was tested by the assessor and functioned correctly.<br><br>Caretaker lives in one of the flats, working normal daytime hours.<br><br>CCTV cameras monitoring the internal and external areas of the premises.<br><br>Security grilles on lower ground floor windows.<br><br>Local authority street lighting affords the entrance area to the flats a reasonable level of 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** | The entrance door is provided with an emergency release button which is within easy reach and obvious view of persons who are leaving the premises. |

**Additional Information**

This is a Type 3 - Common parts and flats (non-destructive) fire risk assessment. See Scope for details of the flats sampled.

The caretaker explained the cause and effect for the fire detection and alarm system within the communal areas, which is summarised below:

Fire detection in the bin chute room (on each floor) is designed to open grilles on the back wall which open on to a permanently vented area on the outside wall.
Fire detection in the lift lobby is designed to close the ventilation duct on the fire floor only.
Fire detection in the lobby protecting the single escape staircase is designed to open the louvre windows on either side of the lobby, close to the door to the stairs.
Fire detection throughout the single escape staircase is designed to operate the Automatic Opening Vent (AOV) at the head of the stairs.
Fire detection in the entrance lobby operates the Automatic Opening Vent (AOV) within this lobby.
Fire detection in the lobby serving the flats and all of the above locations, does not raise an alarm but the signal is passed to an Alarm Receiving Centre (ARC) monitored by a company called 'Custodian'.

'Sureserve Fire & Electrical' who are responsible for testing the above systems, provided an email (read by Assessor prior to attending) detailing the condition of the above fire safety system. See Action Plan for Observations. (from the 2022 report).

The previous fire risk assessment stated that the annual inspection and testing of the lightning protection system is carried out as part of the planned preventive maintenance programme. According to labels on the conductors, the next test is due by September 2024.

Fire safety advice should be given to residents explaining the importance of keeping combustible items clear of electrical consumer units, located in cupboards inside the flats.

An External Wall Survey, (EWS) report for this building was published on 14/01/2022.

Copied and pasted from the last paragraph of the report:

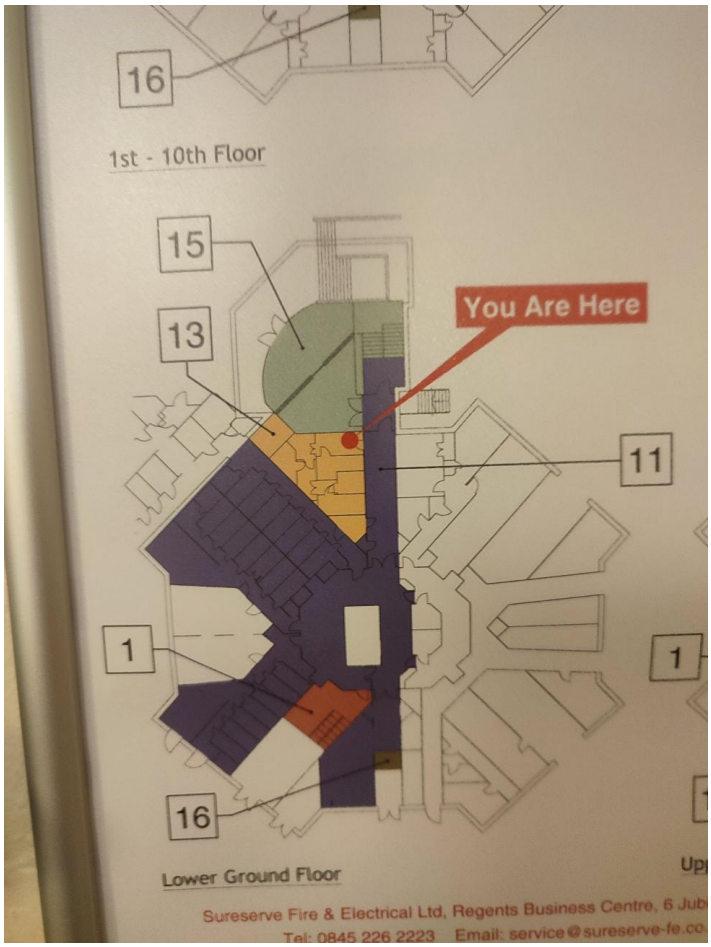
'The building’s fascia is not considered to offer an unacceptable level of fire
risk. That being said, longer term actions are recommended for consideration as given below.

