



Salvum

Fire Risk Assessment The Residence

Version 1

25 July 2023

Ref: J027737



Review Date: 25 July 2024

Score: Tolerable Risk

Assessor: Kwame Asare



Validated by: Mohammed Waheed MIFSM DipFD



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Version History

Version	Report By	Date	Validated By	Date
1	Kwame Asare	25 July 2023	Mohammed Waheed MIFSM DipFD MIFSM, NEBOSH National Certificate in Fire Safety and Risk Management, C06 Fire Certificate	30 July 2023

Assessor Profile

Kwame Asare

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	Obstructions should be removed from the escape routes. Residents should be reminded that it is prohibited to store personal belongings in the common parts at any time. Care must be taken to avoid obstructing or blocking fire exit routes.	High	Identified		
2	Fire Prevention	Housekeeping	Combustible items stored close to ignition source can provide an unnecessary source of fuel to the the potential fire. All items in the meter cupboard should be removed to avoid the risk of fire. Residents should be reminded that it is prohibited to store personal belongings in the common parts at any time. Care must be taken to avoid obstructing or blocking fire exit routes.	High	Identified		

3	Escape Routes & Fire Spread	Fire Doors	<p>Fire doors play important role in fire safety, especially, fire doors that opens onto escape corridor/ lobby. Fire doors prevents the spread of fire and smoke into the common parts there by placing other residents at risk. For that reason it is recommended to ensure all fire doors: plant room doors, meter cupboard and storage cupboard and flat entrance doors are installed with smoke seals and intumescent strips.</p> <p>Responsible person is advised to inspect flat front entrance doors that were not audited due to lack of access and ensure they are installed with appropriate furniture (self closer, 3 fire rated hinges, cold smoke brushes and intumescent strips).</p> <p>It is recommended to install self closing device on the site office door and ensure door is self closing at any angle.</p> <p>Gaps around fire doors should not exceed 3-4mm at the sides and head of door and 4mm at the bottom of door.</p> <p>Regulation 10 requires that, over every 12 months periods, you keep a record of the steps taken to check flat entrance doors. In any cases when access to flat was not granted, this must also be detailed. Each time</p>	High	Identified
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you carry out fire door checks, you should check that the resident has not replaced a fire-resisting flat entrance door with a new, non-fire-resisting door, this may be obvious if the door is of a different design from all other doors in the building. Corridor/ lobby doors are required to be inspected every 3 months. Doors should also be checked for any alterations that may affect their fire-resisting qualities.

It is now a requirement under regulations 10 to provide fire doors information to residents. This is particularly important, because, in block of flats most fires occur within the flats themselves, and the flat entrance door prevents the spread of fire and smoke into the common parts, thereby placing other residents at risk.

Residents should have the information that:

- fire doors should be kept shut when not in use;
- residents should not tamper with self-closing devices,
- residents should report any fault or damage immediately to the responsible person.

entry doors should be fitted with close fitting solid timber notional or FD30s fire rated doors fitted with three fire rated hinges, combined intumescent strips and cold smoke

seals and a 'Positive' self closing device.

4	Escape Routes & Fire Spread	Construction and Glazing	The ceilings in the CCTV/ riser cupboard was damaged and should be repaired to achieve the original period of fire resistance.	High	Identified
5	Fire Management	Testing & Maintenance	<p>It should be ensured that all fire safety measures are subject to suitable test.</p> <p>Tests include:</p> <p>Emergency escape lights - monthly test and annual service</p> <p>Automatic ventilation system - every 6 monthly service</p> <p>Dry riser annual inspection- annually</p> <p>All tests should be recorded in a fire safety log book.</p>	Medium	Identified

6	Fire Prevention	Electrical	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671.	Medium	Identified
7	Fire Prevention	Electrical	Portable electrical appliances (CCTV) should be subject to suitable testing (for testing frequencies, reference should be made to the IET Code of Practice for In Service Inspection & Testing of Electrical Equipment).	Medium	Identified
8	Fire Prevention	Building Works	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.	Low	Identified

