

ONGO HOMES - FIRE RISK ASSESSMENT



Trent View House

**Bridges Road, Scunthorpe,
North Lincolnshire, DN17 1LB**

| | |
|-----------------|-------------------------|
| VALID BETWEEN | 18/10/2024 - 18/10/2025 |
| ASSESSED BY | Gary Platts |
| ASSESSED ON | 18/10/2024 |
| APPROVED BY | Charles Cully |
| APPROVED ON | 31/10/2024 |
| ASSESSMENT REF. | RB-7NGRSW |
| VERSION | 2 |



Fire Consultancy Specialists Ltd

Unit 2 (Formerly Unit 5B), Wheatcroft Business Park Landmere Lane, Edwalton, Nottingham, NG12 4DG

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1 INTRODUCTION

Overview

A fire risk assessment is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises that includes carrying out a suitable and sufficient fire risk assessment. The assessment set out in this document is intended to satisfy this requirement.

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

Enforcement

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

Assessment Review

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

Managing Fire Safety

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

Significant Findings

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

This fire risk assessment forms part of the Responsible Person(s) continuous fire risk management process and should be read in conjunction with the last Fire Risk Assessment and Action Plan (where applicable). A non-destructive Fire Risk Assessment has been conducted in accordance with the following fire safety guidance: Home Office Guidance - Fire Safety in Purpose Built Blocks of Flats (2011) A Type 1 (Non-Destructive) Fire Risk Assessment was attempted however no physical access was available to flat entrance doors. All services or penetrations traversing fire resisting compartments were not confirmed as being sufficiently fire stopped with fire resisting material. Any locations that have been identified are highlighted in section 9. Where fire compartments/fire dampers/ceiling voids were considered inaccessible for safety reasons and could not be physically accessed or were outside the visual range of the assessor, technical comment on these areas cannot be provided.

Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

The type of people that occupy a building, the risk of arson, and the ignition sources present are common examples of what affects the likelihood of fire. However, fairly simple steps can often be taken to reduce the possibility of fire.

The other objective is to mitigate the severity of a fire, its intensity and the smoke it produces. Occupants' mobility and their ability to escape are primary considerations, along with how quickly the fire would spread and how many people it might affect.

The matrix below explains how the assessor determines the building risk score. Carrying out the assessment's action recommendations should reduce the risk score.

| SEVERITY ► ▼ LIKELIHOOD | SLIGHT HARM | MODERATE HARM | EXTREME HARM |
|----------------------------|-------------|---------------|--------------|
| | TRIVIAL | TOLERABLE | MODERATE |
| LOW | TRIVIAL | TOLERABLE | MODERATE |
| MEDIUM | TOLERABLE | MODERATE | SUBSTANTIAL |
| HIGH | MODERATE | SUBSTANTIAL | INTOLERABLE |

| | | |
|-------------|--------|---|
| TRIVIAL | RATING | Limited action is required, review FRA as recommended; existing controls are generally satisfactory. |
| TOLERABLE | RATING | No major additional controls required. However, there might be a need for some improvements. |
| MODERATE | RATING | Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period. |
| SUBSTANTIAL | RATING | Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently. |
| INTOLERABLE | RATING | Imminent risk of significant harm. Immediate action required. |

Action Timescales and Severities

All remedial actions are given a **timescale**. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

| PLANNED WORKS | LONG TERM | MEDIUM TERM | SHORT TERM | IMMEDIATE |
|---------------|-----------|-------------|------------|-----------|
|---------------|-----------|-------------|------------|-----------|

All remedial actions are also given a **severity** which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant fire safety legislation, breach of the requirements of the legislation in respect of fire precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or in the immediate vicinity of the premises, in the event of fire.

| LOW SEVERITY | MEDIUM SEVERITY | HIGH SEVERITY |
|--|--|---|
| Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants | Matters that breach legislation but are not considered to constitute a serious threat to life safety | Serious breach of legislation, having the potential for serious injury to occupants |

SUMMARY

Ongo Homes - Fire Risk Assessment

ASSESSMENT AND CERTIFICATE REFERENCE
RB-7NGRSW

ASSESSED ON, BY
18/10/2024, Gary Platts (Head of Fire Risk Management Team)
MIFireE MIFSM

APPROVED / VALIDATED ON, BY
31/10/2024, Charles Cully TIFireE (Fire Risk Management Team Leader)

START DATE RECOMMENDED REVIEW DATE
18/10/2024 — 18/10/2025

FINDINGS
3 Actions / 11 Controls

PRODUCED FOR THE RESPONSIBLE PERSON
Ongo Homes

SPECIFICATION CONFORMS TO
Our own internal quality system.

