ONGO HOMES - FIRE RISK ASSESSMENT

Crosby House

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

ASSESSED BY	Keith Hall
ASSESSED ON	09/10/2025
APPROVED BY	Charles Cully
APPROVED ON	05/11/2025
ASSESSMENT REF.	970091
RECOMMENDED REVIEW DATE	09/10/2026
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
970091

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

APPROVED / VALIDATED ON, BY
05/11/2025, Charles Cully TIFireE (Fire Risk Management Team Leader)

RECOMMENDED REVIEW DATE
09/10/2026

FINDINGS
6 Actions / 42 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 **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

Crosby House is a tower block of 76 dwellings over 20 floors (ground + 19 upper storeys) and approximately 48.2 metres in height (measured as per Approved Document B of the Building Regulations 2010) with an overall height of 56.4 metres and 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 separate 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. There is a concierge office based at the Market Hill complex, staffed during normal working hours. Behind the concierge office are the CCTV centre office and control room for North Lincolnshire County Council.

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, 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 areas. It is also fitted with a lift that can be used solely by the fire service in the event of a fire.

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.

Benchmark Guidance

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

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

Applicable Legislation

Applicable Legislation
Regulatory Reform (Fire Safety) Order 2005

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

Emergency Lighting
Installed in communal parts

Smoke control description
On each floor, permanent vents are located on either side of the lobby, adjacent to the flat entrance doors

Housekeeping
Good standard. Means of escape clear. Refuse stored appropriately

Housekeeping Notes
A daily 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
Adequate standard of signage. Correct wayfinding signage in place.

Building

Description of the Premises
Crosby House is a tower block of 76 dwellings over 20 floors (ground + 19 upper storeys) and approximately 48.2 metres in height (measured as per Approved Document B of the Building Regulations 2010) with an overall height of 56.4 metres and 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 separate 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 rooftop area is access by permit and only in the hours of daylight. The two towers Princess and Sutton are connected by covered passageways to the main entrance where there is a concierge office, behind the concierge office are the CCTV centre office and control room for North Lincolnshire County Council.

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
20 (GF + 19)

Construction (Details)
Twenty storey tower block built of concrete and steel using Large Panel System (LPS) construction methods, specifically the Bison construction method.

Structural Wall Material
Concrete panels

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

Building Era / Age
Known Build Date

Known Build Date
Built in 1965/66 and opened in 1966.

Building Height
Approximately 48.2 metres in height (measured as per Approved Document B of the Building Regulations 2010) with an overall height of 56.4 metres.

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

Number of Basement Levels
None

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

Exterior Cladding (Details)
Capex overcladding system incorporating Stenni 88 aggregate faced GRP panels. This was confirmed as non-ACM cladding of low combustibility in 2017, following investigation by Arcus Consulting LLP, Wakefield.

Details of cladding as provided by the responsible person are as follows:

The blocks were refurbished externally in 1992 with an external cladding system being applied to all elevations from first floor level to roof level. The windows were replaced at the same time with PVCu double glazed casement windows fitted to the existing openings in the pre- cast concrete cladding.

Aluminium framed open plastic louvre windows are located in the recess to the lobby areas on each floor. The cladding system used in the refurbishment was a Cape Stenni system which comprised of mineral wool insulation mechanically fixed to the elevations with aluminium unequal I section vertical supports. The Stenni panels are fixed to the pre-cast concrete infill panels with aluminium offset brackets allowing the insulation to run continuously across the face of the building. The Stenni panels are fixed around the perimeter of each panel with self-tapping fixings to the aluminium sections with additional intermediate fixings on larger panels. A rubberized sealant is present between the panel and aluminium frame.

The Stenni panels return into the recessed areas to the lobbies and the reveals of the PVCu windows on each floor. Where the panels butt up to the open aluminium framed plastic louvre windows and PVCu window frames

the junction is sealed with a mastic sealant.