9	Fire Management	Record Keeping	<p>All records of testing and maintenance should be recorded within a fire log book, with any documentation kept within a designated fire folder.</p> <p>It is good practice to keep records that show inspection, testing and maintenance has been carried out on fire safety systems and equipment provided. Such records enable responsible person(s) to demonstrate diligence in the event that fire safety audit is undertaken by the local fire service or following scrutiny after a fire. RP is recommended to ensure arrangements are in place for record keeping.</p>	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

Building Information

Address line 1	Wycombe Road
Town	High Wycombe
Postcode	HP14 4EA

Client	MCR Homes
Person(s) consulted on site	Joshua Albert- Assistant block manager
Responsible person	MCR Homes
Appointed competent person	Joshua Albert
Person on site responsible for managing fire safety	Joshua Albert

Use	Converted, self-contained flats
Height of topmost storey	8 meters
Number of floors - ground and above	3
Number of floors - below ground	1
Number of staircases	4

Number of exits	8
Number of lifts	2
Number of accommodation units	58
Approach to units	<ul style="list-style-type: none"> • Via protected lobbies / corridors
Approximate period of construction	2020-2030

Premises and construction details

Fire risk assessment undertaken upon a converted residential flats into a purpose built standard. Inspection was only on the common areas servicing 58 apartments over four storey building. The building is constructed of bricks and mortar with mansard style roof.

The internal makeup consists of drywall, plasterboard, and mix of concrete and timber flooring with carpet overlay.

The layout of the building is in two parts, although it's one large building. The building is like maize-shape splits into front apartments and rear apartments with open plan courtyard joining the two parts. For the purpose of clarity the building which is a four storey would be labelled as ; basement, ground, 1st and 2nd floor.

Accessed via front entrance ground floor which provides entrance hallway, storage cupboard, cleaners cupboard and corridor door to lift lobby and flats. Ground floor (front of the courtyard) provides apartments 1,2, 3, 4, 5, 6,7,8,9&10. Upper ground (1st floor) provides storage cupboard, meter cupboard, flats 23 , 24-25 , 26, 27, 28, 29, &30. Second floor provides site office, and flats 38-44.

Stairs on the ground floor (lower ground) leads to basement level. Basement provides flats 55, 56, 57&58, all flats are within a protected lobby separated by FD30S self closing door. There is a hatch which opens to waste pipe system in the basement lobby. Basement also provides storage cupboards and plant room (not accessible at the time of visit).

The rear apartments are accessed via the courtyard or walk around the building to the back entrance. Ground floor (back of the building) provides CCTV / riser cupboard, lift lobby, flats 11-14, and 15-22. First floor provides meter cupboard, flats 31-37. Second floor provides flats 45-54, onsite gym, riser cupboard and storage cupboard

Two passenger lift are installed. Front entrance side lift goes through all floors including basement level. Rear entrance passenger lift runs from lower ground to upper ground only.

Dry riser outlet is fitted on all floors. The property also benefits from Automatic detection system (BS 5839-6 L5) only installed to operate AOVs. Emergency lighting is provided throughout the communal areas.

Doors in the building including flat entrance doors, corridors/ lobby doors, meter, storage and riser cupboard are installed with FD30S (self closing except meter, storage and riser cupboard doors).

Adequate means of escape are provided for the building. Most fire exit doors are connected to electromagnetic devices with an override devices fitted adjacent to the door. In addition, some fire exit doors are fitted with push bars for easy access. All fire exit points discharge to open air.

Types of fire facilities provided

- Dry rising main
- Smoke ventilation

Comments

Corridors including basement level are installed by an AOV (Automatic Opening Vent). An override fireman switch is located on all levels.

Dry riser outlet are installed on all floors including basement level and the external areas of the building.



Front Entrance lobby



Access to flat 1



Dry riser



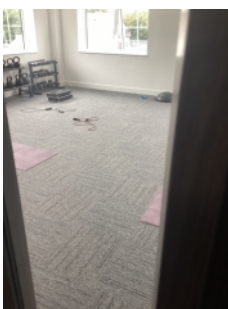
Lower ground floor



First floor flats sign



Flat 23



Gym



Dry riser

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.



Rear elevation



Bin stall/ cycle store



Main front entrance/ exit

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

Comments

No additional fire hazards were identified during fire risk assessment

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.