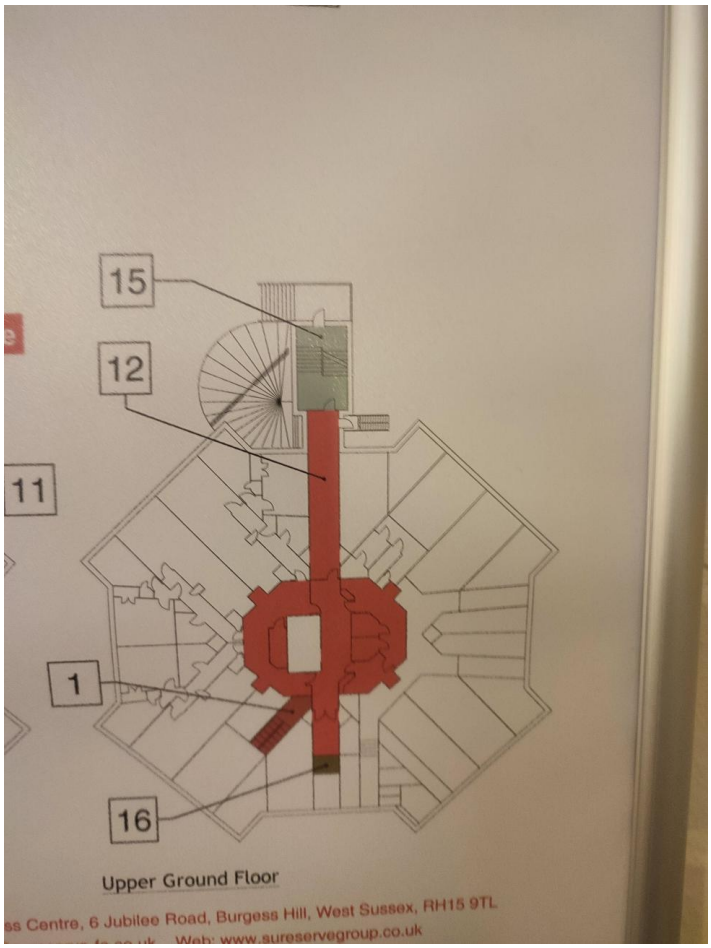
An EWS1/B1 rating is recommended.

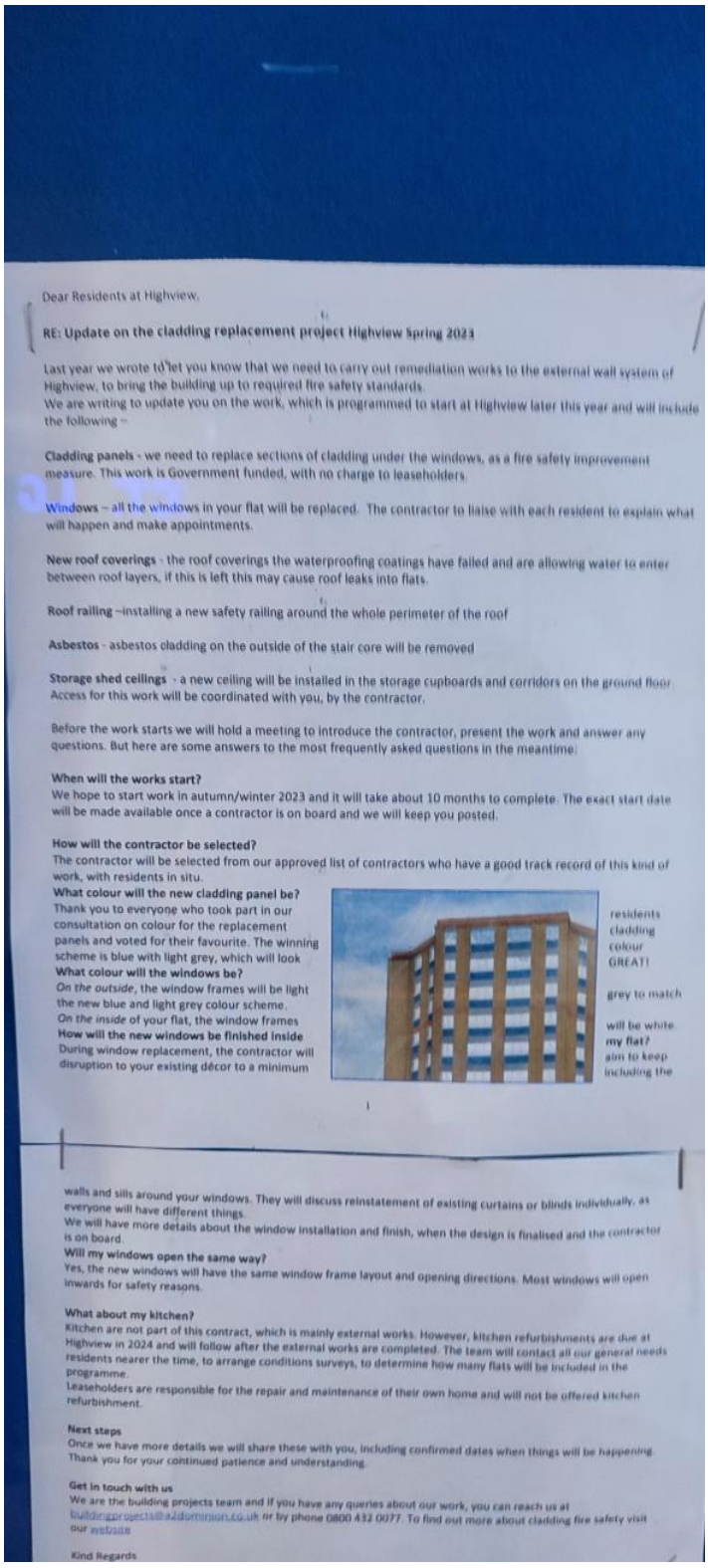
## 6.1 ADDITIONAL PHOTOGRAPHS

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


Fire Alarm Zone Plan
15
16
1st - 10th Floor
1 - First Floor
2 - Second Floor
3 - Third Floor
4 - Fourth Floor
5 - Fifth Floor
6 - Sixth Floor
7 - Seventh Floor
8 - Eighth Floor
9 - Ninth Floor
10 - Tenth Floor
You Are Here
13
11
1
Lower Ground Floor
12
Upper Ground Floor
Sureserve Fire & Electrical Ltd, Regents Business Centre, 6 Jubilee Road, Burgess Hill, West Sussex, RH15 9TL
Tel: 0845 226 2223 Email: service@sureserve-fe.co.uk Web: www.sureservegroup.co.uk
A2 DOMINION - HIGH VIEW
Sureserve
Fire & Electrical


