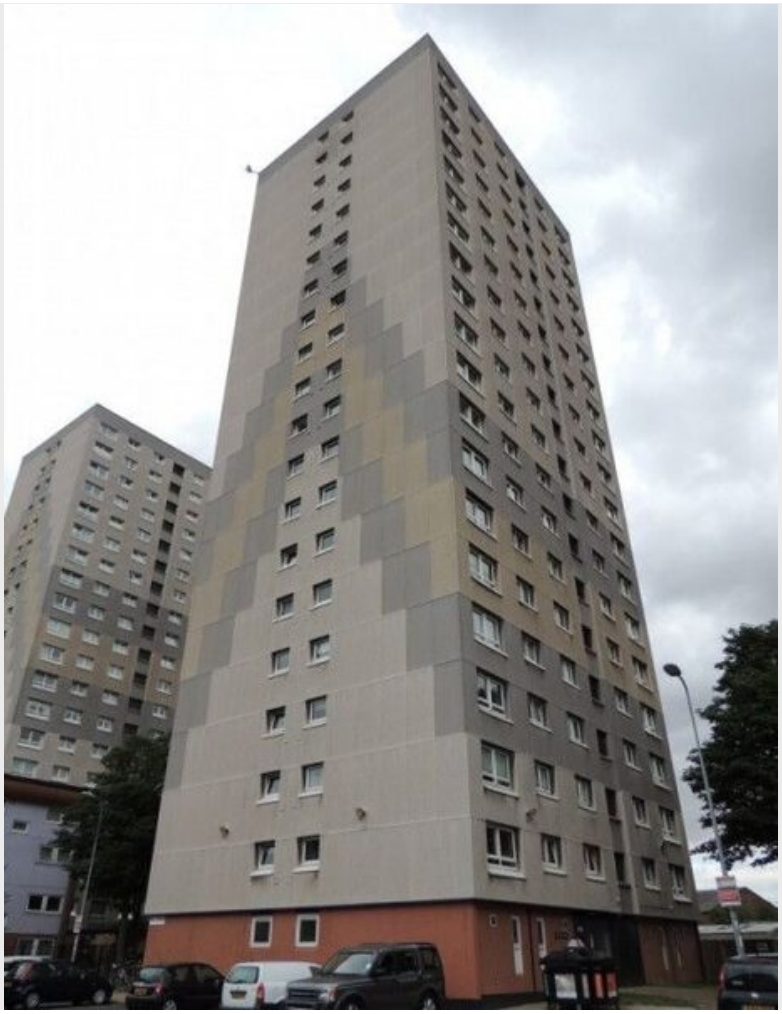
ONGO HOMES - FIRE RISK ASSESSMENT



Crosby House

Crosby House, Market Hill, Scunthorpe, North Lincolnshire, DN15 6SG

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-W88IL1
VERSION	2

Fire Consultancy Specialists Ltd

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

TABLE OF CONTENTS

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 nondomestic 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
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-W88IL1

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
2 Actions / 18 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 RRFSO 2005

Assessed Property

PROPERTY NAME
Crosby House

PROPERTY REFERENCE
970091

ADDRESS
Crosby House
Market Hill
Scunthorpe
North Lincolnshire
DN15 6SG

FIRE RISK RATING

LIKELIHOOD **LOW**	SEVERITY **SLIGHT HARM**	RISK **TRIVIAL**
Very low likelihood of fire as a result of negligible potential sources of ignition.	Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.

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

Assessor Remarks

This fire risk assessment was only concerned with the common areas and a comment is made concerning the firedoors of individual flats. Although the building has only a single staircase and no evacuaton nor firefighting lift, it does have a water-based suppression system and a dry riser in the stairwell that mitigates the potential effects of a fire in the common areas.

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.

Benchmark Guidance

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

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

Emergency Lighting
Installed in communal parts

Smoke control description
Permanent vents are on each floor, on either side of the central lobby adjacent to each flat entrance.

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 importence of fire doors.

Building

Description of the Premises
Crosby House is a tower block of 76 dwellings over 20 floors (ground + 19 upper storeys) and approximately 56.5m in height with an area of approximately 20m x 15m per floor (6000m2 in total.).

