



# 1-76 TWINE HOUSE, BS1 6ZB

TYPE 1 – FIRE RISK ASSESSMENT

General Information	
Address	1-76
	Twine House
	Redcliff Street
	Bristol
	BS1 6ZB
UPRN	169682
Name of Assessor	Mohammed Miah MIFSM
Date of Inspection	14/10/2023
Validated By:	Mohammed Patel MIFSM
Validated On:	21/11/2023
Date of Report:	23/11/2023
Recommended Reassessment Date (Subject to appropriate interim management)	13/10/2024

Client Information	
Client Name	A2Dominion
Responsible Person/Duty Holder	Saleh Mirza (Head of Fire and Building Safety) & Natalie Preen (Contracts Manager Fire Safety)
Person Responsible for Fire Safety at Premises	Unknown
Name of Person Premises Information Provided By	Natalie Preen
Role of Person Premises Information Provided By	Contracts Manager Fire Safety

Applicable Fire Safety Legislation:

**Regulatory Reform (Fire Safety) Order 2005 and the Housing Act 2004**

1-76 Twine House, BS1 6ZB - Fire Risk Rating		
Item	Status	Details
Likelihood of Fire:	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).
Potential Consequences of Fire:	Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than occupant sleeping in a room in which a fire occurs).
Premises Risk Rating:	Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost

**Please see 3.0 Fire Risk Rating for further details.**

## 1.0 BUILDING INFORMATION

General Information	
The Premises	
Property Designation	General Needs
Property Type	High Rise (6 storeys +)
No of Floors	8
No of Flats	76
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
<p>Building Description;</p> <p>i. No of staircases, storeys</p> <p>ii. No of entrances/exits</p> <p>iii. Lifts</p> <p>iv. Stepped/level access</p> <p>v. Ancillary usage</p>	<p>The premises is a eight storey purpose built block of flats with a flat roof providing general needs accommodation. 76 flats which are split into 2no staircase cores, both accessed from the ground floor lobby. The western core provides access to flat 1-39 and the eastern core entrance provides access to flat 40-76. All flats benefit from lobby protection. The block benefits from 2no staircases that discharges out to the front of the building. Fire exit doors are also provided to the rear of the building. Electrical intake located on the ground floor. Risers located on all levels. 2no firefighting lifts lift provided, 1no per core. Level access. Bin store located externally. Dry riser inlets located externally with outlets on all levels within the staircase cores. The first floor provides access to a shared outdoor area. It is assumed that there are service rooms provided on the ground floor, however it was not possible to access their rooms due to nonstandard locks. A vacant retail unit was noted to the ground floor of the building which is subject to its own FRA.</p>
<p>Building Construction;</p> <p>i. Approx. age/year built</p> <p>ii. Building structure, floors, walls and roof</p> <p>iii. Cladding</p> <p>iv. Standard of conversion (if applicable)</p>	<p>Approximately 2020 built building with a brick, concrete and cladded façade. Flat roof. Common area floors are of concrete, stairs appear to be of concrete construction and walls are of plasterboard/brick construction.</p>
Does the building have any non-masonry cladding installed to the external elevations?	The external façade was found to be of face brick, render and limited cladding panels. However, the nature of the cladding panels could not be confirmed.
Extent of common areas (please describe common areas assessed)	Entrance lobby, flat lobbies, 2no firefighting lifts, external common area on the first floor and 2no staircase.
Areas of the building to which access was not available	No access to all flats and service risers.
If applicable, state which flats were sample inspected	None

The Occupants	
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
Details of any onsite management (hours onsite etc. if known)	None on site however occasional staff attendance assumed
Person managing fire safety in premises (and position in Coy.)	Unknown
Person consulted during the Fire Risk Assessment	N/A

<b>The Occupants</b>	
Number of occupants (maximum estimated)	Assumed to be two residents per flat
Number of employees	None on site however occasional staff attendance assumed
Number of members of the public (maximum estimated)	General Needs premises - low number of visitors expected at any one time
Identify any people who are especially at risk: <ul style="list-style-type: none"> <li>- Sleeping occupants</li> <li>- Disabled occupants</li> <li>- Occupants in remote areas and lone workers</li> <li>- Young persons</li> <li>- Others</li> </ul>	No information available however this is a 'General Needs' premises so occupants are assumed to be typical of the general population

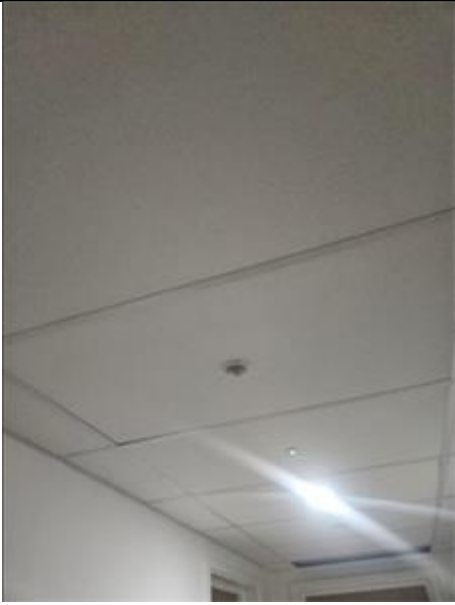
<b>Other Information</b>	
Fire loss experience (since last FRA)	Unknown
Any other relevant information	None