ASSESSMENT SCOPE
In compliance with Article 9(1) of the RRF50 2005

Assessed Property

PROPERTY NAME
Trent View House

PROPERTY REFERENCE
RB-KLA8MI

ADDRESS
Bridges Road
Scunthorpe
North Lincolnshire
DN17 1LB

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING ORGANISATION
Fire Consultancy Specialists Ltd
Unit 2 (Formerly Unit 5B), Wheatcroft Business Park Landmere Lane, Edwalton,
Nottingham, NG12 4DG

Assessor Remarks

Although the compartmentation and fire-stopping in the majority of the building appears to be to a good standard, there are still areas that require addressing and these appear to be mainly on the ground floor in areas less frequently used.

The lack of smoke control outside the flats could result in residents having to travel through smoke, especially as Ongo have determined a full simultaneous evacuation procedure should be implemented, consideration should be given to reversing this strategic decision, as it also works against the design of the single escape stairwell and the compartmentation built into the building.

The general condition of the premises is excellent but the monitoring of the waste palladin bins and the bin chute should be emphasised.

ASSET INFORMATION

Guidance and Methodology.

Design Guidance

Details

Home Office Guidance - Fire Safety in Purpose Built Blocks of Flats (2011)

Details

Approved Document B (Volume 1) of the Building Regulations 2010.

FRA Guidance and Methodology

Details

PAS 79-2:2020 Fire risk assessment –Part 2: Housing – Code of practice

Benchmark Guidance

Details

BS 5306-8:2012 Fire extinguishing installations and equipment on premises Part 8: Selection and positioning of portable fire extinguishers – Code of practice

Details

BS 9251:2014 Fire sprinkler systems for domestic and residential practice

Details

Home Office Guidance - Fire Safety in Purpose Built Blocks of Flats (2011)

Details

BS 5499-4:2013 signs, Part 4: Code of practice for escape route signing

Details

BS 5266-Emergency lighting – Part 1: Code of practice for the emergency lighting of premises

Details

BS 5939-1 Fire detection and fire alarm systems for buildings, part 1: Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises

BS 5839-6 Fire detection and fire alarm systems for buildings, part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises

Responsibility

| | |
|--|--|
| Responsible Person Emma Atkinson | Responsible Person email emma.atkinson@ongo.co.uk |
| Client Ongo Homes | Competent Person Steve Shelley |
| Competent Person Email Address steve.shelley@ongo.co.uk | Competent Person Phone Number 07717 588 395 |
| Principal Accountable Person (PAP) Steve Shelley | |

General Fire Precautions

| | |
|--|---|
| Automatic Fire Detection installed on the premises. Detection installed in the communal parts, Detection installed in the dwellings | |
| Smoke Control Natural smoke control, NO smoke control | Emergency Lighting Installed in communal parts |
| Smoke control description No smoke control within this property, but the bin chute is external to the stairway lobby and does have natural ventilation, in theory this could be used to attempt to remove smoke from the stairwell lobby. | |
| Housekeeping Good standard. Means of escape clear. Refuse stored appropriately | |
| Housekeeping Notes A weekly inspection of each floor is carried out by Ongo personnel and this ensures a well-managed approach to housekeeping and avoids the potential accumulation of rubbish / combustibles in escape routes. | |
| Signage Signage installed consistently throughout premises. | |
| Signage description Ongo's own signage and logo, however, it is adequate. Additional signage/notices emphasising the importance of fire doors. | |

Building

| |
|--|
| Description of the Premises Trent View House is a tower block of some 14 floors. ground + 13 upper storeys. It contains a total of 79 dwellings and one ground floor flat (former warden's flat). Originally built in 1963 and refurbished in 1983 and incorporated a water-based suppression system. Each floor has 6 independent flats that open out into a lobby containing the lift. Access can then be made to a further lobby leading to the single stairway and the external rubbish chute (which is open to fresh air via permanently open vents). On each floor the six flats contain bedrooms, kitchen, lounge, and bathroom/WC and their own gas boilers, each flat also has their own balcony. 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 and in aylight hours only.

Number of Storeys
14 - ground + 13

Occupancy

Approximate maximum number of Residents?
158

Approximate number of Visitors/Staff/Contractors?
50

Approximate maximum number of people?
210

People With Reduced Mobility
0

Means Of Escape

Escapes & Exits
2

Number Of Internal Escape Stairs
1

Number Of Final Exits
2

Types Of Lifts Installed
Passenger

Stairwells Protected / Lobbied
Yes

Flat Doors Open Onto Stairs
No. Stairs are protected.

