ONGO HOMES - FIRE RISK ASSESSMENT

Trent View House

Bridges Road, Scunthorpe, North Lincolnshire, DN17 1LB

ASSESSED BY	Keith Hall
ASSESSED ON	09/10/2025
APPROVED BY	Charles Cully
APPROVED ON	21/11/2025
ASSESSMENT REF.	9700493
RECOMMENDED REVIEW DATE	09/10/2028
VERSION	1

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
9700493

ASSESSED ON, BY
09/10/2025, Keith Hall

APPROVED / VALIDATED ON, BY
21/11/2025, Charles Cully TIFireE (Fire Risk Management Team Leader)

RECOMMENDED REVIEW DATE
09/10/2028

FINDINGS
3 Actions / 29 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
Trent View House

PROPERTY REFERENCE
9700493

ADDRESS
Bridges Road
Scunthorpe
North Lincolnshire
DN17 1LB

FIRE RISK RATING

LIKELIHOOD **MEDIUM**	SEVERITY **MODERATE HARM**	RISK **MODERATE**
Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).	Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.	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

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, cladding added in 2012 and water-based suppression system added in 2017/18.
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 daylight hours only.
The assessment focused on the communal parts of the building but also refers to fire doors and external walls as required by Article 9 of the Regulatory Reform (Fire Safety) Order 2005.
The block appears to be well managed. Common areas of the building are of tidy appearance. Regular inspections and cleaning is taking place which clearly has a positive impact on the fire safety of the building. A number of issues were noted during the assessment regarding fire safety which are outlined within the body of this report.
In addition to the above mentioned issues specific to this block the issue of the simultaneous evacuation policy for the block has not been raised as an action as Ongo are aware of this issue and believe this to be the safest approach. The simultaneous evacuation policy in place goes against all national guidance for general needs housing blocks which are designed to support a stay put policy. Risks associated with simultaneous evacuation with unstaffed blocks include delayed response to the alarm and the potential for persons leaving the building to impede access to the building by fire fighting personnel. Additionally as the stairwell is not designed (capacity -wise) for the evacuation of the whole building simultaneously and this may cause over-crowding in the single stairwell.
Although the building has only a single staircase and neither an evacuaton nor firefighting lift, it does have a water-based suppression system, natural smoke ventilation on each flat lobby and a dry riser in the stairwell that mitigates the potential effects of a fire in the common area.
At the time of this assessment an actuation of the fire alarm was observed. All aspects of the fire emergency plan appeared to work effectively. A member of the safety team who was on site at the time was able to identify the location of the actuated detector from the display on the fire alarm panel and made attempts to evacuate persons already on the means of escape. The alarm was relayed by the ARC to Humberside Fire and Rescue who were able to attend site within 7 minutes. CCTV on site was viewed following reset of the fire alarm leading to a suspicion that the fire alarm may have been actuated by one of the occupants smoking on the staircase as the detector in the common areas of the ninth floor was indicating that it had been actuated. The responsible person should also consider the new standard introduced by BS5839:2025 in relation to reducing false alarms. There is now a new requirement for a "FALSE ALARM NOTICE" label on fire alarm panels to alert users that activations will trigger a fire and rescue service response. This is now mandatory on panels that have an active connection to the fire and rescue service. In addition to this there are specific requirements for filtering unwanted alarms during maintenance and installation to prevent unnecessary call-outs.
The overall level of risk from the hazard of fires fire has been assessed as being Moderate.

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

Benchmark Guidance

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

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

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

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

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

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

Responsibility

Responsible Person
Ongo Homes

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, cladding added in 2012 and water-based suppression system added in 2017/18.

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 daylight hours only.

Higher Risk Building (HRB)
This building exceeds 18 metres in height and therefore is subject to the requirements of the Building Safety Act 2022, the Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022.

Number of Storeys
14 - ground + 13

Construction (Details)
Concrete and steel.

Structural Wall Material
Reinforced concrete structure clad with infill brick and block cavity wall construction between the exposed floor slabs, the walls are not structural or supporting.

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

Building Era / Age
Known Build Date

Known Build Date
1962-63

Building Height
33.11 meters - measured as prescribed in the Building Safety Act 2022.
(Total overall height is approx. 38m).

