



Salvum

Fire Risk Assessment Boulevard View

Version 1

8 February 2024

Ref: J029920



Review Date: 8 February 2025

Score: Moderate Risk

Assessor: Neil Platt AIFSM DipFD

Validated by: Daniel Gilchrist



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Version History

Version	Report By	Date	Validated By	Date
1	Neil Platt AIFSM DipFD	08 February 2024	Daniel Gilchrist	11 February 2024

Assessor Profile

Neil Platt AIFSM DipFD

Fire Risk Assessor

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	Repair/replace the emergency exit device on the following doors so they can be easily opened in the event of fire: - Final fire exit adjustment flat 42.	High	Identified		

2	Fire Management	Procedures & Arrangements	Documentation was not available for viewing. It should be confirmed that fire action procedures are suitable and appropriately documented.	High	Identified
			<p>Following the recent changes to the Fire Safety (England) Regulations 2022 which comes into force from Monday 23rd January 2023. The new regulations pose additional duties upon the Responsible Person/building managers for fire safety of residential blocks of flats under Article 24 of the Regulatory Fire Reform Order 2005. The RP for this property is now required to carry out the following checks;</p>		
			<p>Buildings over 11 metres and up to 17.9 metres?In residential buildings with storeys over 11 metres in height, responsible persons will be required to:</p>		
			<ul style="list-style-type: none"> · Fire Doors: undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts. 		
			<ul style="list-style-type: none"> · Fire Safety Instructions: provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building. 		

- Fire Door
Information: provide residents with information relating to the importance of fire doors in fire safety.

3	Fire Prevention	Electrical	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671.	Medium	Identified
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4	Escape Routes & Fire Spread	Construction and Glazing	<p>Competent passive fire contractor is to be tasked with providing fire stopping within the following locations:</p> <p>Fire breaches noted within the following areas of the property</p> <ul style="list-style-type: none"> - Electrical/Riser cupboard 1st floor adjacent to flat 101, around pipework/cabling penetrations and repairs required to ceiling around automatic fire detection. - Sprinkler cupboard 3rd floor adjacent flat 164 around cabling/pipework penetrations, and repairs required to ceiling around automatic fire detection. - Electrical/Riser cupboard 3rd floor adjacent flat 154, around cabling/pipework penetrations. - Fire breaches noted to ceiling final fire exit adjacent flat 42, around pipework penetrations. - Electrical/Riser adjacent flat 54, around cabling/pipework penetrations. - Electrical/Riser adjacent flat 9, around cabling/pipework penetrations. - Electrical/Riser adjacent flat 24, around cabling/pipework penetrations. - Electrical/Riser adjacent flat 56, around cabling/pipework penetrations. - Electrical/Riser adjacent flat 70, around cabling penetrations, 	Medium	Identified
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- excessive use of pink foam noted.
- Fire breaches noted around pipework penetrations for the fireman's switch admit flat 89.
 - Electrical/Riser adjacent flat 138, around cabling/pipework penetrations and round door frame and riser outlet frame, excessive use of pink foam noted.
 - Fire breaches noted around pipework penetrations for the fireman's switch admit flat 104.
 - Electrical/Riser adjacent flat 116 around cabling/pipework penetrations, use of pink foam noted.
 - Fire breaches noted around pipework penetrations for the fireman's switch admit flat 122.
 - Electrical/Riser adjacent flat 131 around cabling/pipework penetrations, use of pink foam noted.
 - Fire breaches noted around cabling penetrations adjacent flat 169.
 - Fire breaches noted around pipework penetrations with main entrance lobby, adjacent to residents letterboxes.

At the time of the inspection the walls in the following locations were in need of repair, a competent contractor is tasked with carrying on repairs to achieve the original period of fire resistance:

- Damp and mould with flaking paint noted to the 3rd floor of the property adjacent to flats 159 & flats 154

5	Fire Prevention Housekeeping	<p>The storage of combustibles in the following locations was excessive and should be significantly reduced:</p> <ul style="list-style-type: none"> - Electrical/Riser Cupboard 1st floor adjacent flat 101 - Basement construction area of the property, to include compressed gas cylinders that are not required to be stored within this area, (RP is to ensure that compressed gas cylinders are stored in an appropriate manner, stored in an upright position and suitable chained to the wall, and provided with suitable warning signage). - Electrical/Riser Cupboard adjacent flat 54 - Adjacent to basement fire exit bottom staircase leading from flat 13 (disused mattress). - Electrical/Riser adjacent flat 24 ground floor. - Electrical/Riser adjacent flat 79 1st floor. - Electrical/Riser adjacent flat 116 2nd floor. - Electrical/Riser adjacent flat 131 2nd floor. 	Medium	Identified
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6	Escape Routes & Fire Spread	Ease of Use	<p>At the time of the inspection loose fitting and damaged carpets were noted through the property, competent contractor is to be tasked with carrying out repairs to the carpets within the following areas of the property;</p> <ul style="list-style-type: none"> - Repair carpets adjacent to flats 10 & 13 as this could cause a possible trip hazard in the event of an emergency evacuation - Loose fitting/damaged carpets were noted throughout the protected staircases within the property; - staircase adjacent to the following flats 22/124/144 <p>Competent contractor to be tasked with carrying out repairs to the carpets within all areas of the protected staircases within the property.</p>	Medium	Identified
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7	Signs & Notices	Other Signage	RP is to ensure the following signage is installed as below; Provide signage to confirm the operation of smoke vent controls throughout the premises. Provide signage to indicate the location of the dry riser outlet in the following locations: - Adjacent flat 138	Medium	Identified
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8	Fire Prevention	Arson	Do not store combustible materials adjacent to the building. - Basement external escape route - External bin storage area (excessive combustion materials were noted within the external bin storage area, discarded furniture).	Medium	Identified
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9	Escape Routes & Fire Spread	Ease of Use	<p>Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.</p> <ul style="list-style-type: none"> - Basement external escape route bottom of steps leading up to the front of the property. - Adjacent flat 57 - Adjacent flat 63 - Adjacent flat 96 <p>RP is to ensure routine inspections of external escape routes, to ensure the route is clear and free from vegetation growth.</p> <ul style="list-style-type: none"> - Basement external fire escape route to the rear of the property. 	Medium	Identified
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10	Emergency Lighting	Normal Lighting	<p>Repair the lights in the following areas:</p> <ul style="list-style-type: none"> - Adjacent to Basement staircase leading up to 1st floor flat 23. 	Medium	Identified
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11	Fire Prevention	Arson	There is a potential for arson within this premises due to the final fire exit adjacent flat is constantly left open, All efforts should be made to ensure the main entrance and all sea ape routes are securely locked and all combustible articles I.e wheelie bins and paladin bins are kept away from the premises.	Medium	Identified
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12	Fire Fighting	Fire Service Access & Facilities	Repair hole within the dry riser outlet frame, located within the electrical/riser cupboard in the following locations, this is to be a fully sealed unit to help to contain fire and smoke to within the electrical/riser cupboard. - Adjacent flat 138 top of staircase.	Medium	Identified
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13	Fire Prevention Smoking	RP is to reinforce the smoking policy provided within the premises. Illicit smoking identified within the external areas of the premises, in close proximity to the main entrance and side final fire exit adjacent main car park. There is a need to remind smokers of the risks of discarded cigarettes and to reinforce the no smoking policy and to ensure all residents use the designated smoke area is used which is located within the main car park.	Medium	Identified
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14	Escape Routes & Fire Spread	Fire Doors	<p>RP is to ensure that all remedial works are undertaken to the internal fire doors and flat entrance door following the recent fire door inspection carried out W/C 05/02/2024.</p> <p>Reference the remaining flat entrance doors (which were unable to be accessed at time of the inspection).</p> <p>The responsible person should ensure that a Flat entrance door survey for the remaining flat entrances within the building is undertaken by a third party accredited contractor. This inspection is to confirm which doors will offer the required fire protection, which doors require upgrades and which doors will need to be replaced. The survey will assist in planning and implementing an improvement programme and budgeting for any costs that may need to be met in protecting the escape route and the individual flats. All work on fire doors must be certificated.</p> <p>Please see copy of fire door inspection for further information.</p> <p>Works to be tasked with a competent person with experience in fire door installation, remediation and assembly with the works to</p>	Medium	Identified
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comply with BS 476