<b>Fire Safety Legislation</b>	
The following fire safety legislation applies to these premises	Regulatory Reform (Fire Safety) Order 2005 and the Housing Act 2004
Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004
Are there alterations notices in force?	Unknown


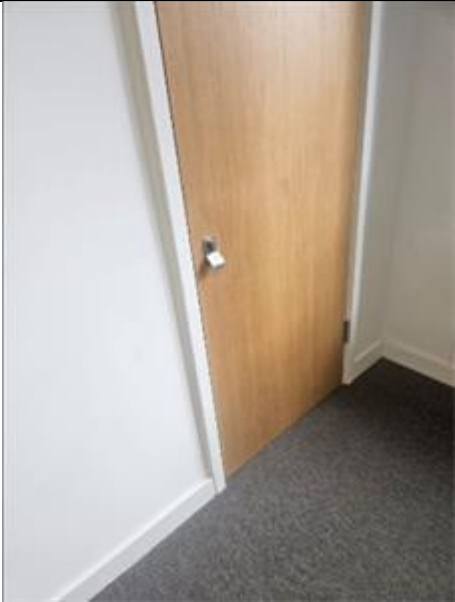
## 2.0 FINDINGS OF THE FIRE RISK ASSESSMENT

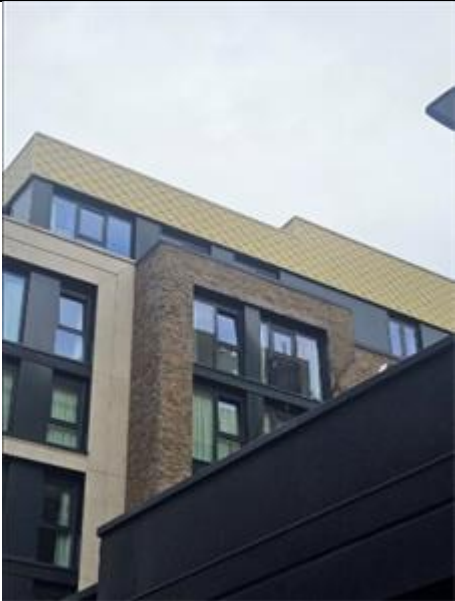
### 2.1 RECOMMENDATIONS

This section comments on those aspects of the assessment identified in the main body of the report as requiring attention. It is recommended that the following recommendations are implemented:



REF	Priority	Issue	Recommendation	Photo 1	Photo 2
Q2	Medium (Property - Planned Works)	There was no access to the suspended ceiling throughout the common areas.	Recommended that an intrusive survey of the suspended ceiling tiles is carried out to confirm the level of compartmentation.		

REF	Priority	Issue	Recommendation	Photo 1	Photo 2
O1	Medium (Property - Repair Works)	No fire action notice was noted to the ground floor lobby at the time of survey.	Recommend that a fire action notice advising of the 'Stay Put' evacuation policy be provided in the common areas in line with BS 5499.		
G3	Medium (Management)	Residents personal items noted to the common area.	Recommend combustible items noted are removed from the common area and the area kept clear.		

REF	Priority	Issue	Recommendation	Photo 1	Photo 2
L6	Medium (Management)	There was no access to the flat entrance doors at the time of survey.	Recommend management establish a rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.		
M8	Medium (Management)	There was no access to the risers doors at the time of inspection due to non-standard locks.	Recommended that access is provided to all risers in order to inspect the condition of the doors.		

REF	Priority	Issue	Recommendation	Photo 1	Photo 2
Q3	Medium (Management)	There was no access to the service risers due to non-standard locks.	Recommended that access is provided in order to inspect the service risers and confirm the level of compartmentation.		
R1	Medium (Management)	The external façade was found to be of face brick, render and limited cladding panels. However, the nature of the cladding panels could not be confirmed.	It is recommended that an FRAEW is carried out in line with PAS 9980 in order to confirm the integrity of the system.		



REF	Priority	Issue	Recommendation	Photo 1	Photo 2
AA1	Medium (Management)	There was no access to the retail unit on the ground floor and the level of compartmentation cannot be confirmed between floor level.	Recommended that A2D provide access to the retail unit in order to confirm the level of compartmentation.		
O3	Low (Property - Repair Works)	1) No 'No Smoking' sign noted to the common area. 2) No 'Dry Riser' signage noted adjacent to the dry riser outlets. 3) No 'Fire exit Keep Clear' signage provide to the rear exit doors. 4) No 'Push Bar to Exit' signage provided to the rear exit doors. 4) No floor level signage noted to the means of escape.	1) Provide 'No Smoking' signage in the common area in line with BS 5499. 2) Provide 'Dry Riser' signage in line with BS 5499. 3) Provide 'Fire Exit Keep Clear' signage to the rear face of the exit doors in line with BS 5499. 4) Provide 'Push Bar to Exit' signage to the rear final exit doors in line with BS 5499. 5) Recommended that floor level signage is installed in line with current buildings area in line BS 5499.		

