



Salvum

Fire Risk Assessment Stockwood Gardens

Version 2

22 February 2023

Ref: J025761



Review Date: 22 February 2024

Score: Tolerable Risk

Assessor: Neil Platt AIFSM DipFD



Validated by: Mohammed Waheed MIFSM DipFD



Contents

1	Version History	3
2	Assessor Profile	4
3	Action Plan Summary	5
4	Introduction	13
5	Premises Details	15
6	Legislation	20
7	Fire Prevention	22
8	Escape Routes & Fire Spread	27
9	Detection & Warning	34
10	Firefighting	37
11	Lighting	39
12	Signs & Notices	41
13	Fire Safety Management	44
14	Tasks	50
15	Risk Score	56
16	Certificate of Conformity	58

Version History

Version	Report By	Date	Validated By	Date
1	Mohammed Waheed MIFSM DipFD MIFSM, NEBOSH National Certificate in Fire Safety and Risk Management, C06 Fire Certificate	25 February 2022	Marc Glenister MIFSM DipFD MIFSM	09 March 2022
2	Neil Platt AIFSM DipFD	22 February 2023	Mohammed Waheed MIFSM DipFD MIFSM, NEBOSH National Certificate in Fire Safety and Risk Management, C06 Fire Certificate	23 February 2023

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	Fire Management	Record Keeping	Keep records of Fire door inspections	Medium	Identified		

2	Fire Management	Procedures & Arrangements	<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 provide all residents with the following information.</p> <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. 	Medium	Identified
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3	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: - Ceiling within the solar panel riser cupboard on the third floor within Heather Block. Works to be tasked with a passive fire protection contractor. - wall within lift lobby 2nd floor heather block Works to be tasked with a passive fire protection contractor	Medium	Identified
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4	Escape Routes & Fire Spread	Fire Doors	Competent contractor to be tasked with carrying out the below remedial works;	Medium	Identified
			<p>Sample of fire doors inspected at time of the assessment as follows;</p> <ul style="list-style-type: none"> - Heather block 3rd floor lift lobby gaps bottom in excess of (3-4mm) - Heather block 2nd Sprinkler drop valve riser gaps bottom in excess of (3-4mm) - Heather block adjacent flat 21 gaps bottom in excess of (3-4mm) - Heather block adjacent flat 13 gaps bottom in excess of (3-4mm) - Heather block adjacent Flat 5, damaged smoke seal - Juneberry riser cupboard 3rd floor gaps bottom in excess of (3-4mm) - Juneberry adjacent flat 20 gaps bottom in excess of (3-4mm) - Juneberry sprinkler stop valve riser 2nd floor gaps centre, bottom in excess of (3-4mm), missing screws within hinges, install combined intumescent strips and cold smoke seals centre of door. - Juneberry sprinkler stop valve riser Ground floor gaps centre, bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals centre of door. - Juneberry adjacent flat 5 gaps bottom in excess of (3-4mm) - Blackthorn adjacent flat 12 gaps bottom in excess of (3-4mm) - Blackthorn adjacent flat 10 gaps 		

- bottom,top in excess of (3-4mm)
- Blackthorn electrical 1st floor cupboard gaps top,bottom in excess of (3-4mm)
 - Blackthorn sprinkler stop valve cupboard gaps bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals.
 - Blackthorn adjacent flat 1 gaps bottom in excess of (3-4mm)
 - Bluebell solar panel cupboard gaps bottom in excess of (3-4mm)
 - Bluebell 3rd lift lobby gaps lock,bottom in excess of (3-4mm), damaged smoke seals
 - Bluebell 3rd staircase gaps top,lock in excess of (3-4mm)
 - Bluebell adjacent flat 7 gaps bottom in excess of (3-4mm) damaged smoke seals
 - Bluebell middle storage cupboard 2nd floor lift lobby gaps bottom in excess of (3-4mm)
 - Bluebell sprinkler stop valve cupboard 2nd floor lift lobby, re-hang door to ensure door can be easily openable and closed.