A Building Regulation application was made to the local authority for the project and that this received approval. From the Building Regulation documentation, it was confirmed that the cladding system was a Capex Over cladding system incorporating Stenni 88 aggregate faced GRP panels manufactured by Cape External Products Ltd. The installation was carried out by CEP (Cape External Products), further trading as Omnis Exteriors Ltd. We understand that the original design was by Mark Heywood Associates and the work was completed under the project management of Michael Dyson Associates.

In 2017 following an investigation by Arcus Consulting LLP, Wakefield, it was confirmed as non-ACM cladding which was made of low combustibility materials.

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?
190

Approximate number of Visitors/Staff/Contractors?
10

Approximate maximum number of people?
200

People With Reduced Mobility
12

Means Of Escape

Escapes & Exits
2

Number Of Internal Escape Stairs
1

Number Of Final Exits
2

Types Of Lifts Installed
Passenger + Fireman's Control

Stairwells Protected / Lobbied
Yes

Flat Doors Open Onto Stairs
No - flats are lobbied.

Describe the means of escape
A lobbied approach from each flat to a stair lobby to the single stairwell with two final exits on the ground floor. Lifts can be used by fire fighters but not for evacuation purposes. 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.

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

6 **6 actions to complete**
Identified in this assessment

42 **42 controls describe existing measures**
Identified in this assessment

SUMMARY OF ACTIONS

Severity ▸ ▾ Timescale	Low Severity	Medium Severity	High Severity
Long Term	3	0	0
Medium Term	0	1	0
Short Term	0	0	2

Prevention

1 Action 14 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, cctv and concierge on site during normal working hours. 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 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 14/12/22 by Lytec Ltd but the Electrical Installation Condition Report (EICR) shows that the installation was found to be in an unsatisfactory condition. Further electrical installation work has been carried out by G-Tech Electrical Contractors Ltd and an Electrical Installation Certificate, dated 24/10/24 has been seen as part of this assessment which appears to demonstrate that the required remedial work has been subsequently carried out. However, no further EICR has been provided. It is recommended that the responsible person confirms from their records that all identified works from the original EICR have rectified by the subsequent installation work.

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.

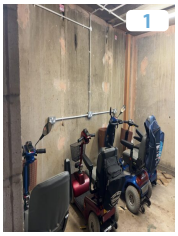
LOCATION Fixed electrical wiring. CATEGORY Maintenance: Servicing & Maintenance

Only approved contractors or maintenance staff are able to carry out electrical work on the premises. No obvious evidence of DIY electrical work or of defective wiring was observed during the assessment.
Controls over electrical work are required to ensure that all electrical work meets the required safety standards set out in BS7671 18th Edition IET Electrical Wiring Regulations.

LOCATION Fixed electrical wiring. CATEGORY Maintenance: Electrical Repair

Electric mobility scooters are stored in a dedicated and secure storage space at least two fire doors away from communal exit routes. This area is fitted with detection, emergency lighting and a sprinkler system.
The charging and storage of electrical scooters and other e-vehicles pose a risk of fire and it is important that they are either stored outside the building or in an appropriately protected dedicated area.

LOCATION Ground floor storage rooms. CATEGORY Upgrades: Compartmentation



There were no extension leads, extensions or any kind of electrical appliances in use in the common areas.
Extension and trailing leads can overheat or form poor electrical connections if pulled or knocked, resulting in sparking and possibly 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.

Estates management is to a good standard and at the time of assessment there were 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.

LOCATION Policy. CATEGORY Management: Policy, Procedure, Drills

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 within the building is well managed, via a central refuse chute system serving all floors, discharging into a secure refuse collection at ground level. The chute is fitted with fusible-link-operated shutters designed to close automatically in the event of fire, and the refuse area is enclosed in fire-resisting construction with self-closing fire doors to maintain compartmentation and fire safety integrity.
Insecure waste may provide a readily available source of fuel to opportunistic fire starters and potentially moved closer to the building thereby possibly causing smoke and flames to enter the building itself. A properly designed and maintained bin chute is essential to prevent the vertical spread of smoke and fire through the refuse chute, maintain the integrity of fire compartments, and protect escape routes and residential areas from potential fire or smoke ingress originating from waste storage areas.