REF	Priority	Issue	Recommendation	Photo 1	Photo 2
L7	Low (Management)	There was no access to the flat entrance doors at the time of survey.	Recommend management establish a rolling programme of checks to all flat entrance doors to confirm that strips and seals are fitted and remain effective.		
P5	Recommended (Property)	There was no access to flats at the time of survey.	Recommend that all other flats be checked to confirm provision and working condition of at least Grade D1 LD2 smoke alarm systems to BS5839-6:2019		

NOTE: The significant findings are considered to be the whole of this fire risk assessment, including all commentary made in the respective sections of the document. Those items that have been identified as requiring remedial action in order to reduce the risk to life or serious injury as low as reasonably practicable, within and around the building, will be listed in the action plan above.

### 3.0 FIRE RISK RATING MATRIX

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Likelihood of Fire	Potential Consequences of Fire		
	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

The matrix allows the identified significant fire hazards to be classified in terms of the harmful or unwanted consequences (severity) that the hazard would cause if it were to occur and also the likelihood (probability) that such harm will occur. These factors are considered with due regard to the existing fire safety features and procedures (controlling measures), which are either incorporated within the building design or procedurally implemented within the premise.

Likelihood of Fire	
Level	Definition
Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
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.

Consequences of Fire	
Harm Level	Consequence
Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than occupant sleeping in a room in which a fire occurs).
Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme Harm	Significant potential for serious injury or death of one or more occupants.

Severity Classification	
Risk Level	Consequence
Trivial	No action is required and no detailed records need be kept.

Severity Classification	
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

FIRE RISK ASSESSMENT - INDIVIDUAL RECOMMENDATION PRIORITIES AND TIMESCALES	
Individual Recommendation Priorities	Recommended Timescales
High (Property - Planned Works) H(PPW)	12 months
High (Property - Repair Works) H(PRW)	3 Months
High (Management) H(M)	12 Months
Medium (Property - Planned Works) M(PPW)	18 Months
Medium (Property - Repair Works) M(PRW)	6 Months
Medium (Management) M(M)	12 Months
Low (Property - Planned Works) L(PPW)	24 Months
Low (Property - Repair Works) L(PRW)	9 Months
Low (Management) L(M)	24 Months
Recommended (Property) R(P)	Unlimited

FRA RE-ASSESSMENT MATRIX			RISK RATING				
			Intolerable	Substantial	Moderate	Tolerable	Trivial
General Needs	Purpose Built	Low Rise	Annually	Annually	Every 2 years	Every 2 years	Every 3 years
		Medium Rise	Annually	Annually	Every 2 years	Every 2 years	Every 3 years
		High Rise	Annually	Annually	Annually	Annually	Annually
	Street Conversion	Low Rise	Annually	Annually	Every 2 years	Every 2 years	Every 3 years
		Medium Rise	Annually	Annually	Every 2 years	Every 2 years	Every 3 years
		High Rise	Annually	Annually	Every 2 years	Every 2 years	Every 3 years
Sheltered	Purpose Built	Low Rise	Annually	Annually	Annually	Annually	Annually
		Medium Rise	Annually	Annually	Annually	Annually	Annually
		High Rise	Annually	Annually	Annually	Annually	Annually
	Street Conversion	Low Rise	Annually	Annually	Annually	Annually	Annually
		Medium Rise	Annually	Annually	Annually	Annually	Annually
		High Rise	Annually	Annually	Annually	Annually	Annually
Hostel	Purpose Built	Low Rise	Annually	Annually	Annually	Annually	Annually
		Medium Rise	Annually	Annually	Annually	Annually	Annually
		High Rise	Annually	Annually	Annually	Annually	Annually
	Street Conversion	Low Rise	Annually	Annually	Annually	Annually	Annually
		Medium Rise	Annually	Annually	Annually	Annually	Annually
		High Rise	Annually	Annually	Annually	Annually	Annually

## 4.0 FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

Electrical Ignition Sources			
A1	Is fixed installation periodically inspected and tested?		
Response	Y	Priority	N/A
Comments	A2D have confirmed that electrical installations are inspected periodically.		
Recommendation			
A2	Is PAT testing in common areas carried out (annually)?		
Response	N/A	Priority	N/A
Comments	No portable electrical appliances noted in the communal areas		
Recommendation			
A3	Is there a policy for personal electrical appliances?		
Response	N/A	Priority	N/A
Comments	Residents responsible for the upkeep and maintenance of their own appliances		
Recommendation			
A4	Is the use of adapters and leads limited?		
Response	N/A	Priority	N/A
Comments	No adaptors or extension leads noted onsite within the communal areas.		
Recommendation			