15	Fire Management	Testing & Maintenance	<p>Limited Testing and maintenance information was not available at the time of the inspection, RP should be ensured that all fire safety measures are subject to suitable test.</p> <ul style="list-style-type: none"> - The fire alarm system should be tested in line with the methods in BS 5839-6. For this building a reasonable testing frequency is weekly and six-monthly, (At the time of the inspection no evidence was available for the 6 monthly testing of the alarm system on, y the weekly testing). - The emergency lighting should be subject to a full duration test on an annual basis. - The sprinkler system should be tested and serviced in accordance with the recommendations of BS 9251. - The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999. - Routine in-house fire safety inspections should be initiated. 	Medium	Identified
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16	Fire Management	Record Keeping	Records of the testing and maintenance of fire safety measures should be kept.	Medium	Identified
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17	Fire Fighting	Extinguishers	Consider removing fire extinguishers from communal area electrical/riser cupboards throughout the property. RP is to remove the redundant fire extinguishers currently located within the basement area of the property	Low	Identified
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18	Signs & Notices	Escape Route Signage	Provide Fire Exit Keep Clear signs on the following doors: - Final fire exit adjacent to Flat 42	Low	Identified
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Introduction

This Fire risk assessment report addresses the requirement to carry out a suitable and sufficient risk assessment under The Fire Safety Regulations (England) 2022 which came into force on 23rd January 2023.

The risk assessment carried out was non-destructive, non-intrusive risk assessment, and consideration was given to PAS 79:2020 Fire Risk Assessment Guidance & Methodology, relevant British Standards, Building Regulations and MHCLG Guidance. The assessment considers the following significant fire risk areas:

- Means for detecting fire and giving warning to occupants
- Means of escape from the premises (including provisions for disabled persons)
- Fire Safety Signs and Notices
- Emergency Escape Lighting
- Means to limit fire spread and development of fire (e.g. Compartmentation)
- Means for fighting fire
- Other relevant firefighting systems and equipment; if provided
- Maintenance of facilities to assist fire-fighters
- Emergency Action Plan
- Staff training and Fire Drills
- Testing and maintenance of Fire Protection Measures
- Record keeping
- Cooperation & coordination with other premises occupiers, neighbouring premises, emergency services and other authorities

This report presents the significant findings of a fire risk assessment carried out upon residential communal areas by Salvum Limited.

The assessment carried out was a Type 1 assessment as agreed with the client and did not include areas below normal floor level, above false ceilings or unaccessible void unless these areas were readily accessible and identified within this report. Therefore, no 'intrusive' or 'destructive' inspections of compartmentation or voids was carried out. No responsibility therefore, is accepted by the assessor or Salvum Ltd for issues relating to compartmentation which could not be viewed or identified at the time of the survey. If a greater degree of inspection is required in order to ascertain adequate compartmentation within the property, this will be identified and recommended within the action plan section of this report.

The assessor was not provided with any building or equipment drawings or past planning applications or submissions, therefore the information contained within this report was obtained during the site survey, from information obtained from the 'Responsible Person' or members of staff with varying levels of responsibility, if on site at the time of the survey. Where no members of staff were present, the relevant information was obtained through the visual inspection of the site.

In establishing the final risk analysis, the assessor took into account the nature and design of the building, the occupants, including vulnerable occupants, the protection afforded, safety provisions and any procedural arrangements observed at the time of the assessment.

This report includes an Action Plan, which contains recommended tasks for completion at the premises. Each task has a suggested due date, related to its priority. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as logistical constraints or requirements of enforcing authorities.

A severity rating has also been allocated against each task. The below details the possible impact to relevant persons should a fire occur-
Critical; The severity of the issue identified, if not completed presents an unacceptable risk to life

and/or serious injury to occupants. It is also likely to present significant property damage/total loss.

Major; The severity of the issue identified, if not completed will likely present a significant risk to life and/or serious injury to occupants. It is also likely to present significant fire damage to the premises.

Moderate; The severity of the issue identified if not completed could present a moderate risk to injury to occupants as well as moderate property damage.

Minor; Whilst unlikely to present a risk of severe injury to occupants or premises damage should be completed for best practice.

In the case of buildings containing dwellings and unless otherwise stated in our report, the scope of the assessment does not include individual dwellings. However, attempts were made during the assessment to access at least a sample of dwellings, and this report may therefore contain statements and/or recommendations with respect to dwellings. Such statements and recommendations are made on a goodwill basis only, based on the information available at the time.

Notwithstanding any statement or recommendation made with respect to dwellings, it is always recommended to ensure that working smoke alarms are provided in all dwellings to at least a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The premises Risk Score was assessed at the time of the assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the recommended review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- There is reason to believe a significant change in the structure or use of the building.
- There is a significant change in relation to the special, technical or organisational measures.
- Changes have taken place that have not been notified and approved by the relevant enforcing body or Fire Authority where an 'Alterations' notice is in force.
- There is reason to believe that an occupant is operating in breach of fire safety legislation.
- Where changes to an assessment are required as a result of any such review, the Responsible Person must make them.

The fire risk assessment and report are subject to our standard terms and conditions, available to view at: www.salvum.co.uk

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Premises Details

Address line 1	Whitchurch Lane
Town	Bristol
Postcode	BS14 0TJ
<hr/>	
Client	MCR Property Group Manchester
Person(s) consulted on site	Sanan Khan (Block Management)
Responsible person	Sanan Khan (Block Management)
Appointed competent person	MCR Property Group Manchester
Person on site responsible for managing fire safety	MCR Property Group Manchester

Building Information

Use	Converted, self-contained flats
Height of topmost storey	12
Number of floors - ground and above	4
Number of floors - below ground	1
Number of staircases	4
Number of exits	6
Number of lifts	1
Number of accommodation units	162
Approach to units	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	1960-1980

Premises and construction details

A fire Risk assessment was carried out at Boulevard view (Whitchurch Lane) residential areas only, which comprises of a Four storey + basement residential property consisting of 162 individual units, which has been converted from the original commercial office premises in circa 2021 - 2022, the remaining areas of the property occupied as the imperial apartments and office spaces does not form any part of this risk assessment other than to consider fire compartmentation. The premises is situated centrally within Bristol.