Comments

The external envelope of the building is free from combustible material that can promote fire spread.

It was confirmed via planning portal that the property was converted into self contained flats in 2020/2021 and listed as new builds development, As such, this property has been assessed as purpose built guidance.

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'

This assessment was undertaken in accordance with Fire safety in purpose-built blocks of flats. Further information can be found within the following link; <https://www.local.gov.uk/sites/default/files/documents/fire-safety-purpose-built-04b.pdf>

Is there an alterations notice in force?

No

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?

Yes

Is the use and type of portable appliances reasonable?

Yes

Are there suitable limitations on the use of trailing leads and adapters?

Yes

Is there a suitable regime for portable appliance testing?

No

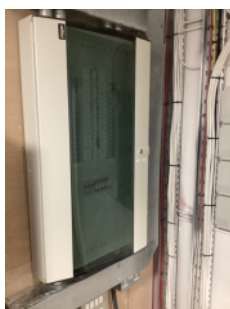
Is there a suitable policy regarding the use of personal electrical appliances?

N/A

Comments

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

No evidence of PAT testing taken to CCTV equipment.



Fuse box

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?

N/A

Are portable heaters used?

No

Comments

Common areas were not heated.

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?

Yes

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 all premises. All efforts should be made to ensure the main entrance is 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

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

No

Comments

Housekeeping is escape route within the premises and meter cupboards were found to be unsatisfactory at the time of visit.



Main electrical intake cupboard



Front of flat 21



Lobby of flat 18&19



Lobby of flat 37-37

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

Contractors policy in place, however, not observed at time of assessment

Smoking

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

Yes

Comments

A legible 'No Smoking' sign was present and displayed within the entrance lobby.



No smoking sign



Ash tray

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?

Yes

Comments

Lightning protection is not required for this type of property.

Regular inspection and testing is essential, to ensure that lightning protection systems remain in a safe and effective condition; in accordance with the relevant British standard. A system which is not properly maintained might not be effective in discharging lightning safely to ground; or prevent currents and overvoltages from damaging electrical systems and equipment.

It is imperative that all lightning protection systems are inspected and tested at least once a year. It is part of BSEN 62305 and Electricity at Work Regulations – a requirement of British and European Standards. But the date of inspection should vary to allow for different climatic conditions to be considered for instance earth readings (for resistance) can and often rise in a period of little rain because the ground has dried out, thereby affecting the data recorded. Along with these reasons are the simple fact that the materials used for a lightning protection system can corrode and cease to be effective over a period of time.



Lightning protection system

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Adequate means of escape are provided for the size and occupancy of the building. Fire exit doors are connected with electromagnetic devices with override door device (green box) installed by the exit doors. Some doors fire doors are also installed with push bars for easy access.

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.

No disabled person identified at the time of this inspection, should this arrangement changes, it is recommended that they are housed within the ground floor for easy egress in the event of emergency. This should be added to your building fire risk assessment.

Obstruction of escape route noted within the communal area at the time of inspection. Residents personal items (shoes/ boots) were kept within the corridors fire escape route.



Fire exit door (to the east side of the building)



Fire exit door



Main rear entrance/ exit



Front west fire exit



Main front entrance/ exit

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Comments

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

Doors which are expected to be fire resisting:

- Corridors
- Cupboards
- Electrical Cupboards
- Flat Entrances
- Risers

Corridor Doors

- FD30S self-closing

Cupboard Doors

- FD30S

Electrical Cupboard Doors

- FD30S

Flat Entrance Doors

- FD30S self-closing

Riser 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?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

As part of this FIRE Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which opens onto the escape corridor/ lobby.

Access was gained into flat 15 which has entrance door fitted to FD30S. Self closing. Corridor doors, lobby doors, meters cupboards are installed with FD30S.

However, the Site office door located on the second floor was not installed with self closing device. It was further observed that the CCTV/ riser cupboard fire door has a gap above between the door leaves through which smoke or heat could pass.

The remaining flat front doors within the building could not be assessed due to lack of access. However, these doors appear to be of the same age, condition and design, It is therefore reasonable to assume that the rest of the flat entrance doors are of the same fire resisting standard.