Describe the means of escape
The six flats open onto a landing that leads to a lobby that has the stairwell off it and also to a seperate external bin chute.

Evacuation

Evacuation Strategy
Simultaneous Evacuation

Simultaneous Evacuation Strategy
The building is designed for a stay-put procedure, but Ongo have decided to have a simultaneous evacuation procedure, consideration should be given to imlementing a stay-put policy as per the design of this building.

FINDINGS

1

1 negative answer

Out of a total of 149

3

3 actions to complete

Identified in this assessment

11

11 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

| Severity ▸ ▼ Timescale | Low Severity | Medium Severity | High Severity |
|---------------------------|-----------------|--------------------|------------------|
| Medium Term | 1 | 1 | 0 |
| Immediate | 0 | 0 | 1 |

Prevention

1 Action 1 Control

There are a number of potential sources of ignition throughout the building including; electrical wiring installations or appliances, smoking, heaters, arson, maintenance works, gas appliances, boilers, lightning strikes and other work processes. All of the above if not used, maintained and controlled correctly could be a potential source of ignition leading to a fire in the building.

Electrical Installations and Appliances

Consider all hazards that could result in fires of electrical origin including fixed wiring installations, portable appliances, PV installations, electrical heaters and evidence of faulty or DIY electrical work.

- ✓ Fixed installations are periodically inspected and tested.
- ✓ Portable appliance testing is carried out within adequate frequencies.
- ✓ There is suitable control over the use of personal electrical appliances.
- ✓ There is suitable limitation of trailing leads and adapters
- ✓ All other measures have been taken to prevent fires of electrical origin

Housekeeping

Maintaining high standards of housekeeping throughout the premises contributes to reducing the risk of a fire starting and makes it easier to use escape routes from the building. A clean and tidy environment goes a long way to keeping sources of fuel and ignition apart and demonstrates that the responsible person is taking a degree of care in managing the premises appropriately.

- ✓ The common areas of the premises are kept free of combustible materials.
- ✓ Unnecessary accumulation or inappropriate storage of combustible materials or waste is avoided.
- ✓ All meter or storage cupboards within or adjoining the means of escape are secured appropriately and free of any combustible items.
- ✓ The overall standard of housekeeping is adequate

Remove stored material from the sprinkler room.

Ensure that the industrial bins are able to cope with the domestic waste, on this visit the bin was full and it would have prevented the fusible link from operating the sliding door in the event of a fire, causing fire spread through the bin chute and possibly into the single stairwell through the adjacent non-fire rated glazing on each floor.

The sprinkler room is a critical area and access may be needed at any time, this material could potentially hinder firefighting operations.

A fire in the domestic waste storage area would be able to spread up the side of the building unchecked due to the lack of monitoring / maintenance of the waste bins. Additionally the bin chute is adjacent a window (that appears to be non-fire rated) to the stairwell on each level, giving rise to the potential for the products of a fire to spread into the single stairwell.

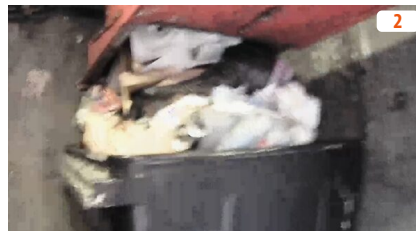
REFERENCE RB-QXS8CD DUE 01/11/2024

LOCATION Sprinkler room and waste bin store.

CATEGORY Management: Housekeeping

TIMESCALE
IMMEDIATE

SEVERITY
HIGH SEVERITY



Arson

The risk of deliberately set fires can be reduced by making sure the premises is secure and well lit and by minimising easy access to combustible materials in the vicinity. Regular building checks and estates management in order to identify where anti social behaviour is taking place can also be effective in reducing the risk of arson.

- ✓ Basic security against arson by outsiders appears reasonable.
- ✓ Domestic waste is stored safely and securely and there is an absence of combustible materials in the vicinity of the building.

Heating Appliances

What type of heating, is there evidence of servicing, is it clear of stored items, are there combustible items close to the appliances.

- ✓ There is satisfactory control over the use of portable heaters
- ✓ Fixed heating installations are subject to regular maintenance.
- ✓ Any gas heating appliances situated in the common areas are contained within fire resisting cupboards and are serviced annually by a Gas Safe contractor.