16
1st - 10th Floor
15
13
You Are Here
11
1
16
Lower Ground Floor
Sureserve Fire & Electrical Ltd, Regents Business Centre, 6 Jub
Tel: 0845 226 2223 Email: service@sureserve-fe.co


15
12
11
1
16
Upper Ground Floor
ss Centre, 6 Jubilee Road, Burgess Hill, West Sussex, RH15 9TL
Web: www.sureservegroup.co.uk



Dear Residents at Highview,

**RE: Update on the cladding replacement project Highview Spring 2023**

Last year we wrote to let you know that we need to carry out remediation works to the external wall system of Highview, to bring the building up to required fire safety standards.
We are writing to update you on the work, which is programmed to start at Highview later this year and will include the following –

**Cladding panels** - we need to replace sections of cladding under the windows, as a fire safety improvement measure. This work is Government funded, with no charge to leaseholders.

**Windows** – all the windows in your flat will be replaced. The contractor to liaise with each resident to explain what will happen and make appointments.

**New roof coverings** - the roof coverings the waterproofing coatings have failed and are allowing water to enter between roof layers, if this is left this may cause roof leaks into flats.

**Roof railing** –installing a new safety railing around the whole perimeter of the roof

**Asbestos** - asbestos cladding on the outside of the stair core will be removed

**Storage shed ceilings** - a new ceiling will be installed in the storage cupboards and corridors on the ground floor. Access for this work will be coordinated with you, by the contractor.

Before the work starts we will hold a meeting to introduce the contractor, present the work and answer any questions. But here are some answers to the most frequently asked questions in the meantime:

**When will the works start?**
We hope to start work in autumn/winter 2023 and it will take about 10 months to complete. The exact start date will be made available once a contractor is on board and we will keep you posted.

**How will the contractor be selected?**
The contractor will be selected from our approved list of contractors who have a good track record of this kind of work, with residents in situ.

**What colour will the new cladding panel be?**
Thank you to everyone who took part in our consultation on colour for the replacement panels and voted for their favourite. The winning scheme is blue with light grey, which will look

residents
cladding
colour
GREAT!

**What colour will the windows be?**
*On the outside*, the window frames will be light the new blue and light grey colour scheme.
*On the inside* of your flat, the window frames

grey to match

**How will the new windows be finished inside**
During window replacement, the contractor will disruption to your existing décor to a minimum

will be white.

**my flat?**
aim to keep
including the

walls and sills around your windows. They will discuss reinstatement of existing curtains or blinds individually, as everyone will have different things.
We will have more details about the window installation and finish, when the design is finalised and the contractor is on board.

**Will my windows open the same way?**
Yes, the new windows will have the same window frame layout and opening directions. Most windows will open inwards for safety reasons.

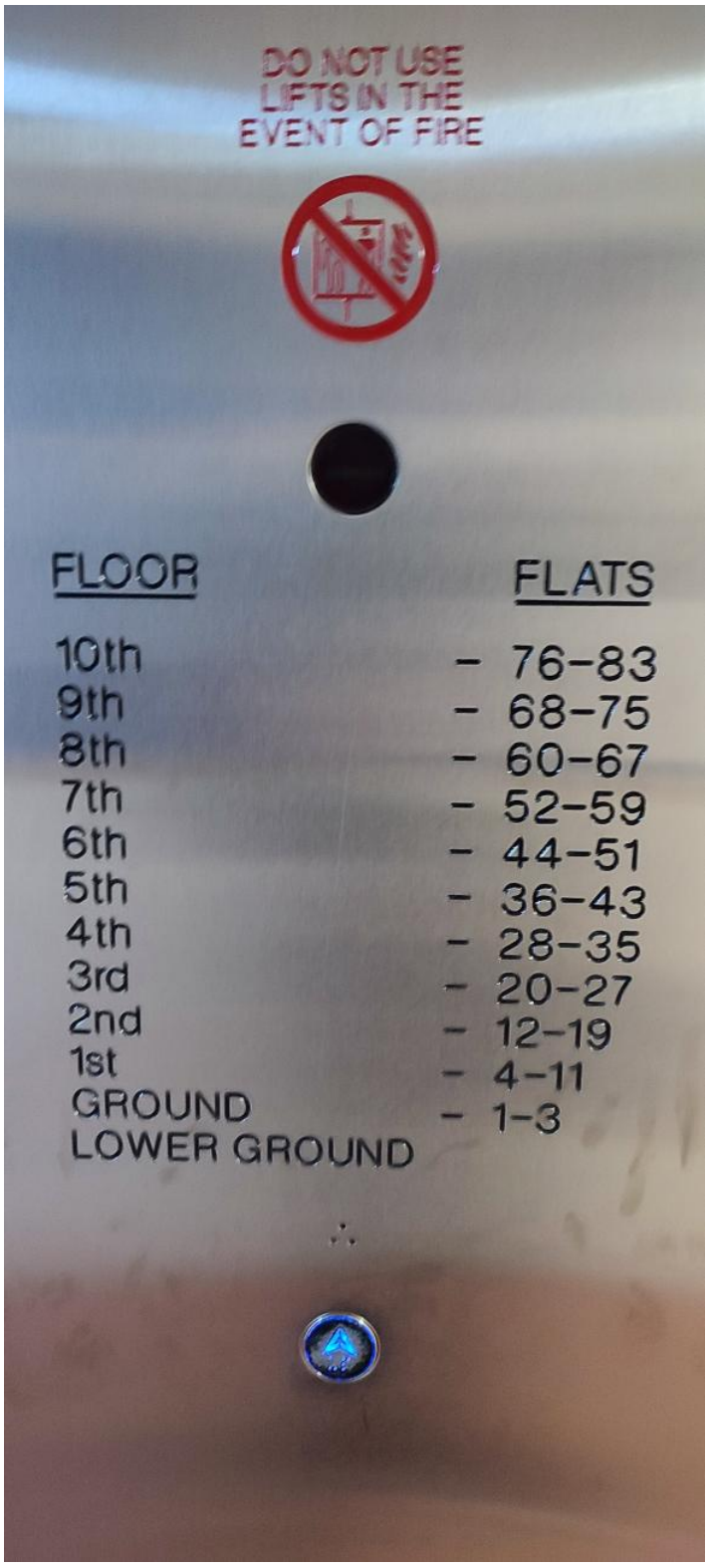
**What about my kitchen?**
Kitchen are not part of this contract, which is mainly external works. However, kitchen refurbishments are due at Highview in 2024 and will follow after the external works are completed. The team will contact all our general needs residents nearer the time, to arrange conditions surveys, to determine how many flats will be included in the programme.
Leaseholders are responsible for the repair and maintenance of their own home and will not be offered kitchen refurbishment.