Approx Floor Area Per Floor
300m2

Exterior Cladding
Exterior Cladding present and deemed to be of low risk.

Exterior Cladding (Details)
External cladding added in 2012 to all elevations from the first-floor level to the top of the block.
It is a Structherm cage system. As TVH is built with concrete main columns and infills the cage insulation is bolted on, insulation is Rockwool not Kingspan.
It has Rockwool fire breaks and a cementitious render over the top.
The ground floor elevations were treated with an insulated render system with brick slip finish. This system was extended to the overhanging soffit with a plain rendered finish.
High level powder coated aluminium louvre vents have been installed to the storage areas between the head of the wall and the underside of the first floor.
The circulation core recess to the east elevation has been infilled flush with the east elevation with a powder coated aluminium louvre screen running the full height of the building extending around the perimeter to provide a parapet detail. This is supported by a steel framework fixed within the recess.

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?
158

Approximate number of Visitors/Staff/Contractors?
50

Approximate maximum number of people?
210

People With Reduced Mobility
18

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

3 **3 negative answers**
Out of a total of 139

3 **3 actions to complete**
Identified in this assessment

29 **29 controls describe existing measures**
1 was identified in a previous assessment and reviewed in this assessment

SUMMARY OF ACTIONS

Severity ▸ ▾ Timescale	Medium Severity
Medium Term	3

Prevention

8 Controls

There are a number of potential sources of ignition throughout the building including; electrical wiring installations or appliances, smoking, heaters, arson, maintenance works, 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.

Residential block of flats with minimal sources of ignition. Regular maintenance is taking place in relation to electrics and passive protective measures. Security is of a good standard with electronic access control and cctv. Automatic fire detection and emergency escape lighting in place and maintained appropriately. Daily 'walk down' inspections are in place along with regular cleaning routines to ensure that sources of fuel are minimised and means of escape kept clear.

Electrical Installations and Appliances

There are no portable appliances or extension cables in the common areas.

There are a number of potential sources of ignition due to electrical installations, equipment and appliances present on the premises. Defective wiring or electrical faults can result from poorly maintained or damaged electrical equipment and installations. 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.

- ✓ 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 5th February 2024 by Aaron Services Ltd. 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.

LOCATION Electrical fixed wiring. CATEGORY Maintenance: Servicing & Maintenance

It appears that electrical cables and extensions are being used safely with no trailing leads or block adaptor plugs observed during the assessment.
Extension cords can overheat and cause fires when used improperly. Overheating is usually caused by overloading or connecting appliances that consume more watts than the cord can handle. Damaged extension cords can also cause fires.

LOCATION Common areas. CATEGORY Management: Housekeeping

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.

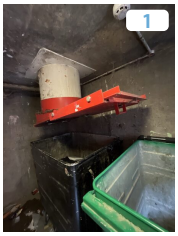
- ✓ Basic security against arson by outsiders appears reasonable.
- ✓ Domestic waste is stored safely and securely and there is an absence of combustible materials in the vicinity of the building.

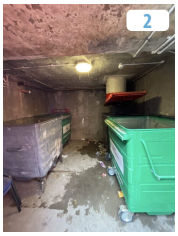
Regular inspections of the premises are carried out by Ongo Homes Safety Officers to ensure early identification and to rectify any potential fire safety issues such as accumulation of waste or obstructions of escape routes.
Regular inspections enable prompt identification and remedy of any fire safety issues arising on the premises.

LOCATION Common areas and the means of escape. CATEGORY Management: Housekeeping

Domestic waste appears to be well managed with no signs of waste bins stored inappropriately. Tenants are responsible for disposing of their own waste which is dispatched via bin chutes to a securely contained waste container on the ground floor.
Insecure wheeled bins can be set on fire and moved closer to the building thereby possibly causing smoke and flames to enter the building itself.

LOCATION Waste bin storage. CATEGORY Management: Housekeeping





Heating Appliances

There are no gas heating appliances situated in the common areas.

Defective or poorly managed heating appliances can pose a risk of fire, as can appliances that are poorly ventilated or are close to combustible items.

- ✓ There is satisfactory control over the use of portable heaters
- ✓ Fixed heating installations are subject to regular maintenance.

Cooking

There are no cooking facilities in the common areas.

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.

- ✓ 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.

