



FIRE RISK ASSESSMENT

Trent View House
Bridges Road
Scunthorpe
North Lincolnshire
DN17 1LB

QUALITY ASSURANCE

Site Ref/Log Ref.	9700493	Doc No.	1
Title	Fire Risk Assessment		
Date	12 th September 2022		
Completed by	Neil Fritzsche QFSM. MBA. M.I.Fire.E	Signature (for file)	
Quality Checked by	Liz Anderson	Signature (for file)	
Remarks	Initial Assessment		

Responsibility for complying with the Fire Safety Order lies with the 'Responsible Person'. In a workplace, this is the employer if the workplace is under their control, and any other person who may have a controlling or directing influence of any part of the premises such as the occupier or owner including communal areas in shared residential premises. In all other premises those in control of the premises will be responsible.

The commission received by Fire Industry Specialists Ltd from/with Ongo Homes implicitly restricts the scope of works to the buildings fabric and make up regarding existing fire protection measures in place.

It excludes Fire Industry Specialists Ltd carrying out fire risk assessments whereby operational fire risks would be assessed, i.e. the identification of sources of ignition, fuel and oxygen from any 3rd party activities e.g. contractors "hot work" or any resident activities.

To the extent permitted by the Fire Safety Order, Fire Industry Specialists Ltd shall not be liable for direct, indirect or consequential loss or damage arising from fire for the operational aspect of carrying out fire risk assessments, this duty is imposed on the responsible person who must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under the Fire Safety Order.

Fire Industry Specialists Ltd reports contains only factual representation to perceived and actual deficiencies in existing fire protection measures in occupied buildings, witnessed at the time of the survey, within the scope of the commission for Ongo Homes.

LOCATIONS AND AREAS NOT ACCESSED

Inaccessible areas must be presumed as being capable of contributing to fire spread, unless it can be demonstrated otherwise.

Description of inaccessible area/room.	Location e.g. basement/ground/first etc.	Access gained Yes / No	Comments e.g. area secured/denied access to plant room etc.
None			

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1 DETAILS OF PREMISE

Name of Premises: Trent View House		Name of the Responsible Person: Steve Hepworth	
Address: Trent View House Bridges Road Scunthorpe North Lincolnshire DN17 1LB		Telephone: Tanya Brooks 01724 298708 E-Mail: Tanya.Brooks@ongo.co.uk	
Date of Assessment: 12 th September 2022		Date FRA issued: 3 rd October 2022	Date of Last Review 9 th September 2021
Relevant Legislation: Regulatory Reform (Fire Safety) Order 2005 The Electricity at Work Regulations 1989 Health and Safety (Safety Signs and Signals) Regulations 1996 Dangerous Substances and Explosives Atmospheres Regulations 2002 Management of Health and Safety at Work Regulations 1999 Workplace (Health Safety and Welfare) Regulations 1992		Any Other Legislative Controls:	
Date of Last Visit by Enforcing Authority: 2022		Name(s) of Enforcing Authority: Humberside Fire and Rescue Service	
Any Outstanding Issues with Current Legislation e.g. alterations notices, enforcement notices, prohibition notices etc. None identified.			

Description of building/premises:	Trent View House is a tower block of some 13 floors; each floor has 6 independent flats that open out into a lobby containing the lift. Access can then be made to a passageway leading to the single stairway and the external rubbish chute. On each floor the six flats contain bedrooms, kitchen, lounge and bathroom/WC. Each flat has its own gas boiler. There are two lifts in the tower one serving odd numbered floors and the other serving even numbered floors. There is one flat on the ground floor which is also populated by stores and cycle stores for residents. The roof space is rented by mobile phone companies and contains some cabins and hardware on the roof, access is by permit only.
Approximate size of building:	$27\text{m} \times 14.22\text{m} = 383.4\text{m}^2$ $12.5\text{m} \times 12.5\text{m} = 156.25\text{m}^2$ $383.4\text{m}^2 + 156.25\text{m}^2 = 539.65\text{m}^2$ per floor x 13 floors = 7015m^2
Is the premises a workplace?	Yes
Use of premises/purpose group:	Residential Purpose Group Flats 1(a)
Number of floors:	13
Number of persons employed:	5 who visit periodically to maintain and carry out tests within the building including contractors and personnel visiting the roof area to maintain the equipment in use on that roof area.
Estimate of maximum number of persons in the building at any one time:	234
Identify location and persons who are at significant risk e.g.: a) People with disabilities. b) People are unable to react quickly to an emergency. c) People are in an isolated location. d) Relevant people (those who are not employees). e) Any other relevant persons – i.e. occasional visitors/contractors.	Yes. Yes. Yes. Yes. Yes.