CCTV/ riser cupboard door



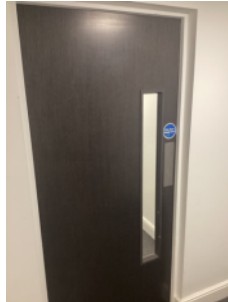
CCTV cupboard door



Site office door



Corridor fire door



Lobby door



Flat 15 front entrance door

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

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
- Lobbies

Corridor Glazing

- 30 mins E

Lobby Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Ceiling hole in the cctv/ riser cupboard opposite flat 15 lobby door was observed.

The external envelope of the building is free from combustible material that can promote fire spread.



CCTV & riser cupboard

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:

- Lobbies
- Staircases

Lobbies

- Mechanical Extraction

Staircases

- Mechanical Extraction

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The flat lobbies including basement level are vented by an AOV (Automatic Opening Vent). An override fireman switch is located on all levels.



AOV in basement level



Smoke ventilation

Detection & Warning

Control Equipment

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
-

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.



Fire panel

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

Taking into account the level of compartmentation afforded during design and construction stage. A fire detection system is not required within the common parts of this type of property.

Residents should ensure a suitable means of fire detection within there own demise.

Smoke detectors installed in the common parts only operate the AOVs and not used as fire alarm system.



Smoke detector

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Comments

Sounding devices not required within common areas of this property.

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

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.

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Comments

No fixed installations were present within this building.

Fire Service Facilities

Is a secure information box required?

No

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Smoke ventilation

Is provision of fire service facilities reasonable?

Yes

Comments

Dry riser is installed in all floors to assist the fire service if required.

It should be ensured that all dry and wet riser inlets are maintained in accordance with BS990:2015 and are kept clear and easily accessible at all times.

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

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Protected circuits

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.



Emergency light



External emergency lights

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



Lift



Fire exit sign in the lower ground lift lobby



Basement level flat lobby

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

An adequate level of fire door signage was seen at the time of assessment. All lobby p/ corridor doors were installed with fire door keep it shut, meter and storage cupboards installed with fire doors keep locked at the time of the visit.



Cross corridor door

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

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

N/A

Is there suitable zone information for the fire alarm system?

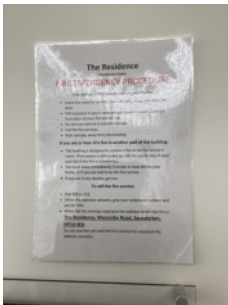
Yes

Comments

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

Fire alarm zone plan was displayed by the fire panel in the rear entrance hallway

Fire service facility (dry riser) installed on the building was suitably labelled.



Fire action notice



Fire alarm zone map



Dry riser

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

This purpose-built blocks 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?

Yes

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

Yes

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

Yes

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

Yes

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

Yes

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

N/A

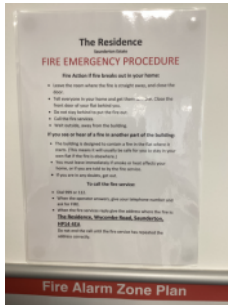
Is there co-operation and co-ordination between relevant parties?

N/A

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>



Fire action plan

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?

No

Are fire extinguishers subject to suitable test & maintenance?

Yes

Comments

Testing and maintenance information was not available.

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

No records provided or seen at the time of the inspection.



Tasks

Task 1

Ref	1579936
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes. Residents should be reminded that it is prohibited to store personal belongings in the common parts at any time. Care must be taken to avoid obstructing or blocking fire exit routes.
Priority	High
Severity	Major
Status	Identified
Due Date	22 August 2023



Flat Corridor



Flat corridor



Flat corridor

Task 2

Ref	1579930
Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Combustible items stored close to ignition source can provide an unnecessary source of fuel to the the potential fire. All items in the meter cupboard should be removed to avoid the risk of fire. Residents should be reminded that it is prohibited to store personal belongings in the common parts at any time. Care must be taken to avoid obstructing or blocking fire exit routes.
Priority	High
Severity	Major
Status	Identified
Due Date	22 August 2023

Task 3

Ref 1579938

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Fire Doors

Action Required Fire doors play important role in fire safety, especially, fire doors that opens onto escape corridor/ lobby. Fire doors prevents the spread of fire and smoke into the common parts there by placing other residents at risk. For that reason it is recommended to ensure all fire doors: plant room doors, meter cupboard and storage cupboard and flat entrance doors are installed with smoke seals and intumescent strips.