Smoking Policies			
B1	Are there suitable arrangements for those who wish to smoke (state what the arrangements are)?		
Response	N/A	Priority	N/A
Comments	No smoking permitted within the integral communal areas.		
Recommendation			
B2	Does the policy in relation to smoking appear to be observed?		
Response	N/A	Priority	N/A
Comments	No evidence of smoking in the communal areas noted.		
Recommendation			

Arson			
C1	Are premises secure against arson by outsiders? (Please state how)		
Response	Y	Priority	N/A
Comments	A door entry system was noted and is satisfactory.		
Recommendation			
C2	Are bins secured/stored in a suitable location? (Please state bin type, location, if and how it is secured?)		
Response	Y	Priority	N/A
Comments	Bins are located to the ground floor within the bin stores.		
Recommendation			
C3	Is the fire load close to the premises minimised?		
Response	Y	Priority	N/A
Comments	No excess combustible storage or inappropriate fire load identified externally		
Recommendation			

Portable Heaters and Heating Installations			
D1	Is used, is the use of portable heaters regarded as safe?		
Response	N/A	Priority	N/A

Portable Heaters and Heating Installations			
Comments	No portable heaters in evidence within the communal areas.		
Recommendation			
D2	Are fixed heating systems maintained (annually)?		
Response	Y	Priority	N/A
Comments	A2D have confirmed that all heating installations are inspected periodically.		
Recommendation			

Cooking			
E1	Are reasonable measures in place to prevent fires as a result of cooking?		
Response	N/A	Priority	N/A
Comments	No cooking takes place within the common area.		
Recommendation			
E2	Are filters changed and ductwork cleaned?		
Response	N/A	Priority	N/A
Comments	No cooking takes place within the common area.		
Recommendation			
E3	Are suitable extinguishing appliances available?		
Response	N/A	Priority	N/A
Comments	No cooking takes place within the common area.		
Recommendation			

Lightning			
F1	Does the building have a lightning protection system?		
Response	N	Priority	N/A
Comments	None noted and is not considered to be required.		
Recommendation			

House-Keeping			
G1	Is the property regularly cleaned to prevent the build-up of combustibles?		
Response	Y	Priority	N/A
Comments	Communal areas clean and housekeeping to a good standard.		
Recommendation			
G2	Combustible materials not kept near sources of ignition?		
Response	Y	Priority	N/A
Comments	Clear at the time of inspection.		
Recommendation			
G3	Escape routes kept clear of items combustible materials or waste?		
Response	N	Priority	M(M)
Comments	Residents personal items noted to the common area.		
Recommendation	Recommend combustible items noted are removed from the common area and the area kept clear.		
G4	Escape routes kept clear of any trip hazards?		
Response	Y	Priority	N/A
Comments	Clear at the time of inspection.		
Recommendation			
G5	Any hazardous materials are stored correctly?		
Response	N/A	Priority	N/A
Comments	No hazardous substances observed onsite.		

House-Keeping			
Recommendation			
G6	Are all other house-keeping issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			

Hazards Introduced by Outside Contractors			
H1	Are fire safety conditions imposed on outside contractors?		
Response	Y	Priority	N/A
Comments	A2Dominion have confirmed that all contractors adhere to the building emergency plan / action notices and general compliance is included in all contract T&Cs.		
Recommendation			
H2	Is there satisfactory control over works carried out in the building by outside contractors (e.g. hot work permits)?		
Response	Y	Priority	N/A
Comments	See H1.		
Recommendation			
H3	Is there satisfactory control over works carried out in the building by in-house contractors (e.g. hot work permits)?		
Response	Y	Priority	N/A
Comments	See H1.		
Recommendations			

Dangerous Substances			
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002?		
Response	N/A	Priority	N/A
Comments	No dangerous substances noted at time of inspection.		
Recommendation			

Other Significant Hazards			
J1	Are all issues deemed satisfactory? [1]		
Response	N/A	Priority	N/A
Comments	No additional issues noted.		
Recommendation			
J2	Are all issues deemed satisfactory? [2]		
Response	N/A	Priority	N/A
Comments	No additional issues noted.		
Recommendation			
J3	Are all issues deemed satisfactory? [3]		
Response	N/A	Priority	N/A
Comments	No additional issues noted.		
Recommendation			