<p>Identify Any Combustibles:</p> <p>These can be divided into two main groups; combustible materials such as paper, wood, cardboard, etc.; and highly combustible substances such as thinners, solvents, polyurethane foam etc.</p>	<p>Comments/Remarks:</p> <p>None in the communal areas, very strictly patrolled and managed. Within the flats normal domestic loading of furniture and fixtures and fittings.</p>
<p>Identify Any Sources of Heat:</p> <p>All workplaces contain heat/ignition sources; some will be obvious such as open flames (heating or process). Others may be less obvious such as heat from chemical processes or electrical equipment.</p>	<p>Comments/Remarks:</p> <p>None identified at time of audit.</p>
<p>Identify Any Unsafe Acts:</p> <p>People undertaking unsafe acts such as smoking next to combustible material etc.</p>	<p>Comments/Remarks:</p> <p>None identified at time of audit.</p>
<p>Identify Any Unsafe Conditions:</p> <p>These are hazards that may assist a fire to spread in your workplace. Also, the means of escape in case of fire may be unsafe such as open stairs that can cause a fire to spread quickly, inadequate fire stopping, blocked gangways and other routes to exits, blocked exits themselves and fire doors held open inappropriately. Any or all of these types of unsafe conditions can assist the spread of smoke heat and fire.</p>	<p>Comments/Remarks:</p> <p>Adequate means of escape were observed with issues identified to several fire doors requiring attention to ensure that they are fit for purpose in the event of fire.</p> <p>The assessment was non-invasive and therefore it is recommended that where building services, pipes and electrical conduit pass through fire resisting compartments that the resulting disruption to the compartment be fire stopped with a suitable fire rated material to safeguard the compartments' fire resistance and prevent the spread of fire and smoke.</p> <p>The companies that have equipment on the roof of the building usually in a small purpose made building do not allow access to ONGO staff. They are providing information about what the units contain, any dangers associated with the units and any tests and servicing of the passive fire protection contained within the unit such as escape lighting, fire warning system and testing of any other fixed passive fire-fighting equipment. These service records and tests are now made available to the landlord.</p>
<p>Identify Any Dangerous Substances:</p>	<p>Comments/Remarks:</p> <p>None identified at time of audit.</p>

CONFORMANCE TO STANDARDS		YES	NO
a) Fire Extinguishers	To BS EN 3	✓	
b) Fire Alarm System ¹	To BS 5839	✓	
c) Emergency Lighting ²	To BS 5266	✓	
d) Fixed Installations	BS EN 12845 or equivalent	✓	
e) Others e.g. Industry or International Standards.	Dry Risers and refuse chute fire shutter	✓	

1 Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

2 Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

2 GENERAL FIRE SAFETY MEASURES

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL			
1 ELECTRICAL SOURCES OF IGNITION	N/A	Yes	No
1.1 Reasonable measures taken to prevent fires of electrical origin?		✓	
1.2 More specifically:			
a. Fixed installation periodically inspected and tested?		✓	
b. Portable appliance testing carried out?		✓	
c. Suitable policy regarding the use of personal electrical appliances?		✓	
d. Suitable limitation of trailing leads and adapters?		✓	
1.3 Comments and Hazards Observed:			
<ul style="list-style-type: none"> Electrical circuit tested August 2022 the certificates have not yet been issued, the electrical compliance officer informed the auditor that they were found to be satisfactory, but prices were being requested re the replacement of the main distribution panels. It is recommended that 20% of the electrical circuits are tested each year culminating in the whole electrical installation being tested over the 5-year period. PAT testing carried out May 2022. 			