The no smoking policy is monitored during regular inspections of the premises by Ongo Homes Safety officers.
There was no evidence of breaches of this policy found during the assessment.
Smoking in the common parts of blocks of flats is prohibited by law.

LOCATION Common areas. CATEGORY Management: Housekeeping

There are 'No Smoking' signs displayed in the building to support the no smoking policy, to ensure that residents, visitors and anyone working in the common parts are aware of this.
Smoking in the common parts of blocks of flats is prohibited by law. There must be at least one 'No smoking' sign displayed in the common parts. The existing signs are suitable and clearly visible.

LOCATION Common areas. CATEGORY Management: Signage

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)

Ongo have provided documentation to demonstrate that there are controls in place to safely manage the work of contractors and maintenance staff on site. There is a permit to work system in place and a hot works risk assessment to mitigate the risks associated with maintenance work in residential blocks.
These controls are required in order to reduce the risk of fire caused by contractors due to works and to manage possible damage to compartmentation caused by works involving penetrations.

LOCATION General policy. CATEGORY Management: Policy, Procedure, Drills

Housekeeping

Action from previous fire risk assessment for the responsible person to remove stored material from the sprinkler room has been completed.

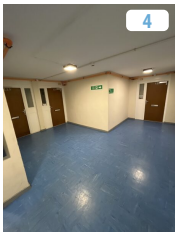
Maintaining high standards of housekeeping throughout the premises contributes to reducing the risk of a fire starting and makes it easier to use escape routes from the building. A clean and tidy environment goes a long way to keeping sources of fuel and ignition apart and demonstrates that the responsible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

At the time of assessment the escape route was completely free from clutter, housekeeping was of a satisfactory standard and a cleaning schedule was displayed, indicating routine maintenance of the communal area. No concerns were noted. The common areas are managed in line with a policy of zero tolerance and this is enforced through regular inspections and direct contact with tenants in relation to breaches of the policy.
The escape route should remain clear at all times and all rubbish/combustibles either stored appropriately or removed from these areas.

LOCATION Common areas. CATEGORY Management: Housekeeping

CONTROL CONTINUES...



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.

Dangerous, Flammable, Combustible Materials and Substances.

Combustible materials found on the premises are limited to domestic waste which is disposed of by tenants via bin chutes on each floor and stored in paladin type containers secured on the ground floor. There is an arrangement in place for the removal of waste on a regular basis.

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

There is no items of furniture in the common parts of the building.

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

3 Negative Answers 3 Actions 13 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.

The premises is provided with a good standard of fire protection in terms of automatic fire detection, sprinkler system, emergency lighting and fire resisting doors. Smoke ventilation could be improved by adopting a system of smoke detector operated automatically opening vents (AOV). In a high rise building an appropriate system of AOVs would require vents to open only on

smoke affected floors in order to prevent smoke to re-enter the building at a different level.

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.

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.
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

31/10/24 **First identified in assessment**
21/11/25 **Reviewed and confirmed as ongoing**

A water based sprinkler system has been installed throughout the block. Documentation has been seen as part of the assessment to show that the sprinkler system has been serviced within the past 12 months on 14/7/25 by Adrian Tolson.
Sprinkler systems drastically reduce the potential for a fire developing and are required in all new buildings which have height of above 11 metres. There is no legal requirement for them to be present in buildings built before 2007 and therefore good practice on the part of Ongo to install such a system.

LOCATION Throughout. CATEGORY Upgrades: Fire Fighting Equipment

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

There is no external emergency lighting but this is deemed acceptable as there appears that there would be sufficient ambient lighting in the area to allow safe movement away from the building in the event of a fire.

- ✓ 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 Safety Officer Assessment has been seen as part of this assessment to demonstrate that monthly testing of the emergency lighting system is taking place place. Ongo have confirmed that it is their policy for their Safety Officers 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.

LOCATION Emergency escape lighting. CATEGORY Upgrades: Alarms & Lighting

The emergency lighting installation is subject to routine maintenance servicing conforming to BS5266-8 and has been serviced in the past 12 months. A written record of this service has been seen as part of this assessment and shows that servicing took place on 26th February 2025 by Firestop Services Ltd.
BS5266-8 requires that emergency lighting installations are serviced by a competent person at least once every 12 months.