## 5.0 GENERAL FIRE PROTECTION MEASURES

Means of Escape			
K1	Is escape route design deemed satisfactory? (Consider current design codes)		
Response	Y	Priority	N/A
Comments	The escape route was found to be satisfactory with suitable travel distances.		
Recommendation			
K2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)		
Response	Y	Priority	N/A
Comments	All flats benefit from lobby protection and 2no escape stairs are provided, 1no per core which is satisfactory.		
Recommendation			
K3	Is there adequate provision of exits, for the numbers who may be present?		
Response	Y	Priority	N/A
Comments	4no final exits noted, which is satisfactory for the number of building users. 2no exits per core.		
Recommendation			
K4	Is there adequate exit width, for the numbers who may be present?		
Response	Y	Priority	N/A
Comments	Exit widths were noted to be satisfactory.		
Recommendation			
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)		
Response	Y	Priority	N/A
Comments	The final exit door to the front of the building is electronically controlled. However, A2D have confirmed that all electromagnetic closures fail safe in case of a power failure. The rear exit doors are operated by push bars.		
Recommendation			
K6	Do final exits open in the direction of escape where necessary?		
Response	Y	Priority	N/A
Comments	Exit doors open in the direction of travel.		
Recommendation			
K7	Are travel distances satisfactory? (consider single direction and more than one direction)		
Response	Y	Priority	N/A
Comments	Travel distances were found to be satisfactory.		
Recommendation			
K8	Are there suitable precautions for all inner rooms?		
Response	N/A	Priority	N/A
Comments	No inner rooms noted.		
Recommendation			
K9	Are escape routes separated where appropriate?		
Response	Y	Priority	N/A
Comments	The means of escape is considered to be satisfactory.		
Recommendation			
K10	Are corridors sub-divided where appropriate?		
Response	N/A	Priority	N/A
Comments	Not required.		
Recommendation			



Means of Escape			
K11	Do escape routes lead to a place of safety?		
Response	Y	Priority	N/A
Comments	The final exit doors lead out to the front and rear of the building onto pedestrian footpaths.		
Recommendation			
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)		
Response	Y	Priority	N/A
Comments	AOV's were noted to the head of the stairs and to the flats lobbies, which is considered to be satisfactory.		
Recommendation			
K13	Are there suitable arrangements in the building for means of escape for disabled persons?		
Response	Y	Priority	N/A
Comments	A2D advises that a policy is in place to proactively encourage tenants to contact the organisation if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. There was no evidence of occupation in the building by people with disabilities at the time of inspection.		
Recommendation			
K14	Are all other means of escape issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			
K15	Are all other means of escape issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			
K16	The evacuation strategy for this building is:		
Response	Stay Put		

Flat Entrance Doors			
L1	Are flat entrance doors or doors/frames appropriately fire rated?		
Response	Y	Priority	N/A
Comments	The flat entrance doors appeared to be notional timber doors and appear to be satisfactory from a visual inspection.		
Recommendation			
L2	Are fire rated flat entrance doors in good condition - not in need of repair?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			
L3	Is all glazing to flat entrance doors appropriately fire rated?		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
L4	Are fan lights above flat entrance doors appropriately fire rated?		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
L5	Are side panels to flat entrance doors appropriately fire rated?		

Flat Entrance Doors			
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
L6	Are flat entrance doors fitted with adequate self-closing devices? (From sample inspection)		
Response	N/K	Priority	M(M)
Comments	There was no access to the flat entrance doors at the time of survey.		
Recommendation	Recommend management establish a rolling programme of checks to all flat entrance doors to confirm that self-closers are fitted and remain effective.		
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)		
Response	N/K	Priority	L(M)
Comments	There was no access to the flat entrance doors at the time of survey.		
Recommendation	Recommend management establish a rolling programme of checks to all flat entrance doors to confirm that strips and seals are fitted and remain effective.		
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
L9	Are all other flat entrance door issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			
L10	Are all other flat entrance door issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			

Common Area Fire Doors			
M1	Are all common area fire doors and/or frames appropriately fire rated?		
Response	Y	Priority	N/A
Comments	All the communal doors inspected were found to be satisfactory from a visual inspection.		
Recommendation			
M2	Are all common area fire rated doors in good condition - and not in need of repair?		
Response	Y	Priority	N/A
Comments	All the communal doors inspected were found to be satisfactory from a visual inspection.		
Recommendation			
M3	Is all glazing to common area fire doors appropriately fire rated?		
Response	Y	Priority	N/A
Comments	Fire rated glazing noted.		
Recommendation			
M4	Are fan lights/side panels to common area fire doors appropriately fire rated?		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)		
Response	Y	Priority	N/A

Common Area Fire Doors			
Comments	All communal doors were tested and found to be satisfactory.		
Recommendation			
M6	Are intumescent strips and smoke seals provided to common area fire doors?		
Response	Y	Priority	N/A
Comments	Intumescent strips and seals noted.		
Recommendation			
M7	Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			
M8	Are all other fire door issues satisfactory?		
Response	N/K	Priority	M(M)
Comments	There was no access to the risers doors at the time of inspection due to non-standard locks.		
Recommendation	Recommended that access is provided to all risers in order to inspect the condition of the doors.		