The building is constructed of masonry brick walls, with a tiled pitched roof, and glazing on the external face of the property.

The internal make up consists of painted plaster skim finish ceilings, drywall constructed and plaster skim finish brick walls and carpet laid floors over concrete.

Basement areas of the property is currently under construction and is currently only used for storage purposes and a final fire exit escape routes leading from the protected escape routes within various areas of the premises.

Ground floor of the property is provided with a courtyard area which is accessed via the ground floor corridor areas, however this does not lead to a place of total safety and is not part of the escape routes provided within the property.

Ground floor, apartments 8-54

First floor, apartments 55-101

Second floor, apartments 102-137

Second floor, apartments 138-143 (access via staircase adjacent flat 95).

Third floor, apartments 144-169

There is a lift located within the main entrance lobby which serves all floors.

The property is provided with a total of four protected stairwells.

stairwell 1 deploys down from 3rd floor adjacent flat 159 to ground floor level of the property adjacent main car park.

stairwell 2 deploys down from 3rd floor adjacent flat 154 to basement floor level to the rear of the property.

Stairwell 3 deploys down from 3rd floor adjacent flat 146 to basement floor level to the rear of the property.

Stairwell 4 deploys down from 2nd floor adjacent flat 138 to ground floor level of the property adjacent front car park area.

The premises benefits from automatic fire detection, emergency lighting, fire fighting equipment, AOV, dry riser mains and a private hydrant adjacent to the front of the property.

There is entrance and exit from the ground floor main entrance lobby and three further fire exits, and two final fire exits at basement level.

Types of fire facilities provided

- Dry rising main
- Smoke ventilation
- Private hydrant

Comments

At the time of the inspection the basement area of the property is currently under construction and is used for storage at the time of the inspection.

Private hydrant located adjacent the main entrance of the property, AOVs are currently in place throughout the property, fire extinguishers are installed within the electrical/riser cupboards within the communal areas of the property, dry risers are located on each floor level.

This risk assessment applies to boulevard view only, and to no other areas to the adjacent build occupied as the Imperial apartments.



Inaccessible Areas

Are there any inaccessible areas during inspection?

Yes

Inaccessible Area Details

No access to roof spaces, voids or any flats other than those that may be mentioned in this report as samples made available for inspection at the time of the assessment.

Imperial apartments including office spaces.

Where the RP does not have control of all parts of the building and it is shared with other persons, they should be informed of significant risks identified. The person who does have control (landlord, owner, or other employer etc.) has a responsibility to make sure the regulations are complied with, in the parts they control. This may require communication and cooperation between parties to ensure coordination of fire safety provisions, fire fighting measures, evacuation procedures etc.



People

Are there any people especially at risk from fire?

Yes

People especially at risk from fire

- Other

Details of people especially at risk from fire

Residents are the main risk group on the building. This risk assessment does not encompass the residential dwelling themselves, while the occupants of the flats are 'relevant persons', the flats, as domestic dwellings, are outside the scope of the Regulatory Reform (Fire Safety) Order 2005.

There were no contractors working in remote areas at the time of assessment although it is conceivable that this eventuality could arise.

The predominant occupant type within a residential dwelling is one that is familiar with the layout of the building they frequent on a daily basis.

Visitors cannot be accounted for within any management procedures as their presence on the premises can occur at any time. The simple design and management of the building will precipitate escape for visitors if fire were to occur whilst they are in the common areas of the building. Members of the public would not normally be expected within the premises, with the exception of visitors to residents. As such, they are not considered to present the same risk in respect on unfamiliarity.

The assessor was unable to confirm whether persons with a disability which may affect their ability to evacuate the premises in the event of fire are onsite. Should this be the case it is advised that the responsible person contacts the fire risk assessor for further advice and next steps.

Fire Hazards

Sources of Ignition

- Electricity
- Cooking
- Malicious
- Smoking in unauthorised areas
- Contractors (Hot works)
- Other

Sources of Fuel

- Furniture and Furnishings
- Combustibles in communal areas
- Refuse bins
- Plants and Vegetation
- Other

Sources of Oxygen

- Natural
- Oxygen Cylinder

Comments

No additional fire hazards were identified during fire risk assessment

Oxygen cylinder were noted within the basement area of the property (see housekeeping tasks).

Fire loss experience

No known previous fire loss

The exact number of persons within the building was unknown at the time of assessment. We would estimate 2-3 persons within flat for the purpose of this assessment. The assessor was not made aware of any persons within the premises whom may require assistance in the event of fire.

Legislation

Fire safety legislation which applies to these premises

- Regulatory Reform (Fire Safety) Order 2005
- Fire Safety Act 2021
- Fire Safety (England) Regulations 2022

This legislation is enforced by

Local fire and rescue authority

Details of any other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations)

Just like employers, landlords have certain legal obligations when it comes to fire safety and protection of their properties and the safety of people who reside in their premises. However, it is not as simple as ensuring there is a couple of fire extinguishers to hand – fire safety largely depends on the potential risks and the different types of buildings can cause confusion. For example, a building that is used for a single tenancy will differ to one which is shared across commercial and residential lettings. Legislation requires that landlords carry out fire risk assessment within communal areas of this property. This process will identify any fire hazards and who is at risk and decide if anything needs to be done to remove or reduce that risk.

Fire safety within the home is an extremely important issue, especially in mixed use premises and where unrelated occupiers, who live independently from one another, share common areas of the same building. This area of law is covered by the Housing Act 2004 and the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 inside the dwelling and for the common areas, The Fire Safety Regulations (England) 2023 which came into force on 23rd January 2023. We would encourage all those with an interest in these types of premises to read Local Authorities Coordinators of Regulatory Services (LACORS) to ensure they are aware of their responsibilities to carry out a fire risk assessment, and make sure their property has adequate and appropriate fire safety.

Other legislation that may make significant requirements for fire precautions are listed below;

Management of Health and Safety at Work Regulations

Workplace (Health, Safety and Welfare) Regulations

Health and Safety (Safety Signs & Signals) Regulations

Electricity at Work Regulations

Health & Safety Executive HSG107 Maintaining portable & transportable electrical equipment The Equality Act

The Smoke-free (Premises & Enforcement) Regulations

Relevant Guidance

PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2020

BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises'

BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage'

BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises'

BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'

BS 5266-8:2004 - 'Emergency escape lighting systems'

Fire Risk Assessment

Boulevard View

Version 1

This assessment was undertaken using Fire Safety- Sleeping Accommodation Guidance. Further information can be found within the following link; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/422192/9281_Sleeping_Accommodation_v2.pdf

Is there an alterations notice in force?