LOCATION Emergency escape lighting. CATEGORY Maintenance: Servicing & Maintenance

Means of Alarm

It is possible to define the detection within the dwellings as this has been confirmed by the responsible person as type LD2 in accordance with BS5839-6. However as no installation and commissioning documentation was seen in relation to the automatic fire detection in the communal areas it was not possible to define the category of the communal system. The communal AFD system incorporates detectors sited comprehensively throughout the communal areas and includes detectors inside the hallways of the flats. The system appears to meet the standard of L3 as a minimum, in accordance with BS5839-1 but this could not be confirmed.

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.
- ✓ Are there systems in place to ensure the system is tested weekly from a different call point and the outcomes recorded?

The automatic fire detection and alarm system is subject to routine servicing in conformance to BS5839 - 1. The AFD system at this block was last serviced on 18th October 2025 by Firestop Services Ltd and this is within the required timescales.
BS5839 - 1 Fire detection and fire alarms systems for buildings requires that Automatic Fire Detection systems are subject to a routine of 6 monthly servicing.

LOCATION Automatic fire detection and alarm system. CATEGORY Upgrades: Alarms & Lighting

There is an automatic detection and alarm system installed in the block, conforming to BS5839 - 1 Fire detection and fire alarm systems for buildings. This system comprises electronic control and indicating equipment, detectors, sounders, beacons and manual call points and provides detection coverage for the common areas. A zone plan is displayed close to the fire alarm panel in the entrance of the building on the ground floor. This system supports the simultaneous evacuation policy in place in the block. Detection coverage extends to a supplementary detector within the hallway of each dwelling in order to provide protection to the means of escape.

Article 13 of the Regulatory Reform (Fire Safety) Order 2005 requires that buildings are equipped with automatic fire detection where necessary. It is necessary to equip this building with automatic fire detection owing to the simultaneous evacuation policy in place and the subsequent need to provide a simultaneous alarm to all occupants in the event of a fire.

LOCATION Automatic Fire Detection and Alarm System. CATEGORY Upgrades: Alarms & Lighting

All dwellings in the block have been fitted with domestic smoke and heat detectors conforming to BS5839 - 6 Fire detection and fire alarm systems for dwellings.

The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 require landlords to install smoke detection to all domestic dwellings and to ensure that they are adequately maintained.

LOCATION Residential dwellings. CATEGORY Upgrades: Alarms & Lighting

The Confinement of Fire

The odds lift has a manual override to enable FRS to take over control of the lift enabling it to operate. The landing call pushes are disabled, and the lift will only operate from inside the car operating the panel on a push and hold basis. When operating in this mode, the car doors operate via a 'peekaboo' function.

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, 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.

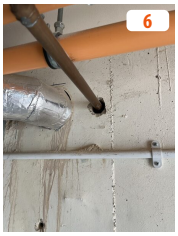
There are a number of areas in the ancillary rooms on the ground floor which are in need of fire stopping where penetration breaches exist. The responsible person should arrange for a competent fire stopping contractor to make an assessment and carry out fire stopping where required.

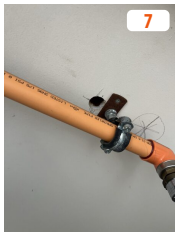
TIMESCALE
MEDIUM TERM

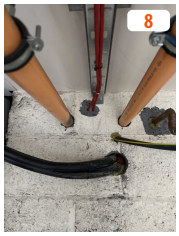
SEVERITY
MEDIUM SEVERITY

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.

REFERENCE RB-AJP79I DUE 21/02/2026
LOCATION Ground floor ancillary rooms.
CATEGORY Upgrades: Compartmentation







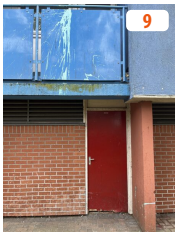
External doors to ancillary cupboards on the ground floor do not appear to be fire resisting and as they are beneath balconies and windows on the first floor, pose a risk of promoting the spread of fire externally in the event of a fire in one of the ancillary cupboards which include residents' bike stores, bin store and electrical fuse cupboard. The responsible person should arrange for these doors to be inspected by a qualified door inspector and for any identified action to be carried out within a reasonable timescale. Fire resisting doors offering 30 minutes protection should be fitted to these cupboards

TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY

Fire resisting doors should be provided where a door is within 9 metres below an unprotected opening in order to reduce the risk of fire spread.