2 SMOKING	N/A	Yes	No
2.1 Reasonable measures taken to prevent fires as a result of smoking?		✓	
2.2 More specifically:			
a. Smoking prohibited in the building?			✓
b. Smoking prohibited in appropriate areas?		✓	
c. Suitable arrangements for those who wish to smoke?		✓	
d. Absence of any evidence of breaches of policy?		✓	
2.3 Comments and Hazards Observed:			
<ul style="list-style-type: none"> No smoking policy in force for communal areas and being managed, this does not cover the residents' flats where smoking may take place. 			

3 ARSON	N/A	Yes	No
3.1 Does basic security against arson by outsiders appear reasonable?		✓	
3.2 Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?		✓	
3.3 Comments and Hazards Observed:			
<ul style="list-style-type: none"> All waste storage bins kept in a secure area at the front of the premises. 			

4 PORTABLE HEATERS AND HEATING INSTALLATIONS	N/A	Yes	No
4.1 Is the use of portable heaters avoided as far as practicable?		✓	
4.2 If portable heaters are used?			
a. Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided?		✓	
b. Are suitable measures taken to minimize the hazard of ignition of combustible materials?		✓	
4.3 Are fixed heating installations subject to regular maintenance?		✓	
4.4 Comments and Hazards Observed:			
<ul style="list-style-type: none"> No evidence of unsuitable heating appliances observed. Records indicate the boilers and gas appliances in the flats are the responsibility of the landlord. 			

5 COOKING	N/A	Yes	No
5.1 Are reasonable measures taken to prevent fires as a result of cooking?		✓	
5.2 More specifically:			
a. Filters changed and ductwork cleaned regularly?	✓		
b. Suitable extinguishing appliances available?	✓		
5.3 Comments and Hazards Observed:			
<ul style="list-style-type: none"> Only the landlord areas were audited, where there are no cooking facilities provided. 			

6 LIGHTNING	N/A	Yes	No
6.1 Does the building have a lightning protection system?		✓	
6.2 Comments and Hazards Observed:			
Lightning protection was tested March 2022 by a contractor.			

7 OTHER SIGNIFICANT IGNITION SOURCES THAT WARRANT CONSIDERATION	N/A	Yes	No
7.1 Ignition sources:			
None identified.			
7.2 Comments and hazards observed:			
None.			

8 HOUSEKEEPING	N/A	Yes	No
8.1 Is the standard of housekeeping adequate?		✓	
8.2 More specifically:			
a. Combustible materials appear to be separated from ignition sources?			✓
b. Avoidance of unnecessary accumulation of combustible materials or waste?			✓
c. Appropriate storage of hazardous materials?		✓	
d. Avoidance of inappropriate storage of combustible materials?			✓
8.3 Comments and hazards observed: <ul style="list-style-type: none"> Housekeeping good at the time of audit, with the exception of the roof area where the electrical cabinets for the lifts were left open and unattended. There was rubbish stored in the escape route from the roof area. There was combustible substances stored in the risers on more than one floor. Daily walk downs are carried out which includes checking alarm and sprinkler panels, fire exits, doors. It is the same checks as the weekly walk down but without the Fire Alarm test. Weekly walk down and alarm test is carried out every Wednesday 0900hrs – 1030hrs. 			
See Action Plan Section 8.3			

9 HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS	N/A	Yes	No
9.1 Is there satisfactory control over works carried out in the building by outside contractors (including “hot work” permits)?		✓	
9.2 Are fire safety conditions imposed on outside contractors?		✓	
9.3 If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of hot work permits? Including damping down and frequent completion fire checks?		✓	
9.4 Comments and Hazards Observed: <ul style="list-style-type: none"> Contractor policy in use at time of audit. 			