Emergency Lighting			
N1	If emergency lighting is provided, is it in good working order?		
Response	Y	Priority	N/A
Comments	Emergency lighting noted to the block at the time of survey.		
Recommendation			
N2	If emergency lighting is provided, is coverage sufficient? (Internal and external)		
Response	Y	Priority	N/A
Comments	The coverage was found to be satisfactory.		
Recommendation			
N3	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)		
Response	N/A	Priority	N/A
Comments	EL has been provided.		
Recommendation			

Fire Safety Signs and Notices			
O1	Is there adequate provision of fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, fire equipment and 'do not use lift' signage)		
Response	N	Priority	M(PRW)
Comments	No fire action notice was noted to the ground floor lobby at the time of survey.		
Recommendation	Recommend that a fire action notice advising of the 'Stay Put' evacuation policy be provided in the common areas in line with BS 5499.		
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)		
Response	Y	Priority	N/A
Comments	Fire door signage was found to be satisfactory.		
Recommendation			
O3	Are other fire safety signs adequate and clearly visible?		
Response	N	Priority	L(PRW)
Comments	1) No 'No Smoking' sign noted to the common area. 2) No 'Dry Riser' signage noted adjacent to the dry riser outlets. 3) No 'Fire exit Keep Clear' signage provide to the rear		

Fire Safety Signs and Notices			
	exit doors. 4) No 'Push Bar to Exit' signage provided to the rear exit doors. 4) No floor level signage noted to the means of escape.		
Recommendation	1) Provide 'No Smoking' signage in the common area in line with BS 5499. 2) Provide 'Dry Riser' signage in line with BS 5499. 3) Provide 'Fire Exit Keep Clear' signage to the rear face of the exit doors in line with BS 5499. 4) Provide 'Push Bar to Exit' signage to the rear final exit doors in line with BS 5499. 5) Recommended that floor level signage is installed in line with current buildings area in line BS 5499.		
O4	Where appropriate, has a fire alarm zone plan been provided?		
Response	Y	Priority	N/A
Comments	A zonal plan has been provided adjacent to the fire alarm panel.		
Recommendation			

Means of Giving Warning in Case of Fire			
P1	Has the building got a manually operated electrical fire alarm system?		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
P2	If common area AFD and/or alarm system is installed, is it in good working order?		
Response	Y	Priority	N/A
Comments	A smoke detection system has been provided to the common area in order to actuate the AOV.		
Recommendation			
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?		
Response	Y	Priority	N/A
Comments	The AOV system is satisfactory.		
Recommendation			
P4	If not installed, are the premises deemed safe without a common area AFD system?		
Response	N/A	Priority	N/A
Comments	The current system is considered to be satisfactory.		
Recommendation			
P5	If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?		
Response	N/K	Priority	R(P)
Comments	There was no access to flats at the time of survey.		
Recommendation	Recommend that all other flats be checked to confirm provision and working condition of at least Grade D1 LD2 smoke alarm systems to BS5839-6:2019		
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?		
Response	N/A	Priority	N/A
Comments	No detection system was noted to the building.		
Recommendation			
P7	Are all other AFD and alarm system issues satisfactory?		
Response	N/A	Priority	N/A
Comments	No detection system was noted to the building.		
Recommendation			

Limiting Fire Spread			
Q1	Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)		
Response	Y	Priority	N/A
Comments	The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report)		
Recommendation			
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)		
Response	N/K	Priority	M(PPW)
Comments	There was no access to the suspended ceiling throughout the common areas.		
Recommendation	Recommended that an intrusive survey of the suspended ceiling tiles is carried out to confirm the level of compartmentation.		
Q3	Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?		
Response	N/K	Priority	M(M)
Comments	There was no access to the service risers due to non-standard locks.		
Recommendation	Recommended that access is provided in order to inspect the service risers and confirm the level of compartmentation.		
Q4	Is compartmentation maintained in the roof space?		
Response	N/A	Priority	N/A
Comments	Flat roof noted.		
Recommendation			
Q5	Are electrics enclosed in fire rated construction? (Where necessary)		
Response	Y	Priority	N/A
Comments	Assumed to be located within the intake.		
Recommendation			
Q6	Is compartmentation maintained at electrical meter cupboards in flat walls?		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
Q7	If required, are dampers provided? (Base of refuse chute, ductwork etc.)		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
Q8	Are wall and ceiling linings appropriate to limit fire spread?		
Response	Y	Priority	N/A
Comments	The wall and ceiling linings would appear to be appropriate to limit fire spread		
Recommendation			
Q9	Are soft furnishings in common areas appropriate to limit fire spread/growth?		
Response	N/A	Priority	N/A
Comments	No furnishings noted to the common area.		
Recommendation			
Q10	Are all other fire spread/compartmentation issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			
Q11	Are all other fire spread/compartmentation issues satisfactory?		
Response	Y	Priority	N/A

Limiting Fire Spread			
Comments	Satisfactory from a visual inspection.		
Recommendation			
Q12	Are all other fire spread/compartmentation issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			
Q13	Are all other fire spread/compartmentation issues satisfactory?		
Response	Y	Priority	N/A
Comments	Satisfactory from a visual inspection.		
Recommendation			

Cladding			
R1	Does the building have any non-masonry cladding installed to the external elevations?		
Response	N/K	Priority	M(M)
Comments	The external façade was found to be of face brick, render and limited cladding panels. However, the nature of the cladding panels could not be confirmed.		
Recommendation	It is recommended that an FRAEW is carried out in line with PAS 9980 in order to confirm the integrity of the system.		
R2	Please describe the type of external cladding that has been installed to the building. Include type, location and quantity and reference any technical information you may receive as part of this assessment.		
Response	N/K	Priority	N/A
Comments	Unknown.		
Recommendation			