Automatic Drop down threshold seals are a good way of ensuring there are no excessive gaps at the bottom of doors

5	Fire Prevention	Housekeeping	<p>A good standard of housekeeping was observed at the time of assessment. Ensure management of communal areas continues, However small quantities of combustible materials were noted within the following areas</p> <ul style="list-style-type: none"> - combustible materials noted within riser cup Juneberry 2nd floor - combustible materials noted Buckthorn 2nd electricity cupboard - combustible materials noted Buckthorn 1st electricity cupboard - combustible materials noted storage cupboard Bluebell 3rd floor landing. 	Medium	Identified
6	Escape Routes & Fire Spread	Ease of Use	<p>Bikes should not be stored as to obstruct escape routes.</p> <ul style="list-style-type: none"> - Bluebell 4th floor adjacent flat 17 	Medium	Identified

7	Escape Routes & Fire Spread	Fire Doors	<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. <p>Ensure that all fire door inspection are undertaken by a 3rd party certified fire door inspector. Further advice on routine inspection and maintenance of fire-resisting doors can be found in BS 8214.</p>	Medium	Identified
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8	Emergency Lighting	Emergency Lighting	Repair the emergency lights in the following locations: - Repairs required to emergency lighting to the 1st floor landing Heather block (Light 31) - Repairs required to emergency lighting to the 1st floor landing Juneberry block (light 38) - Repairs required to emergency lighting to the 1st floor landing Blackthorn block (light 49)	Low	Identified
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9	Emergency Lighting	Emergency Lighting	Blackthorn Sprinkler Main Housing - Remedial works required to the light fitting above the door which was not secure - Repairs required to emergency lighting to the 1st floor landing Heather block (Light 31)	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 Regulatory Reform (Fire Safety) Order 2005.

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.

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

Stockwood Gardens, Newlands Road

Address line 2

Luton

Town

Bedfordshire

Postcode

LU1 4BQ

Client

MCR Property Group Manchester

Person(s) consulted on site

Jat - MCR

Responsible person

MCR Ltd

Appointed competent person

Jat - MCR

Person on site responsible for managing fire safety

Jat - MCR

Use

Purpose-built, self-contained flats

Height of topmost storey

12.5

Number of floors - ground and above

5

Number of staircases

5

Number of exits	6
Number of lifts	3
Number of accommodation units	85
Approach to units	<ul style="list-style-type: none"> • Via protected lobbies / corridors
Approximate period of construction	2020-2030

Premises and construction details

A Fire Risk Assessment was carried out to a newly constructed purpose built newly residential development completed in 2022, This assessment covers Phase 1 which comprises of four blocks with a total of 85 self contained flats. The blocks are split into the following formation including internal arrangements;

Blackthorn:

- Ground Floor; 01 - 04
- First Floor; 05 - 08
- Second Floor; 09 - 12

Juneberry:

- Ground Floor; 01 - 08
- First Floor; 09 - 16
- Second Floor; 17 - 24
- Third Floor; 25 - 28

Heather:

- Ground Floor; 01 - 08
- First Floor; 09 - 16
- Second Floor; 17 - 24
- Third Floor; 25 - 26

Bluebell:

- Ground Floor; Entrance Lobby
- First Floor; 01 - 05
- Second Floor; 06 -10
- Third Floor; 11 - 15
- Fourth Floor; 16 - 17

External construction was of masonry brick walls with metal panelling, flat roof and aluminium framed windows and doors. Internal make up consists of painted plaster skim finish ceilings, plaster skim finish drywall partition and brick walls and carpet laid floorings.

Passengers lifts are present within each block. Each floor is provided with riser and electrical cupboards and flats are accessed via protected lobbies. Blocks Blackthorn and Juneberry are interlinked.

The premises benefits from automatic fire detection and emergency lighting.

Types of fire facilities provided

- Dry rising main
- Smoke ventilation
- Private hydrant

Comments

Fire facilities provided at time of assessment.



Inaccessible Areas

Are there any inaccessible areas during inspection?

No

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)

Sources of Fuel

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

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

No further comments

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 Regulatory Reform (Fire Safety) Order (2005). 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

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?

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?

Yes

Are portable electrical appliances used?

No

Comments

New electrical installations present. Ensure interval inspections do not exceed 5 years in accordance with BS 7671.



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.

CCTV provided.

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 provided

Refuse bins are stored away from the premises.



Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

A good standard of housekeeping was observed at the time of assessment. Ensure management of communal areas continues, However small quantities of combustible materials were noted within the following areas

- combustible materials noted within riser cup Juneberry 2nd floor
- combustible materials noted Buckthorn 2nd electricity cupboard
- combustible materials noted Buckthorn 1st electricity cupboard
- combustible materials noted storage cupboard Bluebell 3rd floor landing.