**Next steps**
Once we have more details we will share these with you, including confirmed dates when things will be happening.
Thank you for your continued patience and understanding.

**Get in touch with us**
We are the building projects team and if you have any queries about our work, you can reach us at buildingprojects@a2dominion.co.uk or by phone 0800 432 0077. To find out more about cladding fire safety visit our website

Kind Regards

Proposed cladding removal and related works notice as a result of the external wall survey.




Flats number dispersal notice, floor by floor.


Location of the premises information box.


Rodells
Lightning
Protection Test
Location No.
8
Next Test due
09/24
01727 821011

Lightning conductor pre planned maintenance labelling.

# 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 UPRN 129335 1-83 Highview Byron Way .

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? | Medium |
| 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.? | No Issue |
| 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? | Medium |
| 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? | High |
| 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? | High |
| 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? | High |
| 6.27 | Are there any other significant issues relating to the means of escape arrangements that were noted? | Medium |
| **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? | Medium |
| 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? | High |
| 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? | High |
| 7.4 | Are all fire doors that separate risk rooms from escape routes and which do not close automatically under the control of a door closer, kept locked shut? | No Issue |
| 7.5 | Are all fire doors free of significant damage and unapproved fittings and/or fixtures? | Medium |
| 7.6 | Are double fire / smoke control doors with rebated leading edges controlled by a functioning door selector? | Medium |
| 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? | High |
| 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? | No Issue |
| 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? | No Issue |
| 7.13 | Is there a suitably located premises information box for the fire and rescue service? | No Issue |
| 7.14 | Are there any other observations relating to Passive Fire Protection? | Medium |
| **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? | No Issue |
| 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? | No Issue |
| 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 |

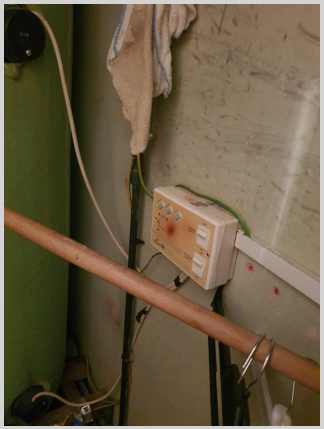
| Audit Ref. | Hazard | Status |
|---|---|---|
| 8.9 | Where required to channel products of combustion towards smoke detectors mounted on the underside of ceilings, are the ceilings in tact and free from open grills or other openings? | No Issue |
| 8.10 | Are the fire alarm sounders distinct and easily distinguishable from any other type of alarm sounder in the building as recommended in BS 5839? | No Issue |
| 8.11 | Are all fire alarm sounders in the building of a common type? | No Issue |
| 8.12 | Are the types of fire alarm warning device provided in the building, suitable for the area under assessment and for the occupancy and activities undertaken in the area? | No Issue |
| 8.13 | So far as can be determined within the scope of this assessment, was there anything to indicate that the fire alarm warning devices are not clearly audible and / or visible in all parts of the building as required? | No Issue |
| 8.14 | Where required, or warranted by the occupancy risk, is the fire detection and alarm system linked to a remote Alarm Receiving Centre (ARC) and are calls to the ARC automatically escalated to the Local Fire & Rescue Service? | No Issue |
| 8.15 | Are there any other observations relating to the fire detection and alarm systems? | No Issue |
| **9** | **Fire Fighting and Suppression** | |
| 9.1 | Are suitable types and quantities of fire extinguishers provided bearing in mind the adjacent risks and guidance found within BS 5306-8? | No Issue |
| 9.2 | Are the fire extinguishers correctly mounted on brackets, stands or in cabinets as specified in BS 5306 part B? | No Issue |
| 9.3 | Where naked flames are present or are likely to arise, are suitable fire blankets provided? | No Issue |
| 9.4 | Where open cooking ranges, in professional type kitchens, present a potential life safety risk to occupants, are they protected, either in part or throughout, with automatic suppression systems? | No Issue |
| 9.5 | Where  automatic wet fire suppression systems are provided, are they appropriate for the life safety risks that they are protecting? | No Issue |
| 9.6 | Are there any other observations relating to the provision of facilities for fire fighting and suppression? | No Issue |
| **10** | **Signs and Information** | |
| 10.1 | Are sufficient legible and correctly completed fire action notices provided in prominent locations throughout the building? | No Issue |
| 10.2 | Where appropriate, are suitable floor plans posted in prominent locations, showing the fire compartmentation lines to assist in progressive horizontal evacuation? | No Issue |
| 10.3 | Where required, are escape routes clearly and unambiguously marked with directional signs throughout their length? | Medium |
| 10.4 | Is the means of operation of the emergency exit door furniture appropriately signed? | No Issue |
| 10.5 | Where required to maintain the integrity of a fire compartment, are fire doors fitted with suitable blue and white fire door signage? | No Issue |