LOCATION Waste bin storage. CATEGORY Management: Housekeeping

Heating Appliances

There are no gas appliances on the premises. Heating is provided by an off site boiler sited in an external plant room.

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.

A Non-Domestic Gas Safety Record, relating to the remote off site boiler room, dated 11/06/2025 and conducted by Enhanced Energy Solutions Ltd, was reviewed as part of the assessment. While the record indicated that the heating installations have been maintained within the past 12 months and that a system is in place to ensure annual servicing, several comments were noted that should be reviewed by the Responsible Person to confirm whether any follow-up actions or additional remedial works are required.
The Gas Safety (Installation and Use) Regulations 1998 require that gas appliances are subject to regular servicing and maintenance in order to ensure their safe operation.

LOCATION Gas appliances. CATEGORY Maintenance: Servicing & 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 Policy. CATEGORY Management: Policy, Procedure, Drills

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

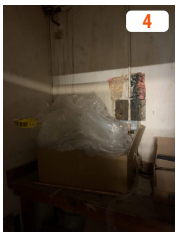
During the assessment, combustible items and general clutter were observed within the circuit room located on the ground floor, near the sprinkler tank and mobility scooter storage. The Responsible Person should ensure that all these areas are kept clear of unnecessary materials and combustible storage at all times. Any accumulated items should be removed immediately, and a routine housekeeping inspection regime should be implemented.

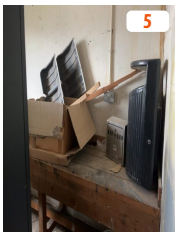
TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

Combustible items should not be stored in plant rooms or close to electrical equipment as this poses a risk of combustion in the event of an electrical fault or overheating.

REFERENCE RB-KI2HSV DUE 05/12/2025
LOCATION Ground floor switchroom.
CATEGORY Management: Housekeeping





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

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: Policy, Procedure, Drills

Other sources of ignition or fuel.

There is a lightning protection system fitted to the building and this is subject to a suitable regime of maintenance servicing evidenced by provision of an annual maintenance record.

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.

A Lightning Conductor Test was conducted on 25/04/2025 by TVR High Rise Conservation Limited, confirming that the system has been inspected and tested in accordance with BSEN 62305 and BS 7430:1991 relevant standards to ensure continued effectiveness and compliance.
Lightning protection systems are designed to reduce the risk of fire or damage caused by lightning strikes to buildings deemed to be at risk from lightning strikes such as high rise buildings. These systems should be maintained annually by a qualified person typically on an 11 month cycle.

LOCATION Lightning protection. CATEGORY Maintenance: Servicing & Maintenance

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 are 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

5 Actions 14 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, smoke ventilation and fire resisting doors. Smoke ventilation could be improved upon as the current system relies on natural ventilation. The use of a system of smoke detector operated automatically opening vents (AOV) should be considered. 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

There is a sprinkler system fitted throughout the block.

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.

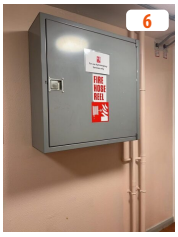
The responsible person should arrange for the removal of redundant hose reels provided on each floor. The hose reels are locked to prevent use but their presence could potentially lead persons to waste time in attempting to use rather than making good their escape from the building.

TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

Hose reels are not always effective and may be used inappropriately by occupants, further increasing the risk to occupants.

REFERENCE RB-VMA2V7 DUE 05/05/2026
LOCATION On each floor in the central lobby.
CATEGORY Upgrades: Fire Fighting Equipment



It was observed that the external sign highlighting the location of the sprinkler tank inlet valve was of a non standard type and it is recommended that the responsible person replaces this with a standard safety sign complying with ISO16069. The responsible person has reported that they have spoken to Humberside Fire and Rescue Service regarding the sign and they have confirmed they are happy with it. However, for the purposes of full compliance, it is recommended that the sign is replaced with a standard safety sign.

TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

A clear indicator of the location of the sprinkler tank inlet valve is essential to assist fire fighting operations in the event of a fire.

REFERENCE RB-NKXQDW DUE 05/05/2026
LOCATION Sprinkler inlet valve.
CATEGORY Management: Signage

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 Fire fighting equipment. CATEGORY Upgrades: Fire Fighting Equipment

A water based sprinkler system has been installed throughout the block.
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

A maintenance report for the dry riser system by UK Dry Riser (Maintenance) Ltd, dated 24/06/2025, was reviewed as part of this assessment. The system was found to be in satisfactory condition, with all outlets, inlets, and associated components tested and confirmed to be compliant with the current standards.
BS 9990 requires that dry riser systems be inspected and pressure-tested by a competent person at least once every 12 months to ensure continued functionality and compliance for firefighting use.

LOCATION Testing, Records, Log Books. CATEGORY Maintenance: Servicing & Maintenance

Documentation has been seen as part of this assessment to show that the sprinkler system was last serviced on 14/7/25 by Adrian Tolson.
The British Standard BS9251:2021 (fire sprinklers) recommends that sprinkler systems are serviced by a competent person on a regular basis.

LOCATION Sprinkler system. CATEGORY Upgrades: Fire Fighting Equipment

Means of Escape

Floor coverings generally in a good state of repair.

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.

During the inspection, one of the communal/lobby fire doors on the 6th floor was observed to be damaged and warped at the top.
The Responsible Person should arrange for a competent contractor to repair or replace the damaged fire door and ensure the assembly is restored to its full fire and smoke resistance in accordance with BS 8214:2016 and the Fire Safety (England) Regulations 2022. Simultaneously, a full inspection of all fire doors within the building could be carried out to identify and address any similar defects or non-compliances.

TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

Fire doors play a critical role in preventing the spread of smoke and fire within escape routes. Damage or warping can compromise the door's ability to close properly and maintain its fire resistance, potentially allowing smoke or flames to enter protected areas and obstruct safe evacuation.

REFERENCE RB-T75SL3 DUE 05/05/2026
LOCATION Sixth floor common areas.
CATEGORY Maintenance: Fire Door Repair

Floor coverings are in good condition and well maintained.
The means of escape should be kept in a good state of repair so that persons can escape safely from the building should they be required to do so.

LOCATION Common areas.

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.

Two emergency lighting maintenance records, dated 15/04/2025 and 03/07/2025, conducted by Firestop Services Ltd, were reviewed as part of the assessment. It was noted that a significant number of common areas, including key escape routes, were identified as 'inaccessible'.
The Responsible Person should investigate this further with the emergency lighting maintenance contractor to confirm the reason for inaccessibility and ensure that all areas are fully tested and compliant. Evidence confirming completion of these checks should be retained for future audit. While several failed fittings were identified, evidence indicates these have since been rectified.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

Ensure that all emergency lighting along primary escape routes operates correctly, providing adequate illumination during an emergency evacuation and maintaining compliance with BS 5266-1:2016.

REFERENCE RB-V3JKG1 DUE 05/12/2025
LOCATION Emergency escape lighting.
CATEGORY Upgrades: Alarms & Lighting

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

There is an appropriate quantity of internal emergency escape lights. Testing of the system is performed routinely, records held by Ongo Homes.
To enable occupants to leave the building safely in darkness in the event of a power failure.

LOCATION Emergency escape lighting. CATEGORY Upgrades: Alarms & Lighting

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 maintained in accordance with BS 5839-1. The most recent service, carried out by Firestop Services Ltd on 15/04/2025, was within the required timescales. However, alarms within individual flats were noted as inaccessible, and no separate maintenance records were available. The Responsible Person should ensure these are included in future inspections to confirm full system coverage and compliance.