REFERENCE RB-JW35TW DUE 21/02/2026
LOCATION Ground floor ancillary rooms.
CATEGORY Upgrades: Compartmentation



The doors, door frame and glazed panel above the door to the electrical distribution cupboard on the ground floor do not appear to be fire rated. The responsible person should ensure that this door is included in the overall fire door inspection programme and that any deficiencies identified are remedied within a reasonable timescale. This area is of higher fire risk and should be upgraded to offer 60 minutes fire protection.

TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY

Fire resisting doors and construction are essential in reducing the risk of spread of fire and are particularly important in reducing the risk of fire spread from rooms of higher risk.

REFERENCE RB-3Q48WW DUE 21/02/2026
LOCATION Ground floor electrical distribution cupboard.
CATEGORY Upgrades: Compartmentation

The responsible person has developed written information regarding fire safety for tenants with balconies. This will be disseminated to all residents with balconies.

Fire can spread externally from balcony to balcony and can spread from the balcony into the adjacent dwelling. It is therefore important that the risk of fire on the balcony is reduced as much as possible. This can be achieved by reducing the amount and types of materials stored on the balcony and to ensure that certain activities (eg. smoking, fireworks, barbecues) do not take place on the balcony.

LOCATION Balconies
CATEGORY Management: Policy, Procedure, Drills

The walls of the common areas are painted plaster thereby inhibiting the surface spread of flame

Combustible wall linings or displays can aid the development and spread of a fire. Wall coverings and linings should meet the classification of B-s3 d2 rating as specified in BS EN 13501.

LOCATION Common areas.
CATEGORY Management: Housekeeping

The building is primarily constructed from concrete and steel which 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 is in progress.
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.
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.

LOCATION Common areas. CATEGORY Upgrades: Compartmentation

Fire resisting doors offering 60 minutes fire protection are fitted throughout to separate lobbies from the means of escape. Fire doors in the residential parts of the building are of a good standard, fitted with smoke seals, automatic self closers and fire rated hinges and operating effectively. A question was raised during the assessment with regard to the fire rating of the vision panels in fire doors which appeared to be of 30 minute resistance due to the thickness of the glass. The responsible person has provided evidence from the door manufacturer to show that the glass is of 60 minutes fire resistance. It is recommended that the responsible person considers this should any vision panels require replacing in the future. The thickness of the glass is a factor in establishing it's fire rating and it should be ensured that all 60 minute doors are maintained with vision panels offering 60 minutes protection where required.
The Regulatory Reform (Fire Safety) Order 2005 requires that, in a block of flats, there are suitable fire precautions in place to make sure that the common parts are safe to use as a means of escape in the event of fire. Fire resisting doors play an essential role in reducing the spread of fire and smoke in order to provide sufficient time for the buildings' occupants to escape in the event of a fire.

LOCATION Common areas and the means of escape. CATEGORY Upgrades: Compartmentation

There is cladding fitted to the external wall of the premises. This has been investigated in 2017 by Arcus Consulting LLP, Wakefield and has been assessed as being non ACM cladding of low combustibility.
The block had external cladding added in 2012 to all elevations from the first-floor level to the top of the block.
It is a Structherm cage system. As TVH is built with concrete main columns and infills the cage insulation is bolted on, insulation is Rockwool not Kingspan.
It has Rockwool fire breaks and a cementitious render over the top.
The ground floor elevations were treated with an insulated render system with brick slip finish. This system was extended to the overhanging soffit with a plain rendered finish.
External wall systems must be of low combustibility to prevent the potential for surface spread of flame across the outside of the building.

LOCATION External wall system. CATEGORY Upgrades: Compartmentation

Fire Safety Management and Procedures

8 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

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. The block is situated on a housing estate 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.

✓ 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?

Ongo have an out of hours service in place whereby tenants or emergency services are able to contact Ongo outside normal office hours in the event of an emergency.
To ensure smooth implementation of business continuity plan should the need arise.

LOCATION Policy. CATEGORY Management: Policy, Procedure, Drills

Emergency procedures are displayed prominently on the premises in the form of a clear and understandable Fire Action Notice. The content of the fire action notices reflects the actual procedure.
Clear fire safety information to tenants is required by Section 21A of the Regulatory Reform (Fire safety) Order 2005.