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

## 9 Significant Findings And Action Plan

| 1.2 Is the fixed electrical installation free from any obvious signs of damage, deterioration or inappropriate alteration? | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The electrical controller for the hot water system, inside flat 29 was showing a scorch mark, indicating a build-up of heat. | | |
| | **Action** | The areas of concern listed above should be checked and inspected, and where necessary repaired / upgraded by a competent person. | | |
| | **Priority** | Medium | **Target Date** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 12:15** | This issue is marked as unresolved as no access to Flat 29 could be gained during the assessment visit on 23/10/23 to assess the status of the issue. | | | |

Question 1.2/1



| 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? | | | | |
|---|---|---|---|---|
| 5 | **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, 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** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

| 4.16 Are there any other observations relating to the fire safety management of the building? | | | | |
|---|---|---|---|---|
| 1 | **Observation** | It could not be confirmed, 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** | 2nd February 2024 |
| | **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** | Fire doors in the common parts do not appear to be subject to adequate quarterly inspection. This conclusion is based on; The lack of documented records of inspections.<br><br>It appears that flat entrance fire doors are not subject to adequate annual inspection. This conclusion is based on: The lack of documented records of inspections. | | |
| | **Action** | Implement and record quarterly checks of fire doors in the common parts and record the findings of those checks.<br><br>Implement and record annual checks of flat entrance fire doors and record the doors that were checked, the findings of those checks, which doors were 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** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

| 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? | | | |
|---|---|---|---|---|
| 4 | **Observation** | The functionality of the AOV's in the following locations are in question due to comments from 'Sureserve' (email provide to Assessor prior to site visit), who are responsible for testing and maintenance of communal safety assets:<br><br>AOV at the head of the staircase fails to open, on detection of smoke within the staircase.<br>AOV's on each floor level in corridor's (Louvre's before staircase doors) - The engineer reported that these were working (after remedial works) but require further works to ensure they continue to work.<br>AOV's fitted in bin chute rooms on each level fail to open on detection of smoke within the chute room. | | |
| | **Action** | Confirm that the AOV's listed above are fully operational and subject to routine inspection and servicing. Retain all servicing and maintenance records on file and available on request of an Inspecting Fire Officer or Risk Assessor. | | |
| | **Priority** | **High** | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 09:54** | This issue is unresolved as this information was not available to the assessor. | | | |

Question 6.11/4

Question 6.11/4

Question 6.11/4

6.22 Are the arrangements for smoke control and ventilation in the means of escape suitable and sufficient?

| | | | | |
|---|---|---|---|---|
| 4 | **Observation** | The means of closing the ventilation duct via an automatic, smoke controlled damper, located in the lift lobby on all upper floor levels is not in a serviceable condition because of a build up of detritus and lack of planned maintenance. | | |
| | **Action** | The means of smoke control between floors, via the ventilation system located in the lift lobbies, must be reinstated and maintained in a serviceable condition. | | |
| | **Priority** | **High** | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 09:56** | This issue is unresolved. During the assessment visit on 23/10/23, it was noted that there is a substantial build up of dust and other unknown residues visible behind the ventilation grilles and no inspection records were available to the assessor. | | | |

Question 6.22/4

6.26 Are there any other significant issues relating to the means of escape arrangements that were noted?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The means of smoke ventilation/ control which relies upon a common extract system from bathrooms and kitchens, incorporating 'shunt' ducts to reduce the likelihood of fire and smoke spread between flats is not in a serviceable condition because of the following reasons:<br>All fire dampers observed inside bathrooms and kitchens were not operational due to a build up of detritus and lack of planned maintenance.<br>Alterations to the original, extract ductwork with the provision of flexible ducting held in place by 'Duck' tape.<br>10th floor, flat 76 - The pipework for the shunt system is disconnected from the kitchen extractor fan, inside the shared service cupboard. | | |
| | **Action** | The means of reducing the likelihood of fire and smoke spread between flats should be addressed. It may be possible to fit intumescent fire dampers or smoke operated dampers to the vents inside the bathrooms. This is more problematic in kitchens, where there is the potential for a serious fire in the room in which the vent is located. A possible solution is to provide an oven hood with built in filter and remove the need for these vents. | | |
| | **Priority** | **High** | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 11:56** | This issue is unresolved. Multiple risers were inspected during the assessment visit on 23/10/23 and extensive use of Duct tape was found. No further information was available to assessor. No access was possible to Flat 76 during the assessment visit on 23/10/23. | | | |