Fire Extinguishing Appliances			
S1	If required, is there reasonable provision of portable fire extinguishers?		
Response	N/A	Priority	N/A
Comments	No portable extinguishers provided onsite. No fire extinguisher units required for nature of property however contractors attending the premises should be advised to provide their own suppression equipment (depending on the nature of their work).		
Recommendation			
S2	Are all fire extinguishing appliances readily accessible?		
Response	N/A	Priority	N/A
Comments	None provided.		
Recommendation			

Relevant Automatic Fire Extinguishing Systems			
T1	If a fixed system is installed, state type of system and comments as necessary.		
Response	Y	Priority	N/A
Comments	A sprinkler system has been installed to the building to cover the common area. There was no access to the dwellings and it could not be confirmed if the system has been extended into the dwellings.		
Recommendation			

Other Relevant Systems and Equipment			
U1	Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?		
Response	N/A	Priority	N/A

Other Relevant Systems and Equipment			
Comments	No additional fire safety systems installed		
Recommendation			
U2	If any other relevant systems / equipment is installed, state type of system and comment as necessary.		
Response	N/A	Priority	N/A
Comments	No additional fire safety systems installed		
Recommendation			
U3	If any other relevant systems / equipment is installed, state type of system and comment as necessary.		
Response	N/A	Priority	N/A
Comments	No additional fire safety systems installed		
Recommendation			
U4	If any other relevant systems / equipment is installed, state type of system and comment as necessary.		
Response	N/A	Priority	N/A
Comments	No additional fire safety systems installed		
Recommendation			
U5	If any other relevant systems / equipment is installed, state type of system and comment as necessary.		
Response	N/A	Priority	N/A
Comments	No additional fire safety systems installed		
Recommendation			

## 6.0 FIRE SAFETY MANAGEMENT

Procedures and Arrangements			
V1	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures?		
Response	Y	Priority	N/A
Comments	A2Dominion have an in-house fire safety team who are responsible for managing fire safety within the organisation.		
Recommendation			
V2	Is there a suitable record of the fire safety arrangements?		
Response	Y	Priority	N/A
Comments	A2Dominion manage all fire safety aspects with records held centrally.		
Recommendation			
V3	Are there appropriate procedures in place in the event of fire and are these documented?		
Response	Y	Priority	N/A
Comments	A2Dominion have an evacuation policy for each building.		
Recommendation			
V4	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?		
Response	N/A	Priority	N/A
Comments	No staff based permanently onsite, residents expected to make emergency 999 call if required.		
Recommendation			
V5	Are there suitable fire assembly points away from any risk?		
Response	N/A	Priority	N/A
Comments	Not required.		
Recommendation			
V6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?		
Response	Y	Priority	N/A
Comments	See K13.		
Recommendation			
V7	Are staff nominated and trained on the use of fire extinguishing appliances?		
Response	N/A	Priority	N/A
Comments	No staff based permanently onsite		
Recommendation			
V8	Are staff nominated and trained to assist in evacuation?		
Response	N/A	Priority	N/A
Comments	No staff based permanently onsite		
Recommendation			
V9	Is there appropriate liaison with the local Fire and Rescue Service?		
Response	N/A	Priority	N/A
Comments	It is assumed A2Dominion are in constant liaison with the respective local fire brigades.		
Recommendation			
V10	Are routine in-house checks carried out? - Control and indicating equipment normal - Extinguishers in place and visible - Lighting working - Fire doors (frames/seals/closing)		



Procedures and Arrangements			
	- Fastenings - Final exits and escape routes clear		
Response	Y	Priority	N/A
Comments	All general needs buildings above 18m have at least monthly checks. Managed buildings (e.g. Care & support properties and older persons schemes have weekly staff checks). Checks on other categories of buildings between FRAs are being revised by Housing and Leasehold management and can be at extended intervals.		
Recommendation			
V11	Has information on fire procedures been disseminated to residents?		
Response	Y	Priority	N/A
Comments	Building occupiers are/will be aware based on the fire action notice.		
Recommendation			
V12	Are all other fire safety management issues satisfactory?		
Response	Y	Priority	N/A
Comments	No other issues noted.		
Recommendation			

Training & Drills			
W1	Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service.)		
Response	Y	Priority	N/A
Comments	All A2D staff need to complete basic fire safety training before commencing work. This is subject to review. Specific measures mentioned will apply to their regular place of work.		
Recommendation			
W2	Are employees nominated to assist in the event of fire given additional training?		
Response	N/A	Priority	N/A
Comments	No staff based on site.		
Recommendation			
W3	Are staff nominated and trained to use fire extinguishing appliances?		
Response	N/A	Priority	N/A
Comments	No staff based on site.		
Recommendation			
W4	Are fire drills carried out at appropriate intervals?		
Response	N/A	Priority	N/A
Comments	Not required.		
Recommendation			