Originally built in the mid-1960's to the Bison wall-frame construction system (which was a precast concrete panel system used in the construction of numerous high-rise tower blocks. This system was developed in the 1960s and 1970s to meet the demand for affordable housing after World War II. The system was quick and cost-effective, and was used to construct two and three-bedroom flats). In 2018 a refurbishment program saw the installation of a water-based suppression system for the flats and the common areas.

Each floor has 4 independent flats, divided into 2 flats that open out into a lobby situated off the main lobby containing the lift and leading to the single stairway, two flats to the left and two to the right, with one flat lobby having a refuse chute to a central garbage collection on the ground floor, this is protected by a fusible link, closing a sliding lid to seperate the bin storage area from the chute in the event of a fire. This same lobby also has the dry riser located in it.

On each floor the two flats facing the rear of the property have a single bedroom, kitchen, lounge and bathroom/WC. The two flats off the front of the building have two bedrooms, lounge, kitchen and bathroom/WC.

There are two lifts in the tower one serving odd numbered floors and the other serving even numbered floors.

There are no flats on the ground floor, this is populated by stores, meeting rooms and a small laundry room for residents.

The roof space is access by permit and only in the hours of daylight.

Number of Storeys
20 - ground + 19

Construction (Details)
Concrete and steel (Bison construction method)

Structural Wall Material
Concrete panels

Structural Stairs Material
A single concrete central stair serves all floors.

Building Era / Age
Assumed 1950 - 1979

Building Height
56.5m

Approx Floor Area Per Floor
15m2 x 20m2

Floor Area Ration (FAR)
N/A

Gross Internal Floor Area (GIFA)
6000m2

External Dimensions
15 x 20

Exterior Cladding
FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)
Deemed acceptable.

Electronic Entrance System
Yes

Carpark
External/Outdoor Carpark

Is the premises a Higher Risk Building of over 18 metres in height?
Yes

Does the premises exceed 11 metres in height?
Yes

Occupancy

Approximate maximum number of Residents?
152

Approximate number of Visitors/Staff/Contractors?
50

Approximate maximum number of people?
200

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

Describe the means of escape
A lobbied approach from each flat to a stair lobby to the single stairwell.

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.

FINDINGS

2 **2 actions to complete**
Identified in this assessment

18 **18 controls describe existing measures**
Identified in this assessment

SUMMARY OF ACTIONS

Severity ▸ ▾ Timescale	Low Severity
No Timescale	1
Long Term	1

Prevention

6 Controls

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

Periodic testing of fixed electrical wiring is taking place within acceptable timescales. Written evidence of this has been provided to demonstrate that a test has been carried out within the past 5 years. This test was carried out on 16/12/2024. The Electrical Installation Condition Report (EICR) shows that the installation was found to be in a satisfactory condition.
BS7671 IET Wiring Regulations require that electrical fixed wiring installations are tested every 5 years by an approved electrician. Defective electrical circuits can cause overheating and arcing which can result in fires.

CATEGORY Maintenance: Servicing & Maintenance

All electric mobility scooters are stored in a secure store at least two fire doors away from communal exit routes and must be PAT tested.
To avoid these scooters being taken either into flats or left in communal areas.

LOCATION Ground floor storage rooms. CATEGORY Maintenance: Servicing & Maintenance

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

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.

Kept to a high standard.

CATEGORY Management: Housekeeping

Estates management is to a good standard and there are few signs of fire related anti social behaviour or acts of vandalism. Managing the condition of estates well and addressing anti social behaviour can reduce the risk of deliberate fire setting in the locality.

CATEGORY Management: Policy, Procedure, Drills

Waste is stored in a bin store that is secure.

CATEGORY Management: Housekeeping

Waste is located in a secure bin store.

CATEGORY Management: Housekeeping

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.

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 it's 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 it's 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 Action 6 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 annual inspection has been seen as part of this assessment to demonstrate that monthly testing of the emergency lighting system is taking place (09/07/2024). 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.
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?

An automatic fire detection system is in place in the common parts or shared means of escape as there is a simultaneous evacuation policy policy in place and domestic type detection conforming to BS5839-6 is installed within the dwellings themselves.
It is an Ongo decision to impose this type of evacuation strategy and this goes against advice from FCS; this building is designed for a 'stay-put' policy and therefore the concern is the stairwells are not designed (capacity -wise) for the evacuation of the whole building simultaneously and this may cause over-crowding in the single stairwell.

CATEGORY Management: Policy, Procedure, Drills

The Confinement of Fire

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.