NO landlord Gas Safety Records were seen for gas appliances to demonstrate compliance with The Gas Safety Regulations (Installation and Use) 1998.

These certificates would ensure compliance with other legislation and reduce the risk from gas appliances.

LOCATION Each flat.

CATEGORY Maintenance: Servicing & Maintenance

Cooking

Cooking areas present a potential source of ignition due to processes involving the use of heat and open flame. Controls are necessary to ensure that combustible items do not come into contact with heat or open flame, that cooking processes are not excessively hazardous. In communal kitchens this can generally be achieved by enforceable house rules, regular inspections and cleaning routines.

- ✓ Filters are cleaned or changed
- ✓ Ductwork is cleaned regularly
- ✓ All other reasonable measures have been taken to prevent fires as a result of cooking
- ✓ There are no cooking facilities in the common areas of the premises.

Smoking

Are reasonable measures being taken to prevent fires as a result of smoking and are there suitable arrangements for those who wish to smoke?

- ✓ The building appears to operate an effective non-smoking policy within the communal areas of the building. There is no evidence of smoking in prohibited areas.

Contractors & Works

Certain types of maintenance work can increase the risk of fire through the heat related processes that are sometimes employed, for instance welding, soldering or other hot work. Additionally, damage to a building's compartmentation can be caused by maintenance personnel while carrying out work requiring penetrations between compartments as is the case with cabling or pipework. Controls should be in place to ensure that hot processes are managed properly and that any compartmentation damage caused by penetrations is appropriately fire stopped following the work.

- ✓ Where appropriate, fire safety conditions are imposed on outside contractors
- ✓ Where appropriate, a permit to work system is used (e.g. for hot work)

Other sources of ignition or fuel.

Consideration of the types and amounts of fuels present on the premises are necessary in ensuring that fire safety is managed effectively. A fire risk assessment will apply general principles of prevention by assessing whether particular combustible or flammable materials need to be on the premises, whether they can be replaced with less hazardous materials or whether they can be managed more safely.

- ✓ There was no evidence of flammable substances in and around the vicinity of the building.
- ✓ The premises has a lightning protection system installed in accordance with BS EN 62305. This system is subject to an adequate programme of servicing and maintenance.
- ✓ Cleaning substances and materials are all stored and disposed of appropriately.
- ✓ The building does not have a lightning protection system fitted and owing to its limited height, this is deemed to be appropriate.

Dangerous, Flammable, Combustible Materials and Substances.

Dangerous substances are those which meets the criteria in the approved classification and labelling guide for classification as a substance or preparation which is explosive, oxidising, extremely flammable, highly flammable or flammable, whether or not that substance or preparation is classified under the CHIP Regulations.

- ✓ Have combustible or flammable materials used or stored in the premises been identified?
- ✓ Has consideration been given to reduce the quantity held or has the use of non-combustible materials been considered?
- ✓ Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substances?
- ✓ Are all combustible or flammable materials stored or stacked safely?
- ✓ Is all combustible waste removed on a regular basis?

Interior Furnishings

Soft furnishings when ignited can produce a large amount of toxic smoke. This risk can be reduced somewhat by making use of fire retardant coverings. Furniture that is fire retardant will normally have labels attached indicating its fire retardance.

- ✓ Are all interior furnishings made from fire resisting materials? (The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 & 1993))
- ✓ Where appropriate are they retreated with flame retardant chemicals or made from inherently flame retardant chemicals?
- ✓ Are all items located away from ignition sources?

Protection

1 Negative Answer 2 Actions 3 Controls

Once a fire has started, various fire safety features combine to protect the building's occupants allowing them time to escape safely

from the premises. The building's protective elements include the detection and alarm system, emergency lighting, fire doors and overall compartmentation.

Means of Escape

Once a fire has started, been detected and a warning given, everyone in the premises should be able to escape to a place of total safety unaided and without the help of the fire and rescue service. Escape routes should be designed to ensure, as far as possible, that any person confronted by fire anywhere in the building, should be able either walk past in good time, or turn away from it and escape to a place of reasonable safety, e.g. a protected stairway. From there they will be able to go directly to a place of total safety away from the building. Exit doors on escape routes and final-exit doors should normally open in the direction of travel and be quickly and easily openable without the need for a key or special knowledge.