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

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?

Yes

Comments

No smoking signage was not displayed within this premises at the time of inspection.



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

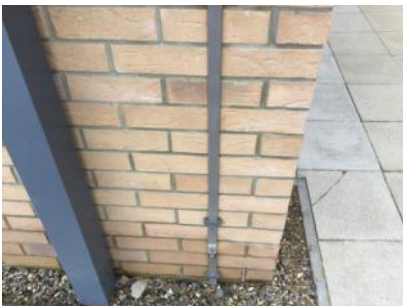
Comments

Lightning protection is present, testing/maintenance certificates are held with MCR.

Last service visit undertaken on the 18/5/2.

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.



Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Each core is provided with a protected escape route which is provided with FD30S door sets. Travel distances do not exceed 18m to a place of relative safety being the stair core. Flats deploy onto the stairs which terminate at ground floor leading to a final exit.

Where lobby distances exceed 7.5m, the provision of AOV shafts are present.

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.

All flats are provided with thumb turn latches which allow safe egress without relying on the use of a key.

Emergency break glass features present to final exit doors.



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:

- Electrical Cupboards
- Flat Entrances
- Lobbies
- Risers
- Staircases

Electrical Cupboard Doors

- FD60

Flat Entrance Doors

- FD30 self-closing

Lobby Doors

- FD30S self-closing

Riser Doors

- FD30S
- FD60S

Staircase Doors

- FD30S self-closing

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?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

At time of assessment no access was available to enter any of the flat's located within the property.

Internal flat entrance doors were identified as certified FD30 doors with intumescent strips, three fire rated hinges and positive self closing device as per previous risk assessment.

Stairwell doors were identified as FD30s doors.

Regular checks should be carried out and recorded in the fire safety log book. 12 monthly fire door inspection recommended by 3rd party certified fire door inspector. Further advice on routine inspection and maintenance of fire-resisting doors can be found in BS 8214.

Sample of fire doors inspected at time of the assessment as follows;

- Heather block 3rd floor lift lobby gaps bottom in excess of (3-4mm)
- Heather block 2nd Sprinkler drop valve riser gaps bottom in excess of (3-4mm)
- Heather block adjacent flat 21 gaps bottom in excess of (3-4mm)
- Heather block adjacent flat 13 gaps bottom in excess of (3-4mm)
- Heather block adjacent Flat 5, damaged smoke seal
- Juneberry riser cupboard 3rd floor gaps bottom in excess of (3-4mm)
- Juneberry adjacent flat 20 gaps bottom in excess of (3-4mm)
- Juneberry sprinkler stop valve riser 2nd floor gaps centre, bottom in excess of (3-4mm), missing screws within hinges, install combined intumescent strips and cold smoke seals centre of door.
- Juneberry sprinkler stop valve riser Ground floor gaps centre, bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals centre of door.
- Juneberry adjacent flat 5 gaps bottom in excess of (3-4mm)
- Blackthorn adjacent flat 12 gaps bottom in excess of (3-4mm)
- Blackthorn adjacent flat 10 gaps bottom, top in excess of (3-4mm)
- Blackthorn electrical 1st floor cupboard gaps top, bottom in excess of (3-4mm)
- Blackthorn sprinkler stop valve cupboard gaps bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals.
- Blackthorn adjacent flat 1 gaps bottom in excess of (3-4mm)
- Bluebell solar panel cupboard gaps bottom in excess of (3-4mm)
- Bluebell 3rd lift lobby gaps lock, bottom in excess of (3-4mm), damaged smoke seals
- Bluebell 3rd staircase gaps top, lock in excess of (3-4mm)
- Bluebell adjacent flat 7 gaps bottom in excess of (3-4mm) damaged smoke seals
- Bluebell middle storage cupboard 2nd floor lift lobby gaps bottom in excess of (3-4mm)
- Bluebell sprinkler stop valve cupboard 2nd floor lift lobby, re-hang door to ensure door can be easily openable and closed.