Question 6.26/1

Question 6.26/1

Question 6.26/1

Question 6.26/1

Question 6.26/1

| Question 6.26/1 | Question 6.26/1 | Question 6.26/1 | Question 6.26/1 |
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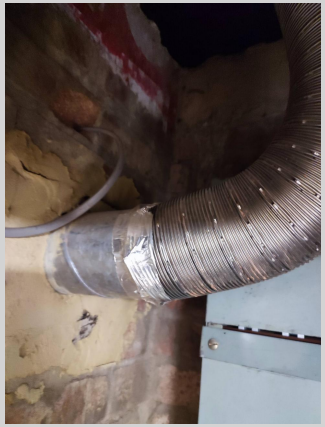
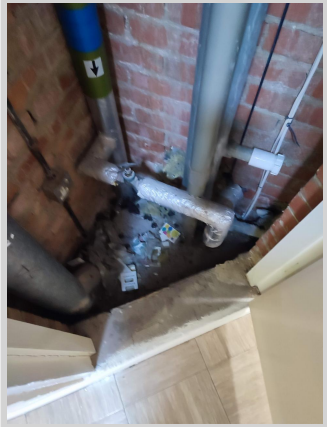
|  |  |  |  |

6.27 Are there any other significant issues relating to the means of escape arrangements that were noted?

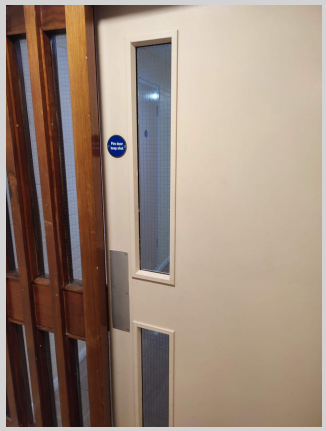
| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | FROM THE 2022 REPORT, BUT STILL UNRESOLVED.<br><br>The internal doors to some of the flats accessed had self-closing devices fitted and were subsequently wedged open. When asked if the wedges were removed at night, the residents of these flats said the doors remained wedged open, in the majority of cases. | | |
| | **Action** | Internal doors are no longer fitted with self-closers because doors are more likely to be closed at night, without self-closers fitted. Recommend the self-closers are removed and fire safety information given to residents on the importance of closing doors as part of a night-time routine. | | |
| | **Priority** | Medium | **Target Date** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

| 7.1 Where required, are fire doors fitted with intumescent strips and cold smoke seals and are the seals in serviceable condition? | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The following fire doors are not fitted with cold smoke seals and intumescent strips but require them:<br><br>Door to the service cupboards inside flats (as viewed in flat 29), which houses the ductwork for shared bathroom vents between two flats.<br><br>Note: Other flats not accessed should be checked, where there's not substantial door stops (25mm/ 1"), then smoke seals and intumescent strips are required. | | |
| | **Action** | Have the listed doors fitted with cold smoke seals and intumescent strips by a competent fire door installer. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 12:20** | This issue is unresolved as access to Flat 29 and no access to any flat beyond the threshold was possible during the assessment visit on 23/10/23. | | | |

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?

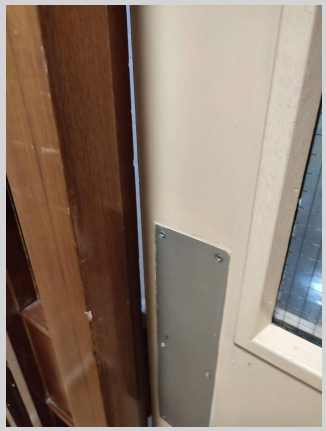
| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The following fire door does not close fully into the door rebates:<br><br>The separating door between the 6th floor lift lobby and the corridor leading to the common parts protected stairwell. | | |
| | **Action** | Have repairs and adjustments made to the doors listed by a competent door installer / maintainer. | | |
| | **Priority** | Medium | **Target Date** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

Question 7.2/1



Question 7.2/1


Question 7.2/1



| | | | | |
|---|---|---|---|---|
| 2 | **Observation** | The following fire doors were not fitted with a self-closer:<br><br>Entrance doors to flat 3 & flat 41.<br><br>During the 2023 assessment visit, the entrance door to Flat 30 was also found without a self closing device fitted. | | |
| | **Action** | Have the existing door closers adjusted or replaced with door closers that comply with BS-EN 1154 so that doors close fully and firmly into the rebates. | | |
| | **Priority** | **High** | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 11:59** | This issue is marked as unresolved, although flat 41 was inspected and a door closer was found to have been fitted. No access to flat 3 was possible during the assessment visit on 23/10/23. | | | |