- ✓ The construction and glazing on escape routes appear to be suitably fire resisting and in good condition.
- ✓ Travel distances to a place of relative safety are within nationally recognised guidelines
- ✓ There are enough fire escape routes to support the number of people in the building
- ✓ There are no obstructions or combustible items within the means of escape.
- ✓ Fire doors on escape routes only open in the direction of travel
- ✓ Fire doors provide suitable protection from fire and smoke.
- ✓ Fire doors are fitted with self-closers
- ✓ Final exits are not obstructed externally and can be opened easily without needing a key.
- ✓ There is suitable provision to support the expected numbers of disabled occupants.
- ✓ All final exit doors are checked (opened) on a regular basis and the outcomes recorded.
- ✓ All escape routes are free from doors with electro-magnetic or electro-mechanical door locking devices.
- ✓ Smoke ventilation provision is suitable for the escape travel distances and protection of escape staircases and the systems are subject to regular servicing and testing.
- ✓ All escape routes and doors are unlocked and accessible at all times.
- ✓ The emergency operation of the door and it's lock are stated by appropriate signage.
- ✓ All final exits and glazing within 1.8 metres horizontally or 9 metres vertically above external escape stairs are fire resisting, self-closing and kept shut.
- ✓ Floor coverings to the escape routes and stairs are to an acceptable standard.

Emergency Escape Lighting

- ✓ A reasonable standard of emergency escape lighting has been provided.
- ✓ Emergency lighting extends beyond the final exit so that persons can reach a place of safety.
- ✓ Emergency lighting illuminates escape routes, exits, corridors, hazards or obstructions, changes in floor level, signs, fire alarm call points and firefighting equipment.
- ✓ Routine checks are carried out in accordance with the appropriate standard to which the system conforms - ie daily, monthly, 6 monthly and annual checks.
- ✓ There are adequate records of maintenance kept on file.

Documentation in the form of the most recent Ongo personnel walk arounds has been seen as part of this assessment to demonstrate that monthly testing of the emergency lighting system is taking place. Ongo have confirmed that it is their policy for their trained personnel to test emergency lighting monthly during their monthly safety inspection and that this is monitored and managed to ensure that monthly checks take place consistently. It is inspected annually by an electrical contractor and the last date was 20/02/2024.

Emergency lighting should be tested monthly by simulating a brief power failure, typically using a test key.

Means of Alarm

Any automatic fire detection and alarm system should be designed to take account of how the building is used and it should reflect the (potentially different) evacuation procedures that are adopted. Any fire alarm control panel should be adequate to receive a fire signal, signify the zone, area or detector in alarm and notify the relevant persons; be it individual flat occupants, the occupants of a floor, the building occupants and/or an Alarm Receiving Centre (ARC)

- ✓ Appropriate automatic fire detection is fitted to the common areas if required.
- ✓ The communal fire detection and fire alarm system extends into the dwellings.
- ✓ Where appropriate, a fire alarm zone plan has been provided
- ✓ Where appropriate, there are adequate arrangements for silencing and resetting an alarm condition
- ✓ There are adequate means of giving warning in the case of fire.
- ✓ The premises is provided with a fire alarm system which is suitable for the risk and premises type.
- ✓ Is it possible to define the detection system category? (L1- L5 etc.)
- ✓ Can the alarm be raised without placing anyone at risk?
- ✓ Can the alarm be heard throughout all areas of the premises?

- ✓ Are sufficient fire alarm call points and detectors provided, visible and free from obstruction?
- ✓ Are all fire alarm sounders of the same type, giving the same alarm signal? The signal should be distinct from all other alarms in the workplace to avoid confusion.
- ✓ Where required does the system have a voice alarm?
- ✓ Are there systems in place to ensure the system is tested weekly from a different call point and the outcomes recorded?

Automatic fire detection is within in the common areas of premises.

There is automatic fire detection and call points situated in the common areas. This does not conform to national LGA guidance contained in Fire Safety in Purpose Built Blocks of Flats and works against the stay put policy that this guidance recommends should be in place in the block.

The Confinement of Fire

On the ground floor there are several rooms that do not appear to have industry best-practice fire-stopping installed.

In the event that a fire starts, it is important to contain it's spread as much as possible in order to allow occupants to either escape safely or to stay put until the fire can be dealt with by emergency services. This requires that fire resisting walls and doors are present where required and are maintained to an adequate standard.