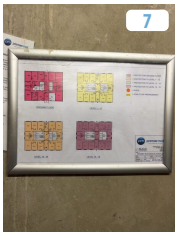
BS5839 - 1 Fire detection and fire alarms systems for buildings requires that Automatic Fire Detection systems are subject to a routine of 6 monthly servicing.

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

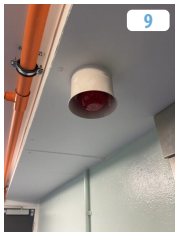
There is an automatic detection and alarm system installed in the block, conforming to BS5839 - 1 Fire detection and fire alarm systems for buildings. This system comprises electronic control and indicating equipment, detectors, sounders, beacons and manual call points and provides detection coverage 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.

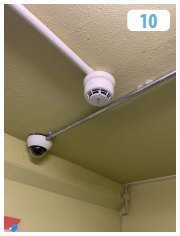
Article 13 of the Regulatory Reform (Fire Safety) Order 2005 requires that buildings are equipped with automatic fire detection where necessary. It is necessary to equip this building with automatic fire detection owing to the simultaneous evacuation policy in place and the subsequent need to provide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

LOCATION Automatic Fire Detection and Alarm System. CATEGORY Management: Policy, Procedure, Drills

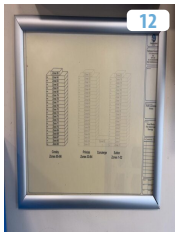

7


8


9


10


11


12

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 premises is an LPS building primarily constructed from concrete panels with a section of cladding installed on its external walls. The cladding has been assessed by Arcus Consulting LLP, Wakefield in 2017 and was confirmed as non-ACM cladding of low combustibility and therefore not likely to facilitate the spread 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, 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.

It was observed that there had been some fire stopping work carried out in various locations around the building. It is recommended that where fire stopping works are carried out, a fire stopping log is maintained which details dates, locations and materials used along with a record of the operative and photographic evidence of work carried out. Information on products used has been provided for this assessment but a fire stopping log has not been seen.

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-R5C2GU DUE 05/02/2026
LOCATION Ground floor ancillary rooms.
CATEGORY Upgrades: Compartmentation

The premises is an LPS building primarily constructed from concrete panels with a section of cladding installed on its external walls. The cladding has been assessed by Arcus Consulting LLP, Wakefield in 2017 and was confirmed as non-ACM cladding of low combustibility and therefore not likely to facilitate the spread of fire.
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.

LOCATION Compartmentation. 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

Information has been provided as part of this assessment in relation to the external wall of the premises. The responsible person has reported that the cladding was replaced in 1992 when a cladding system was applied to the external walls using Stenni 88 aggregate faced GRP panels manufactured by Cape External Products Ltd. In 2017 following an investigation and testing by Arcus Consulting LLP, Wakefield, it was confirmed as non-ACM cladding, which was made of low combustibility materials and therefore of low risk and unlikely to be combustible.

The Regulatory Reform (Fire Safety) Order 2005 requires that the external wall to the premises is taken into account in carrying out a fire risk assessment.

LOCATION External wall.

CATEGORY Upgrades: Compartmentation

Fire Safety Management and Procedures

14 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 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.

- ✓ 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.
The Fire Safety (England) Regulations 2022 require the responsible person to issue information to tenants in relation to the actions they are to take in the event of a fire.

LOCATION Policy. CATEGORY Management: Policy, Procedure, Drills

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


15

16

Resident Engagement

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

New residents receive written fire safety information and all residents receive hand delivered fire safety information annually.
The Fire Safety (England) Regulations 2022 require that this information is issued to all new tenants and to all tenants annually thereafter.

LOCATION Policy. CATEGORY Management: Policy, Procedure, Drills

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

Concierge staff are based at the Market Hill complex during normal working hours.The fire alarm system is monitored by an alarm receiving centre.

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

- ✓ 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.