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:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

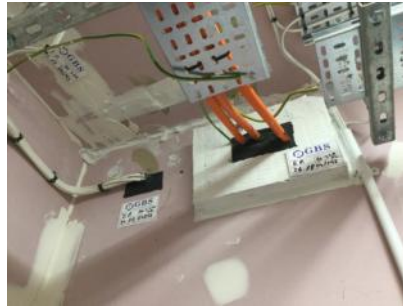
Yes

Comments

Balconies were constructed of steel balustrades and metal decking. No issues identified.

Overall compartmentation within the premises was adequate with evidence of internal passive fire protection completed by GBS Fire Protection Ltd. The riser within the third floor of Heather Block was identified with a breach to the ceiling.

The external envelope of the premises comprised of a render onto block and metal cladding to block work, as this property has been constructed in 2022 in line with current building regulations no issues expected with fire spread to the external envelope of the premises at the time of inspection.



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

Smoke ventilation is present, testing/maintenance certificates are held with MCR.

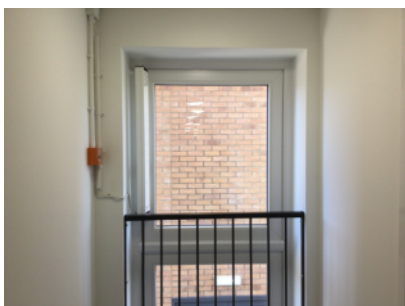
The escape stair is vented by an AOV (Automatic Opening Vent). An override fireman switch is located on the ground floor.

Lobbies are provided with ventilation shafts.

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

Control Equipment

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas
-

Communal Areas

System Category

- ***BS 5839 Part 6 Grade A***
- BS 5839 Pt6 Grade A Category LD3

Cause & Effect

- Sounds alarm in communal areas
 - Operates smoke ventilation
 - Unlocks main entrance door
-

Is the control equipment suitably located?

Yes

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

Minor Defects

Comments

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

Following previous risk assessment the fault provided to the control equipment located to Heather block has now been rectified, and the control equipment was found to be fault free and clear at the time of inspection.



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

No manual call points identified.

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

Detection serves the escape routes and internal electrical and riser cupboards.

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.



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
- 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?

Yes

Types of system

- Sprinklers

Is provision of fixed systems reasonable?

Yes

Comments

Sprinkler system was identified within the self contained flats.

Fire Service Facilities

Is a secure information box required?

No

Are any fire service facilities provided?

Yes

Types of facility

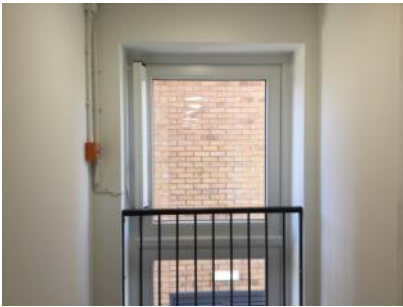
- Dry rising main
- Smoke ventilation
- Private hydrant

Is provision of fire service facilities reasonable?

Minor Defects

Comments

Hydrant location is to the rear of Heather Block



Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

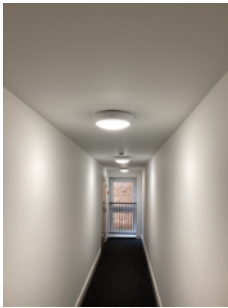
Yes

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:

- Borrowed light
- Protected circuits
- Maintained emergency lighting (local)
- Non-maintained emergency lighting (local)

Is this provision reasonable?

Minor Defects

Method of emergency lighting of external escape routes:

- Borrowed light
- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

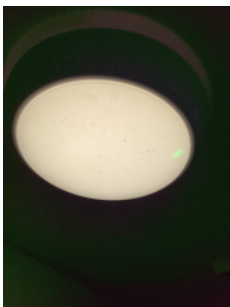
- Non-maintained emergency lighting (local)

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

Given the simplicity of the common escape route it is not deemed necessary to provide fire escape signage.



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.



Other Signs & Notices

Is there suitable signage for fire service facilities?

Minor Defects

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

A fire action notice has been provided adjacent to entrance point of each individual 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 purpose-built blocks of flats is considered capable of adopting a STAY PUT policy. Fire detection and sounders have been provided within the common areas of this property. Whilst fire detection may remain residents should be made aware that if alerted to fire by the common system they should leave only if it is safe to do so.

Persons within common areas should evacuate to a safe place on sounding of the alarm/activation of alarm before heading to a suitable meeting point and contacting the fire service.