Question 7.2/2

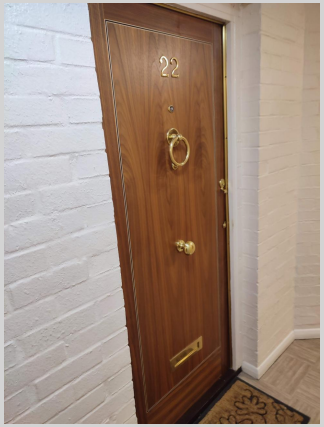
| | | | | |
|---|---|---|---|---|
| 6 | **Observation** | The doors to the lobby enclosing the entrance doors to Flats 1-3 close too quickly. This causes them to slam in to their frames, loosening them from the surrounding structure and causing damage. | | |
| | **Action** | The self closing devices fitted to the doors to the lobby enclosing the entrance doors to Flats 1-3 should be adjusted to ensure that they close fully in to their frames from any angle of opening and the door catch engages without slamming shut. The closing speed of the door should not be excessive nor present a risk to the staff or residents who occupy the building. A reasonable closing speed from fully open to fully closed is approximately 15 - 30 seconds, depending on the mobility of the residents. | | |
| | **Priority** | Medium | **Target Date** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

| 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 flat entrance doors, throughout the building comply with current fire door standards and there are no design features that indicate that the doors in question can be considered as notional fire doors. The flat entrance doors appeared to be of light, timber construction with only two hinges. The letter boxes are not held shut by a strong spring; the increased pressure from a fire within a flat could force open the letter box, resulting in smoke leakage into the common lobby.<br><br>The flat entrance door to flat 36 is different from the other entrance doors. There is nothing to indicated that this door is a fire door. The glazing to the fan shape at the top of the door is not fire resisting. | | |
| | **Action** | 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 are fire risk assessors.<br><br>Alternatively, replace the listed doors with FD30S fire door sets that have been tested in accordance with BS 476:22 or BS-EN 1634:1. | | |
| | **Priority** | **High** | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | Additional flat entrance doors found with only two hinges during the 2023 assessment visit are as follows:<br><br>21, 30, 41, 42, 43, 56 and 79 | | |
| **Stephen Broomfield 01/11/2023 12:13** | This issue is unresolved. At least 10% of flat entrance doors were inspected during the assessment visit on 23/10/23, (See 'Scope' for further details). Letterboxes were generally found to have weak springs. Some entrance doors did have three hinges, but multiple hinges could not be confirmed as fire resisting. The entrance door to Flat 36 appeared to be the same door mentioned in the 2022 report and the glazing did not appear to be fire resisting.<br><br>Other flats found with only two hinges fitted to their entrance doors were Flats 29 and 75.<br><br>As well as Flat 36, two other doors were identified as being different in appearance from other entrance doors and therefore may not be fire resisting. The doors observed by the assessor were the entrance doors to Flats 12, 13, 22, 4 and 67. | | | |

Question 7.3/5

Question 7.3/5


Question 7.3/5



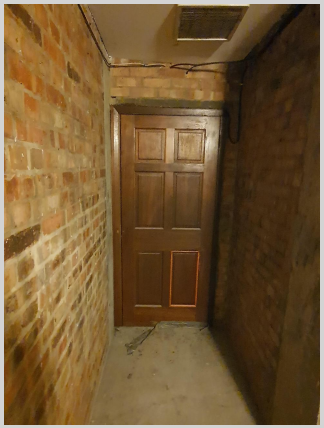

Question 7.3/5


Question 7.3/5

Question 7.3/5

| | | | | |
|---|---|---|---|---|
| 7 | **Observation** | There is nothing to indicate that the door separating one of the retail units from the common, alternative escape route, complies with current fire door standards; there is some doubt as to whether this can be considered a notional fire door. | | |
| | **Action** | 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 are fire risk assessors.<br><br>Alternatively, replace the listed doors with FD30S fire door sets that have been tested in accordance with BS 476:22 or BS-EN 1634:1. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 12:24** | This issue is unresolved. The door appeared to be the same as in the 2022 report and no further information was available to the assessor. | | | |

Question 7.3/7



Question 7.3/7

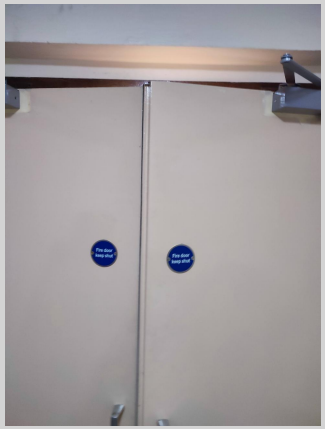
| 7.5 Are all fire doors free of significant damage and unapproved fittings and/or fixtures? | | | | |
|---|---|---|---|---|
| 4 | **Observation** | One of the hinges to the door to a service cupboard inside flat 29, which houses the ductwork for shared bathroom vents (between two flats) has come away from the frame. | | |
| | **Action** | Have the door repaired or replaced by a competent fire door installer / maintainer. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 12:26** | This issue is unresolved. | | | |

7.6 Are double fire / smoke control doors with rebated leading edges controlled by a functioning door selector?

| | | | | |
|---|---|---|---|---|
| 3 | **Observation** | The double fire doors to the rubbish chute room, throughout the upper floors are missing door selectors. These doors are fitted with a rebated edge, when both doors are opened, or the wrong door opened the doors do not close correctly. | | |
| | **Action** | Fit door selectors to the fire doors protecting the rubbish chute rooms on each floor. Alternatively, fix shut the correct door, so the door closes correctly to form a seal from fire and smoke. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 12:30** | This issue is unresolved. These doors were inspected during the assessment visit on 23/10/23 and the door selectors were still not fitted. | | | |