Not Known

Do licensing laws apply to the premises?

No

Comments

The Regulatory Reform (Fire Safety) Order 2005 [RR(FS)O] replaces the 40 year old fire certification scheme. It is now the duty of the 'responsible person' for the premises to ensure the occupants are safe from the effects of fire as far as practicable. This does not imply a lesser responsibility for the safety of the occupant of the premises; it is almost certain that for premises which required a fire certificate prior to January 2006, similar measures will be required under the RR(FS)O.

The RR(FS)O applies to all non-domestic premises, including any voluntary sector and self-employed people with premises separate from their homes.

Other statutory requirements within this report may also fall under the scope of relevant building regulations under Approved Document Part B.

Where the premises do not fall under the scope of the Fire Reform Order 2005, specifically residential properties this assessment may be undertaken in accordance with The Housing Act 2004. The responsible person for the purposes of fire safety provision and maintenance at the residential accommodation is the person having control – usually the landlord, in HMOs, shared premises and single rented properties. The assessment will be required for Additional Licensing purposes by Local Authorities.

Scope Of Assessment;

A fire risk assessment is an organised and methodical look at your premises. The fire risk assessment procedure identifies the activities carried out at the premises and assesses the likelihood of a fire starting. The aim of a fire risk assessment is to:

- Identify the hazards
- Reduce the risk of those hazards causing harm to as low as reasonably practicable.
- Decide what physical fire precautions and management policies are necessary to ensure the safety of people in your premises if a fire does start.

This fire risk assessment was carried out in accordance relevant Government guidance.

The RR(FS)O places a burden of responsibility firmly on the head of a 'responsible person' with regard to the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to co-ordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a 'competent person' to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.

There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants.

Salvum Ltd are not the responsible person and can only recommend, on behalf of the organisation, the steps it should or must take to comply with its duties under the RR(FS)O.

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

No opening up of any part of the structure was carried out nor was any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only and are of the view of the assessor whom undertook this assessment.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Not Known

Are portable electrical appliances used?

No

Comments

Passenger-carrying lifts should have an examination carried out at least every six months by a competent contractor.

Lift testing/maintenance is under a six monthly periodic testing schedule via Zurich.

No evidence was provided to suggest whether the fixed electrical installations have been inspected within the last 5 years in accordance with BS 7671.

It is recommended that periodic inspection and testing is carried out at the following times:

- for tenanted properties, every 5 years or at each change of occupancy, whichever is sooner
- for communal/landlord supplies every 5 years or as advised on the electrical installation condition report
- at least every 10 years for an owner-occupied home or as advised on the electrical installation condition report

It is recommended that a competent, approved contractor is tasked with undertaking electrical installation inspections in accordance with BS 7671 and provide full certification upon completion.

No portable electrical appliances were seen in the common areas.



Gas

Are gas installations and appliances free from any obvious defect?

N/A

Is gas equipment protected/located so as not to be prone to accidental damage?

N/A

Comments

No gas installations present within the communal areas of the property.

No gas main intake or isolation points in the common areas.

Heating

Are fixed heating installations free from any obvious defect?

Yes

Are portable heaters used?

No

Comments

Communal areas are heated via hard wired wall mounted electrical heaters within the main entrance lobby.



Cooking

Does cooking take place on the premises?

No

Comments

No cooking facilities present within common areas of the property.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

No

Comments

Access to the property is restricted via a locked entrance doors fitted with intercom release.

External areas were well kept and clear from excessive combustible materials at the time of inspection.

There is a potential for arson within this premises due to the final fire exit adjacent flat is constantly left open, All efforts should be made to ensure that main entrance and all escape routes are securely locked and all combustible articles I.e wheelie bins and paladin bins are kept away from the premises.

Residents should remain vigilant at all times and ensure that all combustibles waste is disposed of responsibly and not left in the common parts or externally to the premises.

CCTV noted throughout the premises.

Refuse bins are stored away from the premises, however an excessive level of combustible material noted within the bin storage area.



Housekeeping

Is accumulation of combustibles or waste avoided?

No

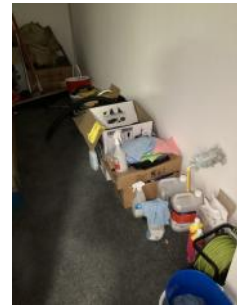
Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Good housekeeping is fundamental to reducing risk. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop, but it also significantly reduces the scope for deliberate fire. It also ensures that escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

Basic cleaning materials are located within the ground floor cleaners cupboard adjacent flat 43.



Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Comments

No hot works undertaken at the time of the inspection

No contractor policy in place at time of assessment

Any contractors used should be checked for suitable qualifications and experience prior to commencement of works.

Risk assessments, method statements, public and employer liability insurance documents should also be requested from the contractor. All contractors should be given information on the actions to take in the event of a fire.

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

No

Comments

legible 'No Smoking' signage was present and displayed throughout the property.

Illicit smoking identified within the external areas of the premises, in close proximity to the main entrance and side final fire exit adjacent main car park. There is a need to remind smokers of the risks of discarded cigarettes and to reinforce the no smoking policy and ensure all residents use the designated smoke area is used which is located within the main car park.



Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Comments

No dangerous substances were present within the communal areas at the time of inspection.

Dangerous substances not expected within common areas.

Lightning

Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

No

Comments

Lightning protection was observed during the inspection which appeared to be in a reasonable condition.

Lightning protection inspection undertaken on the 23/5/2023 via PTSG.

An inspection frequency of eleven months is recommended in order to take account of any seasonal variations. It is therefore recommended that the client instruct a competent contractor to carry out periodic inspections of the lightning protection system in accordance with BS EN 62305-2:2012.



Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Minor Defects

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Travel distances were measured and considered to be acceptable for the type and use of premises. The fire exits lead to a final place of safety away from the property.

The premises is provided with a total of Six direct final exits which leads to total safety. This comprises of:

- Front main entrance
- Basement staircase adjacent flat 13 (Basement exits deploy out to the rear of the property and onwards to a staircase the leads to the front of the property).
- Basement stairs adjacent flat 23.
- Ground floor adjacent flat 30.
- Adjacent flat 42.
- Adjacent flat 48.

No disabled person identified at the time of this inspection, should this arrangement changes, if persons living within this property require assistance or support for evacuation advice should be sought from their local authority about a person centered risk assessment.



Dimensions

Are travel distances reasonable?

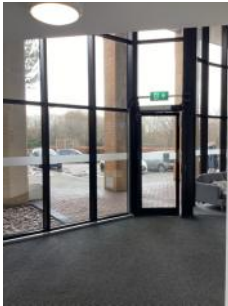
Yes

Is there sufficient exit capacity?

Yes

Comments

Exit capacity for the type, size and occupation of this building was considered adequate.