- ✗ Compartmentation between the common areas and the flats appeared to be to a good standard and no obvious breaches were observed.
- ✓ There is reasonable limitation of linings that may promote surface spread of fire.
- ✓ As far as can reasonably be ascertained, there is reasonable fire separation within any roof space
- ✓ As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against the passage of fire, smoke and combustion products in the early stages of a fire
- ✓ Service risers and/or ducts in common areas are adequately fire-protected to restrict the spread of fire and smoke
- ✓ Are all escape routes and compartments protected by fire resisting walls and doors where required?
- ✓ Has the risk of external fire spread been considered? Consider external cladding, wall systems, external render and balconies.
- ✓ Are firefighting shafts or fire mains provided and are the locations of the inlets/outlets in line with current guidance?
- ✓ Are lifts provided for the use of firefighters or evacuation?
- ✓ All doors adjoining the shared means of escape are fire resisting and in serviceable condition.
- ✓ Is there a procedure in place to regularly check the condition of fire resisting doors and doorsets?
- ✓ Has there been any previous examination of the building's external wall system or cladding? If yes provide details.

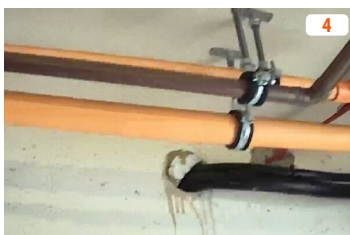
Continue with the remedial program of ensuring all fire-stopping is to a recognised system / industry best practice.

Fire resistance and compartmentation are the key factors that allow residents to remain safe in their dwellings in the event of a fire elsewhere.

REFERENCE RB-KZ28FR DUE 31/01/2025

LOCATION Several ground floor rooms.

CATEGORY Upgrades: Compartmentation



TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY

The remedial program for addressing all fire-stopping needs to continue.

To ensure compartmentation / fire-resistance is complete.

REFERENCE RB-BEJ4MG DUE 31/01/2025

LOCATION Mainly ground floor rooms.

CATEGORY Upgrades: Compartmentation

TIMESCALE
MEDIUM TERM

SEVERITY
LOW SEVERITY

ACTION CONTINUES...



Fire Fighting Equipment, Facilities, Systems and Fixed Installations

A water-based suppression system was installed in 2018 and is regularly inspected and maintained.

Article 13 of the Regulatory Reform (Fire Safety) Order 2005 requires that, where appropriate, the premises must be equipped with appropriate fire fighting equipment. This allows for not providing fire extinguishers where a fire risk assessment deems that it is not appropriate to do so. Where provided, there must be a sufficient number of extinguishers of the correct type for the premises, they must be serviced adequately and persons should be adequately trained in their use.

- ✓ There is a reasonable provision of manual fire extinguishing appliances
- ✓ All fire extinguishing appliances are readily accessible
- ✓ No fire extinguishers have been provided.
- ✓ Firefighting shafts or fire mains are provided and locations of inlets/outlets are in line with current guidance.
- ✓ Lifts are provided for the use of firefighters or in evacuation.
- ✓ Sprinklers are fitted are fully operational and are subject to a programme of checks and maintenance.
- ✓ Where sprinklers are fitted all heads are clear of obstructions (500mm clear of stock) and are functional.

In line with current guidance for a building of this type, no portable fire fighting equipment has been installed in communal areas. There are extinguishers within staff areas. There are legacy hose reels on the landings, however these are locked to prevent use.

This is considered to be an appropriate course of action as there are no persons on site that are trained in the use of extinguishers or would be reasonably expected to use one to fight a fire. It is expected that the legacy hose reels will be removed in due course.

LOCATION Each floor.

CATEGORY Upgrades: Fire Fighting Equipment

Fire Safety Management and Procedures

7 Controls

All relevant persons, be they residents, staff, visitors and contractors, should be given information and instruction relevant to the overall fire safety strategy and their specific relevant living, common and work areas. Specific consideration should be given to people less able to self-evacuate and to individuals who occupy the building outside normal working hours, such as contract cleaners or maintenance staff.

Emergency Procedures

- ✓ There are adequate procedures for investigating fire alarm signals
- ✓ All staff have been trained in how to call the Fire Service, use of fire extinguishers, evacuation procedures and basic fire awareness?
- ✓ There are suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?
- ✓ There are suitable arrangements for ensuring that the premises have been evacuated
- ✓ There is a suitable fire assembly point
- ✓ There are adequate procedures for evacuation of any disabled people who are likely to present
- ✓ There are suitable arrangements for means of escape for disabled occupants
- ✓ There are procedures in place to inform relevant persons of the need to report any potential fire hazards?
- ✓ A "permit to work" procedure is in place for contractors etc.?
- ✓ There are procedures for calling out key staff during fire related emergencies outside of normal working hours?