This strategy may be considered in blocks of flats were 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?

No

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?

No

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?

N/A

Comments

All Fire Action Procedures should be documented and held on file for inspection purposes.
All residents should receive copies of the procedures when taking over a property.
All procedures should be regularly reviewed.
Consideration must given to any material changes to the building or known specific needs or limitations of individuals who live here when carrying out a periodic review.

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?

Yes

Emergency lighting?

Yes

Smoke ventilation systems?

Yes

Fixed fire-fighting installations?

Yes

Fire mains?

Yes

Fire-fighting lifts?

N/A

Flat entrance doors?

No

Fire doors in communal areas?

No

Other fire safety measures?

N/A

Are there routine in-house fire safety inspections?

Yes

Are fire extinguishers subject to suitable test & maintenance?

N/A

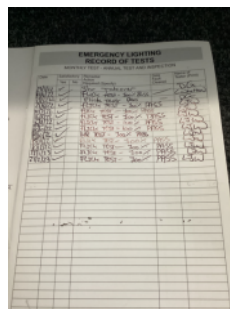
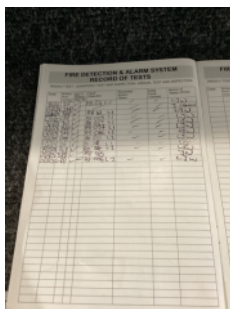
Comments

All testing/maintenance certificates are kept within MCR

- 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.
- The emergency lighting should be subject to a short duration test on a monthly basis and a full duration test on an annual basis.
- The lifts should be tested and serviced in accordance with the recommendations of BS 9999.
- The rising mains should be inspected visually every 6 months by the user and tested in accordance with BS 9990 annually.
- 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.
- Flat Entrance doors should be inspected annually.
- Fire doors located within common parts should be inspected quarterly

Records are kept within each individual block for the following;

- Weekly fire alarm testing - 21/2/23
- Emergency lighting monthly testing - 21/2/23



Record Keeping

Were fire safety records available?

Yes

Are appropriate records kept of the testing & maintenance of:

Fire alarm system (inc false alarms)?

Yes

Emergency lighting?

Yes

Smoke ventilation?

No

Fixed fire-fighting systems?

No

Fire mains?

No

Fire-fighting lifts?

N/A

Other fire safety measures?

N/A

Are records kept of fire drills and training?

N/A

Is a record kept of the steps taken to complete checks of flat entrance doors?

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

Records available at time of inspection for the following;

Fire Risk Assessment
Stockwood Gardens
Version 2

- Weekly fire alarm testing - 21/2/23
- Emergency lighting monthly testing - 21/2/23

The following records are kept with MCR

- Lighting protection
- Lifts
- Dry Riser
- Emergency lighting annual
- Fire alarm 6 Monthly
- Smoke Ventilation system
- Fixed fire fighting insulations

Tasks

Task 1

Ref	1326268
Source Version	2
Category	Fire Management
Sub Category	Record Keeping
Action Required	Keep records of Fire door inspections
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	17 May 2023

Task 2

Ref	1326267
Source Version	2
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	<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 provide all residents with the following information.</p> <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.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	17 May 2023

Task 3

Ref 970574

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Construction and Glazing

Action Required Provide fire stopping at the following locations:

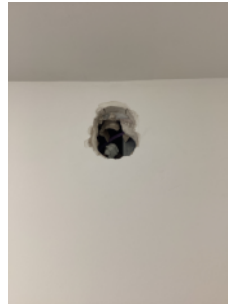
- Ceiling within the solar panel riser cupboard on the third floor within Heather Block. Works to be tasked with a passive fire protection contractor.
- wall within lift lobby 2nd floor heather block Works to be tasked with a passive fire protection contractor

Priority Medium

Severity Moderate

Status Identified

Due Date 20 May 2022



Task 4

Ref 970579

Source Version 1

Category Escape Routes & Fire Spread

Sub Category Fire Doors

Action Required Competent contractor to be tasked with carrying out the below remedial works;

Sample of fire doors inspected at time of the assessment as follows;