Fire Doors

Doors which are expected to be fire resisting:

- Basement
- Cleaners Cupboards
- Corridors
- Electrical Cupboards
- Risers
- Staircases
- Store Cupboards

Basement Doors

- FD30S

Cleaners Cupboard Doors

- FD30S

Corridor Doors

- FD30S

Electrical Cupboard Doors

- FD30S
- FD60S

Riser Doors

- FD30S
- FD60S

Staircase Doors

- FD30S

Store Cupboard Doors

- FD30S

Do any fire doors appear to be of composite construction?

No

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

A Fire door inspection has been undertaken within the communal areas of the property W/C 05/02/2024.

At the time of the inspection the inspector has not been able to gain access in to all flat entrances within the premises.

At the time of the inspection it was noted that FD30s and FD60s doors were provided throughout the communal areas of the property;

We would expect to see the following on all fire doors provided throughout the premises

- A fire rated self closing device conforming with BS EN 1154:1997, should be provided so that fire doors close fully into frames when not in use.
- Fire doors are required to be fitted with approved cold smoke seals and intumescent strips to the top and both edges as well as both sides of the door or frame in order to prevent the passage of smoke and fire, which can put persons and premises at risk.
- Fire doors must have 3 certified CE marked fire rated hinges fitted, with no missing or broken screws conforming with BS EN 1935.
- Gaps around fire doors should not exceed 3-4mm at the sides, head of door and 4mm at the bottom of door.
- Fire rated Ironmongery.
- Fire rated frame.
- Any glazing to the door to be certified FR30 glass.

Works to be tasked with a competent person with experience in fire door installation, remediation and assembly with the works to comply with BS 476

Reference the remaining flat entrance doors (which were unable to be accessed at time of the inspection).

The responsible person should ensure that a Flat entrance door survey for the remaining flat entrances within the building is undertaken by a third party accredited contractor. This inspection is to confirm which doors will offer the required fire protection, which doors require upgrades and which doors will need to be replaced. The survey will assist in planning and implementing an improvement programme and budgeting for any costs that may need to be met in protecting the escape route and the individual flats. All work on fire doors must be certificated.



Construction & Glazing

Are escape routes protected with suitable walls and floors?

Minor Defects

Is there adequate compartmentation?

Minor Defects

Is there reasonable limitation of linings that might promote fire spread?

Yes

Are external walls and attachments free from materials, products and systems which could promote excessive fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Corridors

Corridor Glazing

- Georgian wired
- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

No fire breaches noted to basement ceiling at the time of the inspection.

Temporary scaffolding noted to the external areas of the property, on completion of works undertaken, RP is to ensure all scaffolding is removed from the external areas of the property as not to impede external fire escape routes.

The external envelope of the premises is free from combustible materials which would rapidly promote fire spread. No Balconies were identified as steel balustrades with timber decking however the external wall is of brick and the height of the building is approximately 12m. Therefore no issues regarding external fire spread.

Fire breaches noted within the following areas of the property

- Electrical/Riser cupboard 1st floor adjacent to flat 101, around pipework/cabling penetrations and repairs required to ceiling around automatic fire detection.
- Sprinkler cupboard 3rd floor adjacent flat 164 around cabling/pipework penetrations, and repairs required to ceiling around automatic fire detection.
- Electrical/Riser cupboard 3rd floor adjacent flat 154, around cabling/pipework penetrations.
- Fire breaches noted to ceiling final fire exit adjacent flat 42, around pipework penetrations.
- Electrical/Riser adjacent flat 54, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 9, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 24, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 56, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 70, around cabling penetrations, excessive use of pink foam noted.
- Fire breaches noted around pipework penetrations for the fireman's switch admit flat 89.
- Electrical/Riser adjacent flat 138, around cabling/pipework penetrations and round door frame and riser outlet frame, excessive use of pink foam noted.

- Fire breaches noted around pipework penetrations for the fireman's switch admit flat 104.
- Electrical/Riser adjacent flat 116 around cabling/pipework penetrations, use of pink foam noted.
- Fire breaches noted around pipework penetrations for the fireman's switch admit flat 122.
- Electrical/Riser adjacent flat 131 around cabling/pipework penetrations, use of pink foam noted.
- Fire breaches noted around cabling penetrations adjacent flat 169.
- Fire breaches noted around pipework penetrations with main entrance lobby, adjacent to residents letterboxes.



Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Not Confirmed

Comments

The assessor was unable to access area where fire dampers may be present due to the level inspection undertaken (Type 1 non-destructive) as such we are unable to comment further.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Openable Windows
- Mechanical Extraction

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

A copy of the smoke ventilation installation and commissioning certificate was available for viewing at time of the inspection undertaken on the - 15/6/2021.

No evidence was available for viewing for the maintenance/testing of the automatic smoke ventilation at the time of the inspection.

Automatically opening vents, or those vents which are electrically controlled and manually operated require regular maintenance and servicing. AOVs and electrically operated OVVs should be tested once a month using the manual controls to ensure they are working as intended. In addition, once a year, a full test should be performed which includes checking the functionality of smoke detectors and AOV controls. The manufacturer's instructions will provide further details on what should be tested.

Smoke control systems such as smoke extraction systems and pressurisation systems should also be checked as per the manufacturer's instructions.

In addition, BS 9999:2008 - Code of practice for fire safety in the design, management and use of buildings offers more guidance on the servicing and testing procedures of smoke control systems.



Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Converted flats of stay-put standard

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

Yes

Is the control equipment free from any obvious fault or defect?

Yes

Comments

Fire system control equipment was suitably placed adjacent to the main entrance and clearly visible.



Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Comments

A means of manually raising the alarm is not required within communal areas of this property.

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

Is the type of automatic fire detection suitable and free from obvious defect?

Yes

Comments

Responsible flat owner (Landlord) to confirm that adequate detection has been provided within there individual that;

In all flats, early warning of fire should be provided by means of smoke and heat alarms installed in accordance with BS 5839-6. A category of LD3 system should be considered the minimum in all circumstances. This is a system where there is one or more smoke alarms solely in the circulation spaces of a flat including a heat detector within the kitchen space. Flats with more than one level and those with more than one hallway or circulation space with always require more than one smoke alarm.

A copy of the Fire Detection and Alarm System commissioning certificate was available for viewing at the time of the inspection undertaken on the - 26/05/2021 to a category L5 standard.



Audibility

Are there adequate means of alerting all relevant persons?

N/A

Comments

Sounding devices not required within common areas of this property.

Flashing beacon noted adjacent flat 24 provided for the electrical/riser cupboard



Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas

Are fire extinguishers provided?

Yes

Predominant types of fire extinguisher:

- Carbon dioxide - 2kg

Last test date of extinguishers:

February 2022

Are fire extinguishers readily accessible?

Yes

Is the provision of fire extinguishers reasonable?

Minor Defects

Comments

The provision of simple fire extinguishers can be useful in restricting the development and spread of small fires in their early stages. However, unless a fire is very small, the best advice is to evacuate the building to a place of safety and call the fire and rescue service. This is because for larger fires people need training to know what type of fire an extinguisher can safely be used on, how to tackle a fire safely, and when to give up and get out. The installation of extinguishers can also lead to problems if they are not properly maintained or where equipment is discharged through malice or horseplay. For these reasons extinguishers are not recommended within communal areas of this property.