10 MEANS OF ESCAPE FROM FIRE	N/A	Yes	No
10.1 It is considered that the building is provided with reasonable means of escape in case of fire.		✓	
10.2 More specifically:			
a. Adequate provision of exits?		✓	
b. Exits easily and immediately openable where necessary?		✓	
c. Fire exits open in direction of escape where necessary?		✓	
d. Avoidance of sliding or revolving doors as fire exits where necessary?		✓	
e. Satisfactory means for securing exits?		✓	
f. Reasonable distances of travel:			
▪ Where there is a single direction of travel?		✓	
▪ Where there are alternative means of escape?		✓	
g. Suitable protection of escape routes?		✓	
h. Suitable fire precautions for all inner rooms?		✓	
i. Escape routes unobstructed?		✓	
10.3 Are reasonable arrangements provided for means of escape for disabled occupants?		✓	
10.4 Comments and deficiencies observed:			
<ul style="list-style-type: none"> Means of escape and travel distances observed and reasonable for both single direction of travel and more than one direction of travel on escape routes. Good PEEPS records maintained and kept in the Gerda. 			

11 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	N/A	Yes	No
11.1 It is considered that there is:			
a. Compartmentation of a reasonable standard?		✓	
b. Reasonable limitation of linings that may promote fire spread?		✓	
c. Is there evidence of suitable materials used for service penetrations?			✓
11.2 Comments and Hazards Observed:			
<ul style="list-style-type: none"> Fire stopping had been carried out and where observed appeared appropriate. Within the risers it would appear that the cable ground that pass between floors have been sealed with inappropriate materials for the size of gap being closed off. This issue has been progressed by the compliance team and they are about to get the work carried out and recharged to the cable supplier, this has taken some time and the involvement of solicitors to progress. New regulations on doors and balconies have come into force. A newsletter was hand delivered in July 2022 to all high rise residents. They also had information regarding fire doors prior to replacement works starting. 			
See Action Plan Section 11.2			

12 ESCAPE LIGHTING	N/A	Yes	No
12.1 Reasonable standard of escape lighting system provided?		✓	
12.2 Comments and hazards observed: <ul style="list-style-type: none"> Emergency lighting appeared to be satisfactory throughout with all visible luminaires showing to be working satisfactorily. Emergency lighting is tested by the Facilities Officers on a monthly basis and Firestop on a quarterly basis. 			

13 FIRE SAFETY SIGNS AND NOTICES	N/A	Yes	No
13.1 Reasonable standard of fire safety signs and notices? e.g. Safe Passage, Mandatory & Prohibition Signs		✓	
13.2 Comments and hazards observed: <ul style="list-style-type: none"> Generally adequate provision around the premises, of 'Fire Action' notices. The flats are being fitted with new fire doors onto the communal areas which will be followed by a complete decoration of the area. Once this is complete new compliant safety signs are to be fitted. Some fire action notices in the roof area had not been completed. 			
See Action Plan Section 13.2			

14 MEANS OF GIVING WARNING IN CASE OF FIRE	N/A	Yes	No
14.1 Reasonable manually operated electrical fire alarm system provided?		✓	
	Yes Throughout	Yes Partial	No
14.2 Automatic fire detection provided?	✓		
	N/A	Yes	No
14.3 Remote transmission of alarm signals?		✓	
14.4 Comments and Hazards Observed: <ul style="list-style-type: none"> Good coverage. Daily walk downs are carried out which includes checking alarm and sprinkler panels, fire exits, doors. It is the same checks as the weekly walk down but without the Fire Alarm test. Weekly walk down and alarm test is carried out every Wednesday 0900hrs – 1030hrs. 			

15 MANUAL FIRE EXTINGUISHING APPLIANCES	N/A	Yes	No
15.1 Reasonable provision of portable fire extinguishers?		✓	
15.2 Hose reels provided?			✓
15.3 Comments and deficiencies observed: <ul style="list-style-type: none"> Extinguishers provided in suitable locations and meet the minimum requirements of BS 5306-8. 			

16 RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

16.1 Type of system:

Fixed sprinklers are fitted in every flat and communal areas including on the ground floor. They are not fitted in the stairway.

A bespoke sprinkler system is fitted in the bin chute area.

Dry risers are fitted within the lobby area.

The slam panel is on an intumescent fuse and is checked by Contractors on a scheduled programme.

16.2 Comments:

- The dry risers and bin chute sprinkler serviced by competent engineers.
- The main sprinkler for the tower has test records provided, dated June and July 2022.