The premises is situated on a single block of flats where it may be confusing to designate specific assembly points. This information is suitably displayed on the Fire Action Notice fitted in the common area, informing residents to move to a place a safe distance from the building should they need to evacuate.

CATEGORY Management: Policy, Procedure, Drills

Resident Engagement

- ✓ Information on fire procedures has been disseminated to residents
- ✓ Fire safety information is disseminated to new residents

Training & Drills

All relevant persons, be they residents, staff, visitors or contractors, should be given information and instruction relevant to the overall fire safety strategy and their specific relevant living, common and work areas. Specific consideration should be given to people less able to self-evacuate, to individuals who occupy the building outside normal working hours, such as contract cleaners or maintenance staff and to persons with special roles such as wardens or those expected to assist with an evacuation.

- ✓ All staff are given adequate fire safety instruction and training
- ✓ Staff are given additional training to cover any specific roles and responsibilities
- ✓ When the employees of another employer work in the premises, appropriate information on fire risks and fire safety measures are provided
- ✓ The content of the training provided considered adequate
- ✓ Fire drills are carried out at appropriate intervals
- ✓ All new employees receive basic fire procedure and induction training on the date of appointment?
- ✓ All staff have been trained in how to call the Fire Service, use of fire extinguishers, evacuation procedures and basic fire awareness?

Fire Safety Management

- ✓ There are suitable records of the fire safety arrangements
- ✓ Procedures in the event of fire are appropriately and properly documented.
- ✓ Routine in-house inspections of fire precautions are undertaken
- ✓ The premises has a fire procedure/emergency plan and is suitable for the numbers of staff and the processes carried out within the premises.
- ✓ There are no records or reports of any fire related incidents, near misses or arson attacks.
- ✓ There has been no contact with Fire and Rescue Services in the last 12 months.
- ✓ There is a named person(s) with overall responsibility for fire safety related matters and management?
- ✓ There is adequate access provided for fire service vehicles in the event of an emergency.

Evidence of a fire emergency plan has been seen as part of this assessment.

Maintenance & Testing

- ✓ Weekly testing and periodic servicing of the fire detection and fire alarm system is undertaken
- ✓ Servicing and testing routines are in place for the emergency escape lighting
- ✓ Annual maintenance of fire extinguishing appliances is undertaken
- ✓ Six-monthly inspections and annual testing of rising mains are undertaken
- ✓ There are periodical inspections of external escape staircases and gangways
- ✓ 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)
- ✓ The emergency lighting system is subject to a programme of regular maintenance servicing.

Records

- ✓ There is a written record to show that fire drills take place at an appropriate frequency.
- ✓ Staff training records show that staff are appropriately trained.
- ✓ Written records show that fire alarm testing is taking place within an appropriate frequency.
- ✓ Unwanted (false) alarms are recorded appropriately.
- ✓ Records show that emergency lighting is tested within appropriate timescales.
- ✓ There are records of the maintenance and testing of other fire protection systems and equipment
- ✓ Fire doors, exits and locking/closing devices are regularly checked for damage that would affect operation or performance
- ✓ The previous Fire Risk Assessment has been seen as part of this assessment and all identified actions reviewed.
- ✓ There is a valid Landlord Gas Safety Record for the premises.
- ✓ Records show that servicing and maintenance of lifts is taking place and there are records to show that defects are being reported to Fire and Rescue authorities.

- ✓ There are written records of quarterly (communal) and annual (flat entry) inspections of fire doors in blocks over 11 metres in height.

The sprinkler system was last serviced on 01/07/2024.

Written records are maintained to show that fire drills take place at an appropriate frequency.

The Emergency Escape Lighting system is subject to a programme of maintenance and was last serviced on 20/02/2024.

The automatic fire detection and warning system was last serviced on 05/08/2024.

Premises Information Boxes / Secure Information Boxes

The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for existing high-rise residential buildings (as defined in The Fire Safety (England) Regulations 2022 as a building at least 18 metres in height or at least seven storeys) to have a secure information box installed on the premises.

- ✓ There is a suitably located premises information box for the fire and rescue service
- ✓ Arrangements are in place to keep the premises information box up to date
- ✓ Due to the limited size of the block a premises information box is not required.

There is a premises information box mounted to the interior of the building within the foyer.

Persons at Risk

Occupants of residential accommodation are likely to present a variety of needs and abilities in terms of prevention of fire, response to an alarm and in leaving the building safely. Responsible persons should take these factors into account when allocating accommodation and in the fire safety management of the premises.