Consider removing fire extinguishers from the following locations

- To within all electrical/riser cupboards located throughout the property.



Fixed Systems

Are any fixed systems provided?

Yes

Types of system

- Sprinklers

Is provision of fixed systems reasonable?

Yes

Comments

Sprinklers are provided to various flats located to the 2nd and 3rd floors of the property, the assessor could not confirm to which flats sprinklers are provided

- Evidence of sprinklers provided within Flat 168.

No evidence of the sprinklers testing/maintenance available at the of the inspection, previous inspection undertaken in September 2022.



Fire Service Facilities

Is a secure information box required?

No

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Private hydrant

Is provision of fire service facilities reasonable?

Yes

Comments

Dry riser inspection undertaken on the 24/11/23.

Dry riser outlets provided to each floor level within the communal areas of the property.

Dry riser inlet provided to ground floor and basement areas of the property.

The buildings Responsible Person (or RP) is legally required to ensure the system is maintained to BS 9990:2015 code of practice which means a full annual pressure test plus a six monthly visual check for dry risers in buildings over 18 metres.

British Standards state that inlets, landing valves, drain valves and landing valve boxes should be inspected every six months and that wet tests be carried out annually when the riser can be checked for leaks. They also state that maintenance and repairs should be carried out by a competent person.



Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

Yes

Comments

Conventional lighting was considered adequate at the time of assessment, however repairs are required to the basement area of the property



Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)
- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Maintained emergency lighting (local)
- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

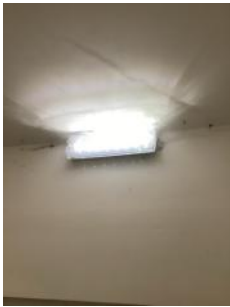
- None

Is this provision reasonable?

Yes

Comments

The level of emergency escape lighting was considered adequate and appeared to be installed in accordance with BS 5266.



Signs & Notices

Escape Routes

Is escape route signage necessary?

Yes

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Comments

An adequate level of fire escape signage has been provided complying with BS 5499-10:2014 and safety signs including fire safety signs & BS EN ISO 7010:2011.



Fire Doors

Is there signage suitable for self-closing fire doors?

Minor Defects

Is there signage suitable for locked fire doors?

Minor Defects

Is there signage suitable for automatic fire doors?

N/A

Comments

At the time of the inspection an adequate level of fire door signage has been provided, however a small quantity of fire door signage is required to be installed or to replace incorrect signage currently installed;

Provide Fire Door Keep Locked Shut signs to the outer face on the following doors

- Electrical/Riser Cupboard adjacent flat 138
- Storage cupboard adjacent flat 90 (incorrect signage)
- Storage cupboard adjacent flat 147 (incorrect signage)

Provide Fire Door Keep Shut signs to both faces of the door on the following doors:

- Basement access
- 1st floor adjacent lift
- Adjacent flat 40
- Adjacent flat 147

A recommendation to install signage has been made within the fire door inspection carried out W/C 05/02/24.



Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

Yes

Is there suitable wayfinding signage for the fire and rescue service?

N/A

Is there suitable zone information for the fire alarm system?

Yes

Comments

Fire action notices identifying steps to take in the event of fire have been displayed within the following locations within the common areas.

- Main entrance lobby and adjacent lift to the 1st floor of the property.

It is recommended that Fire Action Notices' detailing the specific actions to be taken in the event of an emergency to be conspicuously sited in the following areas: communal hallways within each lift lobby and given to each unit within the block.

Example of notice for use in blocks with a 'stay put' policy

Fire Action If Fire Breaks Out In Your Home:

- Leave the room where the fire is straight away, then close the door.
- Tell everyone in your home and get them to leave. Close the front door of your flat behind you.
- Do not stay behind to put the fire out. • Call the fire service. • Wait outside, away from the building.

If You See Or Hear Of A Fire In Another Part Of The Building:

- The building is designed to contain a fire in the flat where it starts. This means it will usually be safe for you to stay in your own flat if the fire is elsewhere.
- You must leave immediately if smoke or heat affects your home, or if you are told to by the fire service.
- If you are in any doubt, get out.

To Call The Fire Service:

- Dial 999 or 112.
- When the operator answers, give your telephone number and ask for FIRE.
- When the fire service reply give the address where the fire is.
- Do not end the call until the fire service has repeated the address correctly.



Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

This converted block of flats should operate a Stay Put/Defend in Place fire policy. This strategy may be considered in blocks of flats where each flat is a minimum 60 minutes fire resisting compartment. The policy involves the following approach. When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service. If a fire starts in the common parts, anyone in these areas makes their way out of the building and summons the fire and rescue service. All other residents not directly affected by the fire should be safe to stay put and remain in their flat unless directed to leave by the fire and rescue service. It is not implied that those not directly involved who wish to leave the building should be prevented from doing so. Nor does this preclude those evacuating a flat that is on fire from alerting their neighbours so that they can also escape if they feel threatened.

Are fire action procedures suitable and appropriately documented?

Not Known

Are new residents given a copy of fire safety instructions after they move in?

Not Known

Are all residents given a copy of fire safety instructions every 12 months?

Not Known

Are new residents given relevant information about fire doors after they move in?

Not Known

Are all residents given relevant information about fire doors every 12 months?

Not Known

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

Yes

Are there suitable arrangements for the evacuation of disabled people?

Yes

Is there co-operation and co-ordination between relevant parties?

No

Comments

The responsible persons attention should be drawn to a new fire risk assessment prioritisation tool (FRAPT) which has been issued under the new regulations which came into force on 23rd January 2023.

The Fire Risk Assessment Prioritisation Tool (FRAPT) is a web-based tool that helps Responsible Persons (RPs) update their fire risk assessments and ensure that any safety risks are addressed as soon as possible. The tool assigns a priority rating to buildings based on a series of questions about the structure, external walls, and flat entrance doors. The purpose of the FRAPT is to assist Responsible Persons in establishing a prioritisation strategy for updating their fire risk assessments. The FRAPT can be accessed from the Home Office website; <https://bpt.homeoffice.gov.uk>

Floor plans are provided throughout the communal areas of the property

Where the RP does not have control of all parts of the building and it is shared with other persons, they should be informed of significant risks identified. The person who does have control (landlord, owner, or other employer etc.) has a responsibility to make sure the regulations are complied with, in the parts they control. This may require communication and cooperation between parties to ensure coordination of fire safety provisions, fire fighting measures, evacuation procedures etc.



Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

Comments

The assessor was unable to determine whether there are suitable arrangements for contractors working onsite. Contractors working onsite can pose increased risk of fire due to work processes undertaken within the premises. Request method statements and risk assessments. Consider requesting copies of health & safety policy documents, public & employer's liability insurance documents, training records and RAMS for activities they will be carrying out.