Testing & Maintenance			
X1	Is the fire alarm system tested weekly and periodically serviced?		
Response	Y	Priority	N/A
Comments	A2D have confirmed that all detection systems are maintained and inspected periodically in line with BS 5839.		
Recommendation			
X2	Is the emergency lighting system tested monthly and annually?		
Response	Y	Priority	N/A

Testing & Maintenance			
Comments	A2D have confirmed that all emergency lighting systems are maintained and inspected periodically in line with BS 5266.		
Recommendation			
X3	Are fire extinguishers serviced annually?		
Response	N/A	Priority	N/A
Comments	No fire extinguishers noted.		
Recommendation			
X4	Are rising mains inspected six-monthly and tested annually?		
Response	Y	Priority	N/A
Comments	A2D have confirmed that all rising mains are maintained and inspected periodically in line with BS 5306.		
Recommendation			
X5	Is the lightning protection system annually inspected and tested?		
Response	N/A	Priority	N/A
Comments	None noted.		
Recommendation			
X6	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 of lifts)?		
Response	Y	Priority	N/A
Comments	A2D have confirmed that all firefighting lifts are maintained and inspected periodically in line with BS EN 81-72:2020.		
Recommendation			
X7	Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems)		
Response	Y	Priority	N/A
Comments	A2D have confirmed that all sprinkler systems are maintained and inspected periodically in line with BS 9251: 2021.		
Recommendation			

Records			
Y1	Is there a log book on the premises?		
Response	N/A	Priority	N/A
Comments	Not required.		
Recommendation			
Y2	Are fire drills recorded?		
Response	N/A	Priority	N/A
Comments	Not required.		
Recommendation			
Y3	Is fire training recorded?		
Response	N/A	Priority	N/A
Comments	Not required.		
Recommendation			
Y4	Are fire alarm tests recorded?		
Response	Y	Priority	N/A
Comments	A2Dominion advises that records of inspection, testing and/or servicing are held electronically in a central database.		
Recommendation			
Y5	Are emergency lighting tests recorded?		
Response	Y	Priority	N/A

Records			
Comments	A2Dominion advises that records of inspection, testing and/or servicing are held electronically in a central database.		
Recommendation			
Y6	Is testing/maintenance of any other fire protection systems recorded?		
Response	Y	Priority	N/A
Comments	A2Dominion advises that records of inspection, testing and/or servicing are held electronically in a central database.		
Recommendation			

Premises Information Box			
Z1	Is there a suitably located premises information box for the fire and rescue service?		
Response	Y	Priority	N/A
Comments	A premises information box has been provided to the ground floor, located externally.		
Recommendation			
Z2	Are there arrangements to keep the premises information box up to date?		
Response	Y	Priority	N/A
Comments	A2D have confirmed that the information boxes are updated periodically.		
Recommendation			

Any Other Information			
AA1	Are all issues deemed satisfactory? [1]		
Response	N/K	Priority	M(M)
Comments	There was no access to the retail unit on the ground floor and the level of compartmentation cannot be confirmed between floor level.		
Recommendation	Recommended that A2D provide access to the retail unit in order to confirm the level of compartmentation.		
AA2	Are all issues deemed satisfactory? [2]		
Response	N/A	Priority	N/A
Comments	Satisfactory at the time of assessment.		
Recommendation			
AA3	Are all issues deemed satisfactory? [3]		
Response	N/A	Priority	N/A
Comments	Satisfactory at the time of assessment.		
Recommendation			

## 7.0 ASSESSMENT RISK RATINGS

Assessment Risk Ratings	
Likelihood of Fire:	Medium
Potential Consequences of Fire:	Slight Harm
Premises Risk Rating:	Tolerable
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable

# BAFE SP205-1 Life Safety Fire Risk Assessment Certificate of Conformity

## Schedule:

Part 1a	<b>Name &amp; Address of Certificated Organisation:</b> S3 Environmental (Fire) Ltd Office 3, Ellenbrook Village Centre, Morston Close, M28 1PB
Part 1b	<b>BAFE registration number of issuing Certificated Organization:</b> MANC153
Part 2	<b>Name of client:</b> A2Dominion
Part 3a	<b>Address of premises for which the fire risk assessment was completed:</b> 1-76 Twine House Redcliff Street Bristol BS1 6ZB
Part 3b	<b>Part or parts of the premises to which the fire risk assessment applies:</b> Common Parts only (not dwellings, where applicable)
Part 4	<b>Brief description of the scope and purpose of the fire risk assessment:</b> Life Safety (as per agreed Specification)
Part 5	<b>Effective date of the fire risk assessment:</b> 14/10/2023
Part 6	<b>Recommended date for reassessment of the premises:</b> 13/10/2025
Part 7	<b>Unique reference number of this certificate:</b> J022:169682

This certificate is issued by the organization named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

**Signed for and on behalf of the issuing Certificated Organization:**



**Name & Job Title:**

David Bracegirdle  
Managing Director

**Date of issue:**

23/11/2023



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