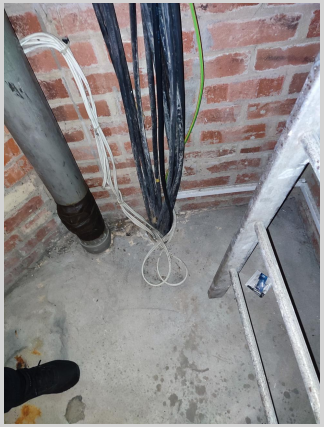
Question 7.6/3


Question 7.6/3



Question 7.6/3

| 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><br>Communal means of escape corridor at the rear of the retail units at ground floor level.<br><br>Breaches as follows:<br><br>1 x unsealed pipework breach in the wall of the dentists premises.<br><br>1 x redundant extract fan in the wall of the dentists premises.<br><br>1 x unsealed cable breach in the wall of the soil pipe area and mains electrical intake room. | | |
| | **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** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |

| Question 7.7/1 | Question 7.7/1 | Question 7.7/1 | Question 7.7/1 |
|---|---|---|---|
|  |  |  |  |

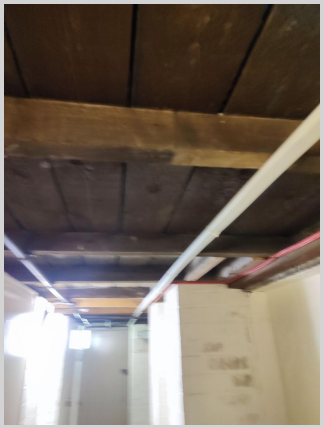
7.10 So far as can be determined within the scope of this risk assessment, was there anything to indicate that, where provided, common extract ducts in this multi-occupied building were not suitably protected?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The common 'Shunt' ventilation system between flats and between flats and common areas has been altered over the years and has not been suitably maintained. | | |
| | **Action** | See Action 6.26 (1) which applies to this Observation. | | |
| | **Priority** | **High** | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 12:13** | This issue is unresolved as no records of this type were available to the assessor during the assessment visit on 23/10/23. | | | |

## 7.14 Are there any other observations relating to Passive Fire Protection?

| | | | | |
|---|---|---|---|---|
| 1 | **Observation** | The flat roof of the ground floor storage area butts directly up to the first floor flats. The ceiling of the storage area is timber boarding with bitumen roofing material laid directly on to the timbers. A fire originating in the storage area has the potential to burn through, possible spreading to the first floor flats. | | |
| | **Action** | Provide fire separation to the ceiling of the storage areas by over-boarding with fire resisting material. | | |
| | **Priority** | Medium | **Target Date** | 2nd February 2024 |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | This is from the 2022 report, but is sill ongoing. During the assessment visit on 23/10-23, the underside of the roof, (the ceiling of the storage areas for residents), was observed to be of timber construction. | | |

Question 7.14/1



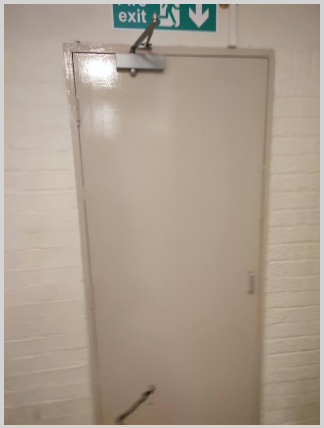
10.3 Where required, are escape routes clearly and unambiguously marked with directional signs throughout their length?

| | | | | |
|---|---|---|---|---|
| 2 | **Observation** | The escape routes are not clearly marked throughout their length. | | |
| | **Action** | Provide additional directional signage that complies with BS 5499 in the following location:<br><br>Lower ground floor, Shed Block A (1-33) - Escape signage is required showing the alternative escape route to the final exit alongside the main entrance. | | |
| | **Priority** | Medium | **Target Date** | |
| | **Responsible Person** | | **Cost** | |
| | **Comments** | | | |
| **Stephen Broomfield 01/11/2023 12:36** | This issue is resolved. Suitable and sufficient way finding signage was found by the assessor during the assessment visit on 23/10/23. | | | |

Question 10.3/2


Question 10.3/2


Question 10.3/2



# 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. |

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| 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

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| | 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. |

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| 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. |

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| 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 Legislation**

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

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

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

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

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

**Key Legislation**

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

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

## 14 LIFE SAFETY FIRE RISK ASSESSMENT CERTIFICATE OF CONFORMITY

| | |
|---|---|
| This certificate is issued by the organisation named in Part 1 of the schedule in respect of the fire risk assessments provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises in Part 3 of the schedule. | |
| **Schedule** | |
| **Part 1a** Name of Issuing Certificated Organisation: | MetroSRM |
| **Part 1b** BAFE Registration Number: | LOND318 |
| | |
| **Part 2** Name of Client: | A2Dominion Housing Group Ltd |
| | |
| **Part 3a** Address of Assessed Premises: | UPRN 129335 1-83 Highview Byron Way UB5 6BL |
| **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: | 2nd November 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 / 194497 |
| | |
| 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: | 2nd November 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 | |