Any contractors or visitors working on this site must be informed as to what evacuation procedures are in place and what their responsibilities are in the event of an emergency.

Testing & Maintenance

Was testing & maintenance information available?

Yes

Is there suitable checking, testing & maintenance of the following fire safety measures:

Fire alarm system?

No

Emergency lighting?

No

Smoke ventilation systems?

No

Fixed fire-fighting installations?

Yes

Fire mains?

N/A

Fire-fighting lifts?

N/A

Flat entrance doors?

Yes

Fire doors in communal areas?

Yes

Other fire safety measures?

N/A

Are there routine in-house fire safety inspections?

No

Are fire extinguishers subject to suitable test & maintenance?

No

Comments

Fire Alarm/AOV (weekly) - undertaken via Bristol Fire

Fire Alarm (6 monthly/annual) - No evidence

Emergency Lighting (monthly) - undertaken via Bristol Fire

Record Keeping

Were fire safety records available?

No

Is the local fire and rescue authority provided with suitable information regarding the design of external walls?

N/A

Is the local fire and rescue authority provided with floors plans and a building plan?

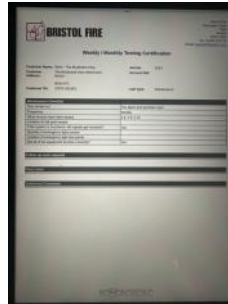
N/A

Are fire safety records accessible to the residents of the building?

N/A

Comments

limited records provided or seen at the time of the inspection. All records of testing and maintenance should be recorded within a fire log book, with any documentation kept within a designated fire folder.



Tasks

Task 1

Ref 2012929

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Ease of Use

Action Required Repair/replace the emergency exit device on the following doors so they can be easily opened in the event of fire:

- Final fire exit adjustment flat 42.

Priority High

Severity Major

Status Identified

Due Date 7 March 2024



Task 2

Ref 2012935

Source Version 1

Category Fire Management

Sub Category Procedures & Arrangements

Action Required Documentation was not available for viewing. It should be confirmed that fire action procedures are suitable and appropriately documented.

Following the recent changes to the Fire Safety (England) Regulations 2022 which comes into force from Monday 23rd January 2023. The new regulations pose additional duties upon the Responsible Person/building managers for fire safety of residential blocks of flats under Article 24 of the Regulatory Fire Reform Order 2005. The RP for this property is now required to carry out the following checks;

Buildings over 11 metres and up to 17.9 metres?In residential buildings with storeys over 11 metres in height, responsible persons will be required to:

- Fire Doors: undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts.
- Fire Safety Instructions: provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.
- Fire Door Information: provide residents with information relating to the importance of fire doors in fire safety.

Priority High

Severity Major

Status Identified

Due Date 7 March 2024

Task 3

Ref 2012909
Source Version 1
Category Fire Prevention
Sub Category Electrical
Action Required Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671.
Priority Medium
Severity Moderate
Status Identified
Due Date 2 May 2024



Task 4

Ref 2012911
Source Version 1
Category Escape Routes & Fire Spread
Sub Category Construction and Glazing
Action Required Competent passive fire contractor is to be tasked with providing fire stopping within the following locations:

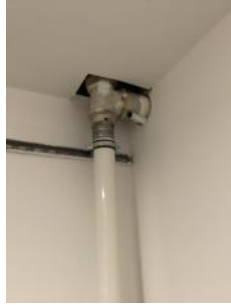
Fire breaches noted within the following areas of the property

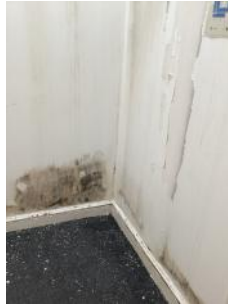
- Electrical/Riser cupboard 1st floor adjacent to flat 101, around pipework/cabling penetrations and repairs required to ceiling around automatic fire detection.
- Sprinkler cupboard 3rd floor adjacent flat 164 around cabling/pipework penetrations, and repairs required to ceiling around automatic fire detection.
- Electrical/Riser cupboard 3rd floor adjacent flat 154, around cabling/pipework penetrations.
- Fire breaches noted to ceiling final fire exit adjacent flat 42, around pipework penetrations.
- Electrical/Riser adjacent flat 54, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 9, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 24, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 56, around cabling/pipework penetrations.
- Electrical/Riser adjacent flat 70, around cabling penetrations, excessive use of pink foam noted.
- Fire breaches noted around pipework penetrations for the fireman's switch admit flat 89.
- Electrical/Riser adjacent flat 138, around cabling/pipework penetrations and round door frame and riser outlet frame, excessive use of pink foam noted.
- Fire breaches noted around pipework penetrations for the fireman's switch admit flat 104.
- Electrical/Riser adjacent flat 116 around cabling/pipework penetrations, use of pink foam noted.
- Fire breaches noted around pipework penetrations for the fireman's switch admit flat 122.
- Electrical/Riser adjacent flat 131 around cabling/pipework penetrations, use of pink foam noted.
- Fire breaches noted around cabling penetrations adjacent flat 169.
- Fire breaches noted around pipework penetrations with main entrance lobby, adjacent to residents letterboxes.

At the time of the inspection the walls in the following locations were in need of repair, a competent contractor is tasked with carrying on repairs to achieve the original period of fire resistance:

- Damp and mould with flaking paint noted to the 3rd floor of the property adjacent to flats 159 & flats 154

Priority Medium
Severity Moderate
Status Identified
Due Date 2 May 2024





Task 5

Ref 2012915

Source Version 1

Category Fire Prevention

Sub Category Housekeeping

Action Required The storage of combustibles in the following locations was excessive and should be significantly reduced:

- Electrical/Riser Cupboard 1st floor adjacent flat 101
- Basement construction area of the property, to include compressed gas cylinders that are not required to be stored within this area, (RP is to ensure that compressed gas cylinders are stored in an appropriate manner, stored in an upright position and suitable chained to the wall, and provided with suitable warning signage).
- Electrical/Riser Cupboard adjacent flat 54
- Adjacent to basement fire exit bottom staircase leading from flat 13 (disused mattress).
- Electrical/Riser adjacent flat 24 ground floor.
- Electrical/Riser adjacent flat 79 1st floor.
- Electrical/Riser adjacent flat 116 2nd floor.
- Electrical/Riser adjacent flat 131 2nd floor.