Responsible person is advised to inspect flat front entrance doors that were not audited due to lack of access and ensure they are installed with appropriate furniture (self closer, 3 fire rated hinges, cold smoke brushes and intumescent strips).

It is recommended to install self closing device on the site office door and ensure door is self closing at any angle.

Gaps around fire doors should not exceed 3-4mm at the sides and head of door and 4mm at the bottom of door.

Regulation 10 requires that, over every 12 months periods, you keep a record of the steps taken to check flat entrance doors. In any cases when access to flat was not granted, this must also be detailed. Each time you carry out fire door checks, you should check that the resident has not replaced a fire -resisting flat entrance door with a new , non- fire resisting door, this may be obvious if the door is of a different design from all other doors in the building

Corridor/ lobby doors are required to be inspected every 3 months. Doors should also be checked for any alterations that may affect their fire resisting qualities.

It is now a requirement under regulations 10 to provide fire doors information to residents. This is particularly important, because, in block of flats most fires occur within the flats themselves, and the flat entrance door prevents the spread of fire and smoke into the common parts, thereby placing other residents at risk.

Residents should have the information that:

- fire doors should be kept shut when not in use;
- residents should not temper with self- closing devices,
- residents should report any fault or damage immediately to the responsible person.

entry doors should be fitted with close fitting solid timber notional or FD30s fire rated doors fitted with three fire rated hinges, combined intumescent strips and cold smoke seals and a 'Positive' self closing device.

Priority High

Severity Major

Status Identified

Due Date 22 August 2023

Task 4

Ref	1579940
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The ceilings in the CCTV/ riser cupboard was damaged and should be repaired to achieve the original period of fire resistance.
Priority	High
Severity	Moderate
Status	Identified
Due Date	22 August 2023

Task 5

Ref	1579924
Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	It should be ensured that all fire safety measures are subject to suitable test. Tests include: Emergency escape lights - monthly test and annual service Automatic ventilation system - every 6 monthly service Dry riser annual inspection- annually All tests should be recorded in a fire safety log book.
Priority	Medium
Severity	Minor
Status	Identified
Due Date	17 October 2023

Task 6

Ref	1579926
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	17 October 2023

Task 7

Ref	1579928
Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	Portable electrical appliances (CCTV) should be subject to suitable testing (for testing frequencies, reference should be made to the IET Code of Practice for In Service Inspection & Testing of Electrical Equipment).
Priority	Medium
Severity	Minor
Status	Identified
Due Date	17 October 2023

Task 8

Ref	1579932
Source Version	1
Category	Fire Prevention
Sub Category	Building Works
Action Required	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.
Priority	Low
Severity	Minor
Status	Identified
Due Date	24 July 2024

Task 9

Ref	1579934
Source Version	1
Category	Fire Management
Sub Category	Record Keeping
Action Required	All records of testing and maintenance should be recorded within a fire log book, with any documentation kept within a designated fire folder. It is good practice to keep records that show inspection, testing and maintenance has been carried out on fire safety systems and equipment provided. Such records enable responsible person(s) to demonstrated diligence in the event that fire safety audit is undertaken by the local fire service or following scrutiny after a fire. RP is recommended to ensure arrangements are in place for record keeping.
Priority	Low
Severity	Minor
Status	Identified
Due Date	24 July 2024

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:

Slight

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	Tolerable Risk
Risk score once all tasks have been completed	Tolerable Risk
Next Assessment Due	25 July 2024



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 MCR Homes

Part 3

Address of premises to which this assessment was undertaken Wycombe Road, High Wycombe, HP14 4EA

Part of premises to which this assessment applies Common parts

Part 4

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

Part 5

Effective date of the fire risk assessment 25 July 2023

Part 6

Recommended review date of the fire risk assessment 25 July 2024

Part 7

Unique reference no. J027737

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: 30 July 2023

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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