LOCATION Common areas. CATEGORY Management: Policy, Procedure, Drills

Resident Engagement

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

Fire safety information is displayed in the common areas. It is a requirement of the Fire Safety Regulations 2022 that tenants are issued with written information regarding how to contact the emergency services in the event of a fire, the evacuation procedure for the premises, action to take if there is a fire and instructions in relation to fire doors (keep closed, don't remove closers & reporting of defects). Ongo have confirmed that this information is also hand delivered to all individual residents of this block annually.
This is a requirement of the Fire Safety (England) Regulations 2022.

LOCATION Policy. CATEGORY Management: Policy, Procedure, Drills

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?

Building Safety & Compliance Team have relevant qualifications, and undertake refresher training as required to enable them to competently fulfill their roles.
Fire Safety E-learn given to all staff on induction and is regularly refreshed.
Residents are provided with Evacuation and Fire Door Information.
Contractors are inducted on to site.
The Regulatory Reform (Fire Safety) Order 2005 requires that staff are adequately trained to enable them to carry out their roles effectively.

LOCATION Staff training. CATEGORY Management: Policy, Procedure, Drills

Fire Safety Management

There is good vehicular access to the block for fire fighting vehicles from surrounding roads. There is a fire hydrant directly outside the block.

- ✓ 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

No Gas appliances for communal area. Each flat has an individual gas boiler, for which an LGSR is held.

- ✓ 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.
- ✓ 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.

Written records of testing and servicing are maintained, are up to date and were seen as part of this assessment.
These included:
Emergency lighting - 26/2/25.
Automatic fire detection and alarm - 15/8/25
Electrical fixed installation testing (EICR) - 5/2/24

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

There is a premises information box mounted to the interior of the building within the foyer.
The Fire Safety (England) Regulations 2022 has made it a requirement for all high rise buildings to have a Premises Information Box installed on the premises.

LOCATION Reception area. CATEGORY Management: Policy, Procedure, Drills

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.

Ongo assess new residents when they first move into their accommodation to ensure that the accommodation is suitable. If there are any changes to a resident's needs, they are required to contact Ongo who give them priority for a move to a more suitable property.
The Responsible Person must consider how ALL persons on the premises are made aware of a fire, that they are made aware of what to do in the event of a fire and that they are able to leave the building safely should they need to do so taking into consideration, the requirements of the Equality Act 2010.

LOCATION Policy. CATEGORY Management: Policy, Procedure, Drills

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.

There is adequate general fire safety information displayed in the common areas. Information regarding fire doors, evacuation procedures and other instructions relating to fire emergencies are displayed prominently.
It is a requirement of the Fire Safety (England) Regulations 2022 that this information is displayed prominently on the premises.

LOCATION Common areas. CATEGORY Management: Policy, Procedure, Drills

ACTION PLAN

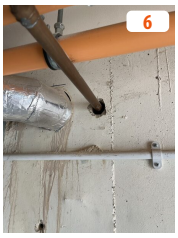
There are a number of areas in the ancillary rooms on the ground floor which are in need of fire stopping where penetration breaches exist. The responsible person should arrange for a competent fire stopping contractor to make an assessment and carry out fire stopping where required.

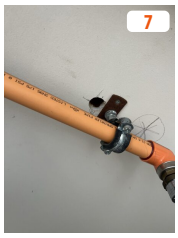
A good standard of compartmentation is required in order to prevent the spread of flames and smoke in the event of a fire and to protect the means of escape, thereby enabling the occupants to escape safely.

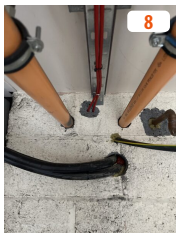
TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-AJP79I DUE 21/02/2026
LOCATION Ground floor ancillary rooms.
CATEGORY Upgrades: Compartmentation







COMPLETED ON / BY

The doors, door frame and glazed panel above the door to the electrical distribution cupboard on the ground floor do not appear to be fire rated. The responsible person should ensure that this door is included in the overall fire door inspection programme and that any deficiencies identified are remedied within a reasonable timescale. This area is of higher fire risk and should be upgraded to offer 60 minutes fire protection.