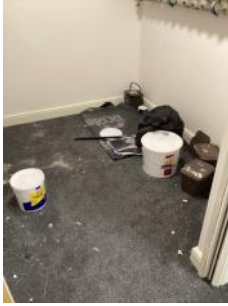
Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024





Task 6

Ref 2012917

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Ease of Use

Action Required At the time of the inspection loose fitting and damaged carpets were noted through the property, competent contractor is to be tasked with carrying out repairs to the carpets within the following areas of the property;

- Repair carpets adjacent to flats 10 & 13 as this could cause a possible trip hazard in the event of an emergency evacuation

- Loose fitting/damaged carpets were noted throughout the protected staircases within the property;

- staircase adjacent to the following flats 22/124/144

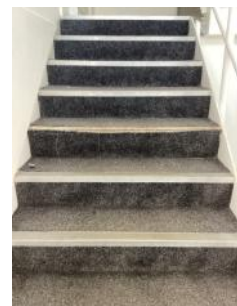
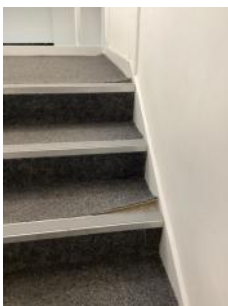
Competent contractor to be tasked with carrying out repairs to the carpets within all areas of the protected staircases within the property.

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 7

Ref 2012919

Source Version 1

Category Signs & Notices

Sub Category Other Signage

Action Required RP is to ensure the following signage is installed as below;

Provide signage to confirm the operation of smoke vent controls throughout the premises.

Provide signage to indicate the location of the dry riser outlet in the following locations:

- Adjacent flat 138

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 8

Ref 2012921

Source Version 1

Category Fire Prevention

Sub Category Arson

Action Required Do not store combustibile materials adjacent to the building.

- Basement external escape route

- External bin storage area (excessive combustion materials were noted within the external bin storage area, discarded furniture).

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 9

Ref 2012923

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Ease of Use

Action Required Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.

- Basement external escape route bottom of steps leading up to the front of the property.

- Adjacent flat 57

- Adjacent flat 63

- Adjacent flat 96

RP is to ensure routine inspections of external escape routes, to ensure the route is clear and free from vegetation growth.

- Basement external fire escape route to the rear of the property.

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 10

Ref 2012925

Source Version 1

Category Emergency Lighting

Sub Category Normal Lighting

Action Required Repair the lights in the following areas:

- Adjacent to Basement staircase leading up to 1st floor flat 23.

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 11

Ref 2012927

Source Version 1

Category Fire Prevention

Sub Category Arson

Action Required There is a potential for arson within this premises due to the final fire exit adjacent flat is constantly left open, All efforts should be made to ensure the main entrance and all sea ape routes are securely locked and all combustible articles I.e wheelie bins and paladin bins are kept away from the premises.

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 12

Ref 2012931

Source Version 1

Category Fire Fighting

Sub Category Fire Service Access & Facilities

Action Required Repair hole within the dry riser outlet frame, located within the electrical/riser cupboard in the following locations, this is to be a fully sealed unit to help to contain fire and smoke to within the electrical/riser cupboard.

- Adjacent flat 138 top of staircase.

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 13

Ref 2012933

Source Version 1

Category Fire Prevention

Sub Category Smoking

Action Required RP is to reinforce the smoking policy provided within the premises.

Illicit smoking identified within the external areas of the premises, in close proximity to the main entrance and side final fire exit adjacent main car park. There is a need to remind smokers of the risks of discarded cigarettes and to reinforce the no smoking policy and to ensure all residents use the designated smoke area which is located within the main car park.

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024



Task 14

Ref 2012937

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Fire Doors

Action Required RP is to ensure that all remedial works are undertaken to the internal fire doors and flat entrance door following the recent fire door inspection carried out W/C 05/02/2024.

Reference the remaining flat entrance doors (which were unable to be accessed at time of the inspection).

The responsible person should ensure that a Flat entrance door survey for the remaining flat entrances within the building is undertaken by a third party accredited contractor. This inspection is to confirm which doors will offer the required fire protection, which doors require upgrades and which doors will need to be replaced. The survey will assist in planning and implementing an improvement programme and budgeting for any costs that may need to be met in protecting the escape route and the individual flats. All work on fire doors must be certificated.

Please see copy of fire door inspection for further information.

Works to be tasked with a competent person with experience in fire door installation, remediation and assembly with the works to comply with BS 476

Priority Medium

Severity Moderate

Status Identified

Due Date 2 May 2024

Task 15

Ref	2012941
Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	Limited Testing and maintenance information was not available at the time of the inspection, RP should be ensured that all fire safety measures are subject to suitable test. - The fire alarm system should be tested in line with the methods in BS 5839-6. For this building a reasonable testing frequency is weekly and six-monthly, (At the time of the inspection no evidence was available for the 6 monthly testing of the alarm system on,y the weekly testing). - The emergency lighting should be subject to a full duration test on an annual basis. - The sprinkler system should be tested and serviced in accordance with the recommendations of BS 9251. - The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999. - Routine in-house fire safety inspections should be initiated.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	2 May 2024

Task 16

Ref	2012943
Source Version	1
Category	Fire Management
Sub Category	Record Keeping
Action Required	Records of the testing and maintenance of fire safety measures should be kept.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	2 May 2024

Task 17

Ref 2012913

Source Version 1

Category Fire Fighting

Sub Category Extinguishers

Action Required Consider removing fire extinguishers from communal area electrical/riser cupboards throughout the property.

RP is to remove the redundant fire extinguishers currently located within the basement area of the property

Priority Low

Severity Minor

Status Identified

Due Date 7 February 2025



Task 18

Ref 2012939

Source Version 1

Category Signs & Notices

Sub Category Escape Route Signage

Action Required Provide Fire Exit Keep Clear signs on the following doors:

- Final fire exit adjacent to Flat 42

Priority Low

Severity Minor

Status Identified

Due Date 7 February 2025



Risk Score

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Medium

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Moderate

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

- Low** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Medium** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
- High** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

- Slight** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
- Moderate** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
- Extreme** Significant potential for serious injury or death of one or more occupants.

Trivial	Limited or no further improvements required for compliance.
Tolerable	No major additional controls required. However, there may be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where medium risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	The building (or relevant area) should not be occupied until the risk is reduced.

Risk Score	Moderate Risk
Risk score once all tasks have been completed	Tolerable Risk
Next Assessment Due	8 February 2025



Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organisation named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Schedule

Part 1

Name of Certificated Organisation: Salvum Ltd, The Warehouse, Alma Road, Hadleigh, Essex, SS7 2EF

Bafe Registration Number: 103762

SSAIB Registered Provider: ESSX286

Part 2

Name of Client

Part 3

Address of premises to which this assessment was undertaken Whitchurch Lane, Bristol , BS14 0TJ

Part of premises to which this assessment applies Residential Communal Areas only (Type 1).

Part 4

Brief description and scope of this assessment Life Safety as per agreed specification

Part 5

Effective date of the fire risk assessment 08 February 2024

Part 6

Recommended review date of the fire risk assessment 08 February 2025


Part 7

Unique reference no.

We, being currently a 'Certificated Organisation' in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certified Organisation

Name and Job Title: Warren Oxley :: Technical Manager

Date of Issue: 11 February 2024 **Signature:** 



SSAIB (certification body) can be contacted at: 7 - 11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne and Wear, NE25 9SX. Tel: +44 (0) 191 296 3242 E-mail: certificate@ssaib.org Web: www.ssaib.org / www.ssaib.ie

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