- Heather block 3rd floor lift lobby gaps bottom in excess of (3-4mm)
- Heather block 2nd Sprinkler drop valve riser gaps bottom in excess of (3-4mm)
- Heather block adjacent flat 21 gaps bottom in excess of (3-4mm)
- Heather block adjacent flat 13 gaps bottom in excess of (3-4mm)
- Heather block adjacent Flat 5, damaged smoke seal
- Juneberry riser cupboard 3rd floor gaps bottom in excess of (3-4mm)
- Juneberry adjacent flat 20 gaps bottom in excess of (3-4mm)
- Juneberry sprinkler stop valve riser 2nd floor gaps centre, bottom in excess of (3-4mm), missing screws within hinges, install combined intumescent strips and cold smoke seals centre of door.
- Juneberry sprinkler stop valve riser Ground floor gaps centre, bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals centre of door.
- Juneberry adjacent flat 5 gaps bottom in excess of (3-4mm)
- Blackthorn adjacent flat 12 gaps bottom in excess of (3-4mm)
- Blackthorn adjacent flat 10 gaps bottom, top in excess of (3-4mm)
- Blackthorn electrical 1st floor cupboard gaps top, bottom in excess of (3-4mm)
- Blackthorn sprinkler stop valve cupboard gaps bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals.
- Blackthorn adjacent flat 1 gaps bottom in excess of (3-4mm)
- Bluebell solar panel cupboard gaps bottom in excess of (3-4mm)
- Bluebell 3rd lift lobby gaps lock, bottom in excess of (3-4mm), damaged smoke seals
- Bluebell 3rd staircase gaps top, lock in excess of (3-4mm)
- Bluebell adjacent flat 7 gaps bottom in excess of (3-4mm) damaged smoke seals

- Bluebell middle storage cupboard 2nd floor lift lobby gaps bottom in excess of (3-4mm)
- Bluebell sprinkler stop valve cupboard 2nd floor lift lobby, re-hang door to ensure door can be easily openable and closed.

Automatic Drop down threshold seals are a good way of ensuring there are no excessive gaps at the bottom of doors

Priority Medium

Severity Moderate

Status Identified

Due Date 20 May 2022

Task 5

Ref	1326265
Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	A good standard of housekeeping was observed at the time of assessment. Ensure management of communal areas continues, However small quantities of combustible materials were noted within the following areas <ul style="list-style-type: none">- combustible materials noted within riser cup Juneberry 2nd floor- combustible materials noted Buckthorn 2nd electricity cupboard- combustible materials noted Buckthorn 1st electricity cupboard- combustible materials noted storage cupboard Bluebell 3rd floor landing.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	17 May 2023

Task 6

Ref	1326264
Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes. <ul style="list-style-type: none">- Bluebell 4th floor adjacent flat 17
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	17 May 2023



Task 7

Ref	970582
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<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. <p>Ensure that all fire door inspection are undertaken by a 3rd party certified fire door inspector. Further advice on routine inspection and maintenance of fire-resisting doors can be found in BS 8214.</p>
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 May 2022

Task 8

Ref	1326266
Source Version	2
Category	Emergency Lighting
Sub Category	Emergency Lighting
Action Required	<p>Repair the emergency lights in the following locations:</p> <ul style="list-style-type: none">- Repairs required to emergency lighting to the 1st floor landing Heather block (Light 31)- Repairs required to emergency lighting to the 1st floor landing Juneberry block (light 38)- Repairs required to emergency lighting to the 1st floor landing Blackthorn block (light 49)
Priority	Low
Severity	Minor
Status	Identified
Due Date	22 February 2024

Task 9

Ref 970572

Source Version 1

Category Emergency Lighting

Sub Category Emergency Lighting

Action Required Blackthorn Sprinkler Main Housing - Remedial works required to the light fitting above the door which was not secure

- Repairs required to emergency lighting to the 1st floor landing Heather block (Light 31)

Priority Low

Severity Minor

Status Identified

Due Date 25 February 2023



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:

Low

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	Tolerable Risk
Risk score once all tasks have been completed	Trivial Risk
Next Assessment Due	22 February 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: 302915

SSAIB Registered Provider: ESSX286

Part 2

Name of Client MCR Property Group Manchester

Part 3

Address of premises to which this assessment was undertaken Stockwood Gardens, Newlands Road, Luton, Bedfordshire, LU1 4BQ

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 22 February 2023

Part 6

Recommended review date of the fire risk assessment 22 February 2024


Part 7

Unique reference no. J025761

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: Marc Glenister :: Technical Director

Date of Issue: 23 February 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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