MANAGEMENT OF FIRE SAFETY			
17 PROCEDURES AND ARRANGEMENTS			
17.1 Person responsible for fire safety in the area:	Name: Steve Hepworth		
	N/A	Yes	No
17.2 Competent person(s) available to assist in implementation of fire safety legislation?		✓	
17.3 Comments: OH staff visits the premises for a walkdown daily.			
	N/A	Yes	No
17.4 Appropriate fire procedures in place? (including summoning the fire and rescue service)		✓	
17.5 People nominated to respond to fire?		✓	
17.6 People nominated to assist with evacuation?		✓	
17.7 Appropriate liaison with fire brigade?		✓	
17.8 Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?		✓	
17.9 Comments:			
<ul style="list-style-type: none"> • Adequate management policy in place. Evidence of fire policy available and competent persons identified to deal with automatic fire alarm activations and liaison with the fire and rescue service • Ongo Homes have a Fire Safety Procedure for the High Rise, the procedure is for who does what, what happens and monitoring. • All people requiring access the roof need to provide a Risk Assessment, Method Statement, Roof Top Training Certificate and RF Awareness Certification that must all be in date. • As part of the letting's procedure residents are given a copy of a) The Fire Evacuation Procedure this is also discussed with them. B) Ongo Homes Fire Safety Statement is provided in writing and discussed. C) A map showing the evacuation points is also provided. • Additional information is to be compiled and given to residents on fire safety and the importance of fire doors and fire safety in general. • Humberside Fire and Rescue Service (HFRS) have updated information contained within a Gerda Information box in the lobby of the tower. • Fire Risk Assessments for the roof cabins are required to be re-visited regularly and kept up to date with any new equipment fitted within the cabins, this is now taking place, FRA's are not produced but the results of testing and servicing are being delivered when requested. 			

See Action Plan Section 17.9




18 TRAINING AND DRILLS	N/A	Yes	No
18.1 Are all staff given instruction on induction?		✓	
18.2 Are all staff given periodic “refresher training” at suitable intervals?		✓	
18.3 Are staff with special responsibilities (e.g. fire wardens) given additional training?		✓	
18.4 Are fire drills carried out at appropriate intervals?		✓	
18.5 Comments: Good training in place <ul style="list-style-type: none"> • Fire Safety E-learn training given through Learning with Ongo to all Ongo Homes staff on induction. • The Health and Safety Team are responsible for Fire Warden training and ensuring they are given additional training at suitable intervals. There are 25 wardens who have all had adequate training, records held by H&S and P&C (HR) Teams. • Relevant staff were given High Rise Fire Safety Training by HFRS, this included the Caretaking team and one of the Facilities Officers. • Evac chairs for people with disabilities are provided on the ground floor adjacent to the fire panel, it is now confirmed that 20 members of ONGO staff have been trained in their use. The fire service have said to ONGO that they would not use them. 			

19 TESTING AND MAINTENANCE	N/A	Yes	No
19.1 Adequate maintenance of workplace?		✓	
19.2 Weekly testing and periodic servicing of fire detection and alarm system?		✓	
19.3 Monthly, six-monthly and annual testing routines for emergency lighting?		✓	
19.4 Annual maintenance of fire extinguishing appliances?		✓	
19.5 Six-monthly inspection and annual testing of rising mains?		✓	
19.6 Weekly testing and periodic inspection of sprinkler installations?		✓	
19.7 Routine checks of final exit doors and/or security fastenings?		✓	
19.8 Annual inspection and test of lightning protection system?		✓	
19.9 Other relevant inspections or tests		✓	
19.10 Comments: <ul style="list-style-type: none"> • Records of routine testing of the inherent fire safety systems were available for inspection and deemed to be in good order fire drills are taking place regularly including the residents. 			

20 RECORDS	N/A	Yes	No
20.1 Appropriate records of:			
a. Fire drills?		✓	
b. Fire training?		✓	
c. Fire alarm tests?		✓	
d. Escape lighting tests?		✓	
e. Maintenance and testing of other fire protection systems?		✓	
20.2 Comments:			
Good records kept and maintained on the premises and backed up electronically.			