- ✓ The actual occupancy of the premises/building conform with the occupancy figures contained in the relevant guide for the type of premises/purpose group.
- ✓ The requirements of the Equality Act 2010 (permanent or temporary disabilities) for ALL persons been assessed and complied with where reasonable.
- ✓ All known occupants requiring assistance to evacuate have been consulted with and appropriate PEEPs prepared.
- ✓ Disabled refugees have been provided.
- ✓ There are controls over maintenance workers working in a remote locations within the building.

Fire Safety Signs & Notices

Fire safety signs should be installed throughout the building including fire exit signs, fire action notices, signs indicating firefighting equipment, fire door signs and all fire safety related signs that would be expected. All signs are required under the Health and Safety (Safety Signs and Signals) Regulations 1996 and must comply with the provisions of these regulations .

- ✓ Fire action notices are displayed prominently, are of a similar type and are completed fully throughout the premises.
- ✓ There are signs to indicate all final exits.
- ✓ All signs are in the correct position, suitably fixed and directional arrows are correct. (Can the way out be found just by using signs alone?)
- ✓ All fire doors are signed appropriate to their use i.e. Fire Door Keep Locked Shut, Fire Exit Keep Clear etc
- ✓ All signs comply with BS EN ISO 7010:2011 where necessary.
- ✓ The emergency operation of the door lock is stated by appropriate signage.
- ✓ The location of firefighting equipment and fire alarm call points are highlighted by supporting signage where they are not immediately visible.
- ✓ External fire assembly points signs are prominently displayed where required.
- ✓ Wayfinding signage has been provided to clearly indicate floor levels, flat numbers from within the staircase(s) and each floor level.
- ✓ All signs comply with BS EN ISO 7010:2011 where necessary?

ACTION PLAN

Remove stored material from the sprinkler room.

Ensure that the industrial bins are able to cope with the domestic waste, on this visit the bin was full and it would have prevented the fusible link from operating the sliding door in the event of a fire, causing fire spread through the bin chute and possibly into the single stairwell through the adjacent non-fire rated glazing on each floor.

The sprinkler room is a critical area and access may be needed at any time, this material could potentially hinder firefighting operations.

A fire in the domestic waste storage area would be able to spread up the side of the building unchecked due to the lack of monitoring / maintenance of the waste bins. Additionally the bin chute is adjacent a window (that appears to be non-fire rated) to the stairwell on each level, giving rise to the potential for the products of a fire to spread into the single stairwell.

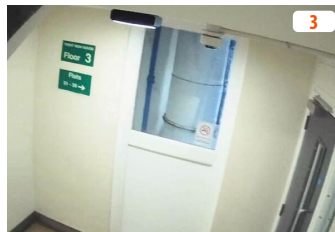
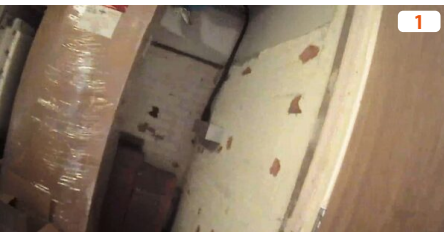
REFERENCE RB-QXS8CD DUE 01/11/2024

LOCATION Sprinkler room and waste bin store.

CATEGORY Management: Housekeeping

TIMESCALE
IMMEDIATE

SEVERITY
HIGH SEVERITY



COMPLETED ON / BY

Continue with the remedial program of ensuring all fire-stopping is to a recognised system / industry best practice.

Fire resistance and compartmentation are the key factors that allow residents to remain safe in their dwellings in the event of a fire elsewhere.

REFERENCE RB-KZ28FR DUE 31/01/2025

LOCATION Several ground floor rooms.

CATEGORY Upgrades: Compartmentation

TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY



COMPLETED ON / BY

The remedial program for addressing all fire-stopping needs to continue.

To ensure compartmentation / fire-resistance is complete.

REFERENCE RB-BEJ4MG DUE 31/01/2025

LOCATION Mainly ground floor rooms.

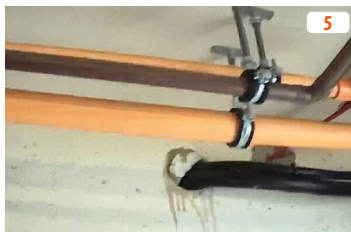
CATEGORY Upgrades: Compartmentation

TIMESCALE
MEDIUM TERM

SEVERITY
LOW SEVERITY

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

PHOTOS