The annual service of bin chutes and hoppers, dated 16th June 2025 has identified a number of defects that require remediating. The responsible person should confirm that all actions identified have been addressed. Actions include issues with smoke seals, intumescent strips and a warped hopper door.
A build-up of waste may cause either obstruction and/or flammable materials within the chute.

LOCATION Communal waste disposal chute. CATEGORY Maintenance: Servicing & Maintenance

Records

Staff training records were not seen as part of this assessment but the responsible person has reported that 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.

- – 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:
Annual bin chute inspection - 16/6/25.
Emergency lighting - 1/7/25.
Lightning safety system - 30/5/25.
Firefighting equipment - March 2025.
This also included the daily '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

The previous Fire Risk Assessment for the premises, dated 18/10/2024, carried out by Fire Consultancy Specialists Ltd, was reviewed as part of this assessment. Two actions were identified, both of which have been addressed within this current assessment.
To comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

LOCATION Policy. CATEGORY Management: Policy, Procedure, Drills

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

Appropriate photoluminescent wayfinding signage has been installed at each level on the staircase.

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.

A clear and understandable Fire Action Notice is displayed prominently on the premises. 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 Throughout. CATEGORY Management: Policy, Procedure, Drills

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

Photoluminescent wayfinding signage has been provided on each level of the stair case to provide guidance to firefighting personnel regarding their location in the building. It is recommended that the non standard Ongo specific floor level signage is removed in order to simplify signage.
Wayfinding signage is required in high rise buildings in order to enable fire fighting personnel to navigate their way around the building.

LOCATION Staircase.

ACTION PLAN

Two emergency lighting maintenance records, dated 15/04/2025 and 03/07/2025, conducted by Firestop Services Ltd, were reviewed as part of the assessment. It was noted that a significant number of common areas, including key escape routes, were identified as 'inaccessible'.
The Responsible Person should investigate this further with the emergency lighting maintenance contractor to confirm the reason for inaccessibility and ensure that all areas are fully tested and compliant. Evidence confirming completion of these checks should be retained for future audit. While several failed fittings were identified, evidence indicates these have since been rectified.
Ensure that all emergency lighting along primary escape routes operates correctly, providing adequate illumination during an emergency evacuation and maintaining compliance with BS 5266-1:2016.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-V3JKG1 DUE 05/12/2025
LOCATION Emergency escape lighting.
CATEGORY Upgrades: Alarms & Lighting

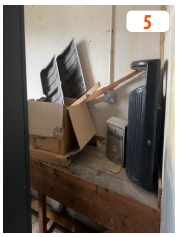
COMPLETED ON / BY

During the assessment, combustible items and general clutter were observed within the circuit room located on the ground floor, near the sprinkler tank and mobility scooter storage. The Responsible Person should ensure that all these areas are kept clear of unnecessary materials and combustible storage at all times. Any accumulated items should be removed immediately, and a routine housekeeping inspection regime should be implemented.
Combustible items should not be stored in plant rooms or close to electrical equipment as this poses a risk of combustion in the event of an electrical fault or overheating.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-KI2HSV DUE 05/12/2025
LOCATION Ground floor switchroom.
CATEGORY Management: Housekeeping



COMPLETED ON / BY

It was observed that there had been some fire stopping work carried out in various locations around the building. It is recommended that where fire stopping works are carried out, a fire stopping log is maintained which details dates, locations and materials used along with a record of the operative and photographic evidence of work carried out. Information on products used has been provided for this assessment but a fire stopping log has not been seen.
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-R5C2GU DUE 05/02/2026
LOCATION Ground floor ancillary rooms.
CATEGORY Upgrades: Compartmentation

COMPLETED ON / BY

The responsible person should arrange for the removal of redundant hose reels provided on each floor. The hose reels are locked to prevent use but their presence could potentially lead persons to waste time in attempting to use rather than making good their escape from the building.

Hose reels are not always effective and may be used inappropriately by occupants, further increasing the risk to occupants.

TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

REFERENCE RB-VMA2V7 DUE 05/05/2026
LOCATION On each floor in the central lobby.
CATEGORY Upgrades: Fire Fighting Equipment

COMPLETED ON / BY

It was observed that the external sign highlighting the location of the sprinkler tank inlet valve was of a non standard type and it is recommended that the responsible person replaces this with a standard safety sign complying with ISO16069. The responsible person has reported that they have spoken to Humberside Fire and Rescue Service regarding the sign and they have confirmed they are happy with it. However, for the purposes of full compliance, it is recommended that the sign is replaced with a standard safety sign.
A clear indicator of the location of the sprinkler tank inlet valve is essential to assist fire fighting operations in the event of a fire.

TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

REFERENCE RB-NKXQDW DUE 05/05/2026
LOCATION Sprinkler inlet valve.
CATEGORY Management: Signage

COMPLETED ON / BY

During the inspection, one of the communal/lobby fire doors on the 6th floor was observed to be damaged and warped at the top.
The Responsible Person should arrange for a competent contractor to repair or replace the damaged fire door and ensure the assembly is restored to its full fire and smoke resistance in accordance with BS 8214:2016 and the Fire Safety (England) Regulations 2022. Simultaneously, a full inspection of all fire doors within the building could be carried out to identify and address any similar defects or non-compliances.
Fire doors play a critical role in preventing the spread of smoke and fire within escape routes. Damage or warping can compromise the door's ability to close properly and maintain its fire resistance, potentially allowing smoke or flames to enter protected areas and obstruct safe evacuation.

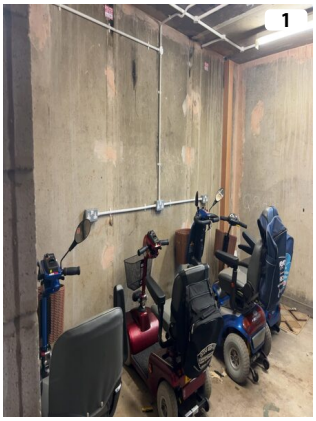
TIMESCALE
LONG TERM

SEVERITY
LOW SEVERITY

REFERENCE RB-T75SL3 DUE 05/05/2026
LOCATION Sixth floor common areas.
CATEGORY Maintenance: Fire Door Repair

COMPLETED ON / BY

PHOTOS


1

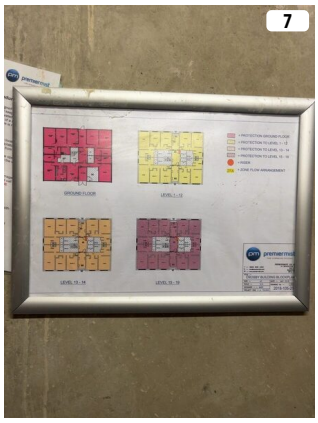
2

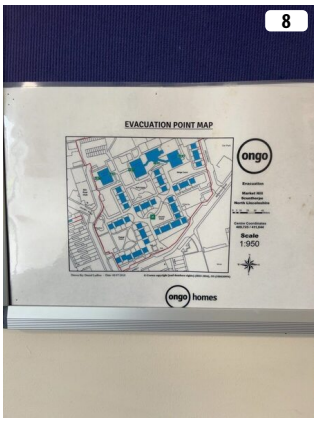
3


4


5

6


7

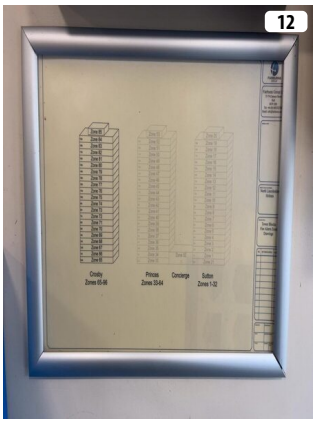


8


9


10

11


12

13


14

15

Photos Continued...

16

17