3.0 RISK ASSESSMENT RECORD

FIRE RISK ASSESSMENT RISK ASSESSMENT RECORD AND ACTION PLAN				
Tick				
INITIAL ASSESSMENT:	✓	PREMISES:	Trent View House Bridge Road Scunthorpe North Lincolnshire DN17 1LB	
PERIODIC REVIEW:	No			
CHANGE IN WORK PRACTICE:	No	ACTIVITIES AT PREMISE:	Residential Flats 1(a)	
DATE COMPLETED:	12 th September 2022	STAFF AT RISK	Yes	
PREPARED BY:	Neil Fritzsche QFSM.MBA. M.I.Fire.E	OCCUPANTS AT RISK:	Yes	
Severity Likelihood	Slight Harm	Harmful	Extremely Harmful	RISK ASSESSMENT
Unlikely	Low	Low	Medium	Likelihood Unlikely = Hazard does not usually occur Likely = Harm will occur frequently V. Likely = Near certain that harm will occur
Likely	Low	Medium	High	Severity S. Harm = Superficial injuries (minor cuts and bruises) Harmful = Minor fractures, ill health leading to minor disability Ext Harmful = Multiple injuries, major fractures, fatalities
Highly Likely	Medium	High	High	

Rec No.	Hazard Identified	Risk Rating L / M / H	Fire Safety Measure Required	Rec Timescale	Responsible Person	Legislation	Completion Date
8.3	HOUSEKEEPING Storage in the lift motor room and the plant room that contains the main electrical panels and ignition sources.	M	Any sparks emanating from the open electrical panels or other ignition sources could start a fire as such the storage should be removed from within 1m of the electrical panels and any other identified ignition sources, and only non-combustibles should be stored in that area. Ideally the electrical panels should be maintained closed at all times 	Within one month	Steve Hepworth	RRO 2005 BS9999	
8.3	HOUSEKEEPING Combustible storage was observed in the escape routes	M	Combustible materials and other items in the escape route reduce the width of the escape route and additional fire loading into the area and should be removed immediately. 	Within one month	Steve Hepworth	RRO 2005 BS9999	
8.3	HOUSEKEEPING Combustible storage was observed in the risers	M	Combustible materials and other items in the risers make an additional fire loading into the area and should be removed immediately. 	Within one month	Steve Hepworth	RRO 2005 BS9999	


Rec No.	Hazard Identified	Risk Rating L / M / H	Fire Safety Measure Required	Rec Timescale	Responsible Person	Legislation	Completion Date
11.2	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT Within the risers it would appear that the cable ground that pass between floors have been sealed with inappropriate materials for the size of gap being closed off.	M	<i>This action is from Last year's FRA action plan.</i> The company who carried out the works should be asked to provide specification and proof that materials used are appropriate for the task undertaken. If not, these risers should be sealed/fire stopped correctly around them to stop the passage of smoke and fire. This issue has been progressed by the compliance team and they are about to get the work carried out and recharged to the cable supplier, this has taken some time and the involvement of solicitors to progress.	Within Six Months	Steve Hepworth	RRO 2005 BS9999	
11.2	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT Many door frames to flats have had a hole drilled and a cable passed through into the flat this has affected the integrity of the door frame with respect to fire resistance	H	New doors have and are being fitted throughout the block of flats, eventually all flat doors, all corridor, riser, dry riser outlets, bin chute access and stairway doors at each level will be 60-minute fire doors with intumescent strips and smoke seals. The doors and frames are being replaced and only permitted cables and sprinkler pipes are being allowed to penetrate the frame in some area the fire stopping had yet to take place in the common area although the contractors confirmed that they had carried out the fire stopping within the resident's flat area.	Within Six Month	Steve Hepworth	RRO 2005 BS9999	