Fire resisting doors and construction are essential in reducing the risk of spread of fire and are particularly important in reducing the risk of fire spread from rooms of higher risk.

TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-3Q48WW DUE 21/02/2026
LOCATION Ground floor electrical distribution cupboard.
CATEGORY Upgrades: Compartmentation

COMPLETED ON / BY

External doors to ancillary cupboards on the ground floor do not appear to be fire resisting and as they are beneath balconies and windows on the first floor, pose a risk of promoting the spread of fire externally in the event of a fire in one of the ancillary cupboards which include residents' bike stores, bin store and electrical fuse cupboard. The responsible person should arrange for these doors to be inspected by a qualified door inspector and for any identified action to be carried out within a reasonable timescale. Fire resisting doors offering 30 minutes protection should be fitted to these cupboards

Fire resisting doors should be provided where a door is within 9 metres below an unprotected opening in order to reduce the risk of fire spread.

TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY

ACTION CONTINUES...

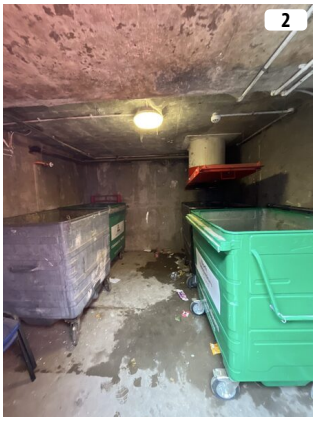
...ACTION CONTINUED

REFERENCE RB-JW35TW DUE 21/02/2026
LOCATION Ground floor ancillary rooms.
CATEGORY Upgrades: Compartmentation

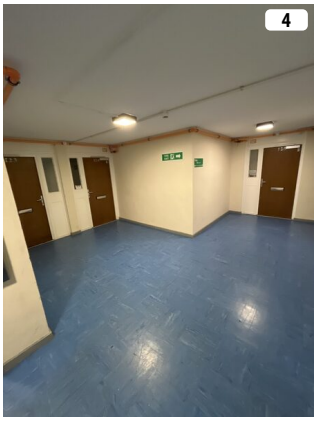
COMPLETED ON / BY

PHOTOS

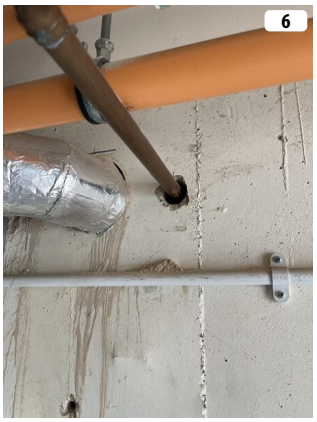

1


2

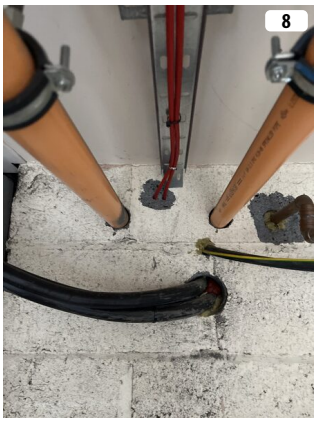
3

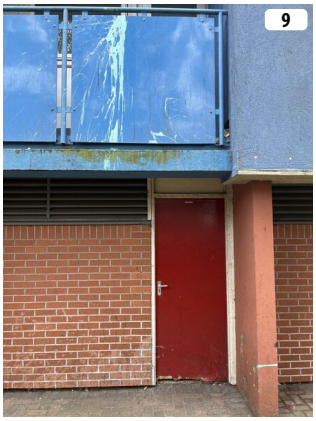

4


5

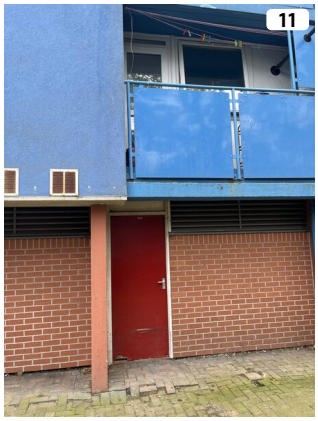

6


7


8


9


10


11


12

13

14