The building is primarily constructed from concrete, with a section of cladding installed on its external walls. According to an external organisation's assessment, the cladding is not likely to facilitate the spread of fire.

The building is primarily constructed from concrete, with a section of cladding installed on its external walls and the cladding is not likely to facilitate the spread of fire. There are areas where the fire-stopping does not appear to be industry best practice and it is believed an on-going process of identification and remediation of all such issues.
To ensure fire-resistance and compartmentation is appropriate.

LOCATION Mainly on ground floor CATEGORY Upgrades: Compartmentation

The level of compartmentation within the building was considered to be acceptable based on observation of accessible areas. There were no obvious visible signs of compartmental breaches in the common areas apart from the ground floor.
A good standard of compartmentation is required in order to prevent the spread of flames and smoke in the event of a fire and to protect the means of escape, thereby enabling the occupants to escape safely.

CATEGORY Upgrades: Compartmentation

Fire Fighting Equipment, Facilities, Systems and Fixed Installations

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.

Remove hose reels on each floor, however these are currently locked.
Hose reels are not alawys effective and may be used inappropriately by occupants, further increasing the risk to occupants.

REFERENCE RB-V87RWY DUE No Due Date
LOCATION On each floor in the central lobby.
CATEGORY Upgrades: Fire Fighting Equipment

TIMESCALE
NO TIMESCALE

SEVERITY
LOW SEVERITY

ACTION CONTINUES...

...ACTION CONTINUED

In line with current guidance for a building of this type, no portable fire fighting equipment has been installed in communal areas. However, there are legacy hosereels that require removing from the property. These are currently locked against inappropriate use. There are extinguishers within staff-only areas.
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.

LOCATION Hose reels on each floor.

CATEGORY Upgrades: Fire Fighting Equipment

Fire Safety Management and Procedures

1 Action 6 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 housing estate consisting of high-rise residential blocks 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

The premises is a block of general needs flats with no staff on site to provide support. Persons living in these flats are required to be able to self-evacuate the building without additional staff assistance.

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.

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.

Consider annual cleaning of commual rubbish chutes.
A build-up of waste may cause either obstruction and/or flammable materials within the chute

REFERENCE RB-2N787B DUE 01/05/2025
LOCATION Communal garbage disposal chute.
CATEGORY Maintenance: Servicing & Maintenance

TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

Ongo trained personnel carried out monthly testing on 10/07/2024. Evidence/documentation provided by Ongo Homes has been witnessed by Fire Risk Assessor.
Emergency lighting should be tested once a month by simulating a brief power failure typically by use of a test key.

CATEGORY Management: Testing, Records, Log Books

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 automatic fire detection and warning system was last serviced on 16/12/2024.

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

Written records of testing and servicing are maintained, are up to date and were seen as part of this assessment.
These included:
Annual bin chute inspection - 17/04/2024.
Evacuation chairs - 16/02/2024.
Emergency lighting - 10/07/2024.
Lightning safety system - 23/05/2024.
Communal firedoors - 07/10/2024.
Firefighting equipment - 26/03/2024.
This also included the weekly 'fire walkdown checks' that include:
clear exits; AFD sounders; emergency lights; mag-locks releasing; lift returns; no signs of smoking; signs and notices; sterile escape routes; dry riser cabinet locked; all fire doors close; wayfinding signage in place; sprinkler room locked; store rooms locked.
These weekly checks ensure the standard of fire safety management remains consistently high.

LOCATION All parts of the building. CATEGORY Maintenance: Servicing & Maintenance

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.

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 refuges 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 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 hose reels on each floor, however these are currently locked.
Hose reels are not alawys effective and may be used inappropriately by occupants, further increasing the risk to occupants.

REFERENCE RB-V87RWY DUE No Due Date
LOCATION On each floor in the central lobby.
CATEGORY Upgrades: Fire Fighting Equipment

TIMESCALE
NO TIMESCALE

SEVERITY
LOW SEVERITY

COMPLETED ON / BY

Consider annual cleaning of commual rubbish chutes.
A build-up of waste may cause either obstruction and/or flammable materials within the chute

REFERENCE RB-2N787B DUE 01/05/2025
LOCATION Communal garbage disposal chute.
CATEGORY Maintenance: Servicing & Maintenance

TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

COMPLETED ON / BY

PHOTOS