Rec No.	Hazard Identified	Risk Rating L / M / H	Fire Safety Measure Required	Rec Timescale	Responsible Person	Legislation	Completion Date
13.2	SIGNS AND NOTICES Fire Action notices	M	The 'Fire Action' notices in the roof area had not been completed with the appropriate information.	Within One to three Months	Steve Hepworth	RRO 2005 BS9999 HASSSR	
17.9	MANAGEMENT OF FIRE SAFETY PROCEDURES AND ARRANGEMENTS Fire safety information to residents	M	<p>The legislation has changed following on from the review of the Grenfell Tower disaster, inspections must take place at least annually of flat front doors to check their condition and also the contents on residents' balconies, nothing combustible should be stored or kept on them including dead plants, furniture or screening.</p> <p>All residents must be informed and should be also told that they have a responsibility to comply with the regulations as well as the landlord.</p>	Within six Months	Steve Hepworth	RRO 2005 BS9999	
17.9	MANAGEMENT OF FIRE SAFETY PROCEDURES AND ARRANGEMENTS Documentation and information required for imposed risks on the building by contract buildings and equipment placed on the roof of the building	M	The companies that have equipment on the roof of the building usually in a small purpose made building do not allow access to ONGO staff. The fire risk assessment they provide should be revisited on a regular basis especially if new equipment is installed in the cabins. They should provide a copy of their fire risk assessments to the landlord and not just test results.	Within One to three Months	Steve Hepworth	RRO 2005 BS9999	

4 REFERENCES / GLOSSARY

RRO	Regulatory Reform (Fire Safety) Order 2005
MHSWR	Management of Health and Safety at Work Regulations 1999
HASSSR	Health and Safety (Safety Signs and Signals) Regulations 1996
BS 9999	Code of practice for design, management and use of buildings
BS 5266	Design and maintenance of Emergency Lighting
BS 5266-1:2011	Code of practice for the emergency lighting of premises
BS 5266-2:1998	Code of practice for electrical low mounted way guidance systems for emergency use
BS 5266-4:1999	Code of practice for design, installation, maintenance and use of optical fibre systems
BS 5266-5:1999	Specification for component parts of optical fibre systems
BS 5266-6:1999	Code of practice for non-electrical low mounted way guidance systems for emergency use. Photoluminescent systems
BS 5306-0:2011	Guide for the selection of installed systems and other fire equipment
BS 5306-1:2006	Hose reels and foam inlets
BS 5306-2:1990	Specification for sprinkler systems
BS 5306-3:2009	Commissioning & maintenance of portable fire extinguishers
BS 5306-4:2001+A1: 2012	Specification for carbon dioxide systems
BS 5306-8:2012	Fire extinguishing installations and equipment on premises.
BS 5839-1:2013	Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises
BS 5839-3:1988	Specification for automatic release mechanisms for certain fire protection equipment
BS 5839-5:1988	Specification for optical beam smoke detectors
BS 5839-6:2013	Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises
BS 5839-8:2013	Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of voice alarm systems
BS 5839-9:2011	Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems
BS EN 12845	Fixed firefighting systems. Automatic sprinkler systems. Design, installation and maintenance
ADB	Approved Document B Building Regulations
EAWR	Electricity at Work Regulations 1989
GF	Ground Floor
FF	First Floor
SF	Second Floor
TF	Third Floor

5 REVIEW PAGE

ASSESSMENT COMPLETION			
WHAT IS THE OVERALL CATEGORY OF FIRE RISK:	LOW	MEDIUM	HIGH
		✓	
A REVIEW SHOULD BE CARRIED OUT			
LOW RISK	MEDIUM RISK	HIGH RISK	
EVERY 2 YEARS	EVERY YEAR	EVERY 6 MONTHS	
ASSESSMENT COMPLETION			
ASSESSORS NAME:	Neil Fritzsche QFSM. MBA. M.I.Fire.E	Signature (for file)	
ASSESSMENT DATE:	12 th September 2022	NEXT REVIEW	September 2023
MANAGER RESPONSIBLE:		SIGNATURE:	
The "Responsible" person or designated person with overall responsibility for the workplace or area must consider any recommendations made, decide what action will be taken and take steps to implement the changes by the target date above.			
REVIEWS			
FIRST REVIEW			
ASSESSORS NAME:		SIGNATURE:	
DATE OF REVIEW:		NEXT REVIEW:	
MANAGER RESPONSIBLE:		SIGNATURE:	
SECOND REVIEW			
ASSESSORS NAME:		SIGNATURE:	
DATE OF REVIEW:		NEXT REVIEW:	
MANAGER RESPONSIBLE:		SIGNATURE:	
No further reviews can be carried out using this risk assessment form. A new fire risk assessment form is to be completed.			

