Fire Risk Assessment

William Lodge.

Version 1

29 August 2023

Ref: J027795

Review Date: 29 August 2024

Score: Moderate Risk

Assessor: Phil Barker

Validated by: Warren Oxley

Contents

Version History

Version	Report By	Date	Validated By	Date
1	Phil Barker	29 August 2023	Warren Oxley	31 August 2023

Assessor Profile

Phil Barker

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Detection & Warning	Control Equipment	The fire alarm panel is in a fault condition. The panel should be serviced by an engineer.	High	Identified		
2	Fire Prevention	Housekeeping	The storage of combustible items in escape routes should be prohibited.	High	Identified		
3	Detection & Warning	Control Equipment	Recommend either repeater panel fitted or access made available to commercial unit at all times.	High	Identified		
4	Escape Routes & Fire Spread	Fire Doors	The intumescent strips on the following doors are missing and should be replaced: riser cupboard and flat doors.	Medium	Identified		
5	Signs & Notices	Other Signage	Provide signage to indicate the location of the dry riser outlet in the following locations: all floors.	Medium	Identified		
6	Fire Prevention	Electrical	Portable electrical appliances 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		

7	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors are to an FD30S self-closing standard.	Medium	Identified
8	Fire Management	Record Keeping	Records of the testing and maintenance of fire safety measures should be kept.	Medium	Identified
9	Fire Management	Record Keeping	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.	Medium	Identified
10	Fire Management	Testing & Maintenance	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.	Medium	Identified
11	Fire Management	Testing & Maintenance	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.	Medium	Identified
12	Fire Management	Procedures & Arrangements	Fire action procedures should be documented.	Medium	Identified
13	Fire Management	Procedures & Arrangements	Documentation was not available for viewing. It should be confirmed that fire action procedures are suitable and appropriately documented.	Medium	Identified
14	Emergency Lighting	Normal Lighting	Repair the lighting in the following areas: basement area.	Medium	Identified

15	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire.	Medium	Identified
16	Escape Routes & Fire Spread	Fire Doors	Install smoke seals on the following doors: riser cupboard and flat doors.	Medium	Identified
17	Signs & Notices	Other Signage	Recommend that appropriate signage is provided adjacent to the main entrance to the relevant building and also at the isolation point of the inverters.	Medium	Identified
18	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around pipe penetrations in the following locations: second floor.	Medium	Identified
19	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: electrical and riser cupboards.	Medium	Identified
20	Fire Prevention	Lightning	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.	Medium	Identified
21	Fire Prevention	Housekeeping	The storage of combustible items in communal areas is excessive and should be reduced.	Medium	Identified
22	Fire Prevention	Electrical	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671.	Medium	Identified

23	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to reduce the gaps around the doors: riser cupboard and flat doors.	Medium	Identified
24	Signs & Notices	Other Signage	Provide signage to indicate the location of the dry riser inlet.	Medium	Identified

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
Salvum Limited, The Warehouse, Alma Road, Benfleet, Essex, SS7 2EF
Tel: 0343 8865999 Email: Info@salvum.co.uk Web: www.salvum.co.uk

Premises Details

Building Information

Address line 1	The Old Works.
Address line 2	Leigh Street.
Town	High Wycombe.
Postcode	HP11 2WQ.
Client	MCR Property Group Manchester.
Person(s) consulted on site	Muhammad Bello Assistant Block Manager
Responsible person	MCR Property Group Manchester.
Appointed competent person	Muhammad Bello Assistant Block Manager
Person on site responsible for managing fire safety	Muhammad Bello Assistant Block Manager
Use	Purpose-built, self-contained flats
Height of topmost storey	12m
Number of floors - ground and above	4

Number of staircases	1
Number of exits	2
Number of lifts	1
Number of accommodation units	25
Approach to units	• Via protected lobbies / corridors
Approximate period of construction	2020-2030

Premises and construction details

Fire risk assessment undertaken on a detatched split level five storey block of purpose built self contained flats. The premises was built in circa 2022 of masonry brick and mortar walls, pitched roof and aluminium framed windows and doors. The internal make up consists of painted plaster skim finish ceilings, drywall constructed and plaster skim finish brick walls, concrete floors with carpeted flooring provided within some areas of the property at the time of the assessment.
Access is gained from the upper ground floor which leads into the entrance lobby into the first floor which serves flats 1-6 and 2 riser cupboards, second floor serves flats 7- 13 and 2 riser cupboards, third floor flats 14-20 and 2 riser cupboards, fourth floor consists of flats 21-23 and 2 riser cupboards and and a further roof terrace, fifth floor serves flats 24- 25 and 1 riser cupboard and roof terrace. Flat 1 is currently being used as a office for the assistant block manager.
There is a stairs that leads to the lower ground floor which consists of bin store, cycle store and 2 rise cupboards and is still under construction. The premises consists of 2 direct final exits.
The premises benefits from automatic fire detection, emergency lighting, AOV system within corridors and staircase and dry riser outlets provided on each landing.
There is a commercial unit on the lower ground floor that does not form part of this Fire Risk Assessment.

Types of fire facilities provided	• Dry rising main • Wet rising main • Smoke ventilation

Comments

Dry risers provided to staircase on all floors
Smoke ventilation provided within the corridor and staircase.
Door override system provided to the main escape routes

Inaccessible Areas

Are there any inaccessible areas during inspection?	Yes

Inaccessible Area Details

Commercial unit provided to to the front of the property.

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

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 there 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 • 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.

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?	No
Are portable electrical appliances used?	No

Comments

Photovoltaic (solar panels) system present on the roof with the inverters found electrical cupboard fourth floor.

No information was available at the time of the assessment in relation to photovoltaic cells (solar panels) The Fire Service will need to have clear details of the location of all photovoltaic cells, the circuit boards and inverters and any actions taken prior to fire service arrival.

Although it is not a strict legal requirement to undertake PAT testing the Government however have put regulations into place that pertain to the maintenance of electricalappliances and the most effective way to ensure that these regulations are met is through PAT testing. The UK Health and Safety Executive (HSE) along with insurance companies will expect employers/responsible persons to perform PAT testing to ensure that are compliant with certain regulations including: Health and Safety at Work Act 1974, The Electricity at Work Regulations 1989, The Provision and Use of Work Equipment Regulations 1998, and The Management of Health and Safety at Work Regulations 1999.

It is recommended that they should be inspected and tested 10 years after initial installation and then every 5 years after that, or sooner if advised in the previous report by a qualified and competent person.

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

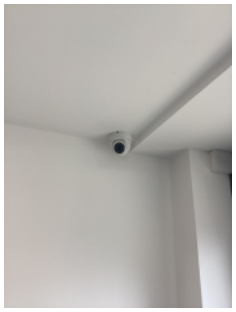
Access to the property is restricted via a locked entrance doors fitted with intercom release.

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 provided.



Housekeeping

Is accumulation of combustibles or waste avoided?	No
Are there appropriate storage facilities for combustible & hazardous materials?	N/A

Comments

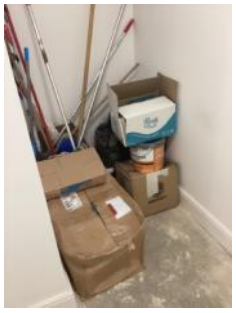
Housekeeping of escape route within the premises was found to be unsatisfactory at the time of this assessment. Residents personal belongings were observed in the communal staircase.

Items stored in the communal areas can provide an unnecessary source of fuel to the potential fire. All these items should be removed and /or stored appropriately.

Residents should be reminded that this prohibited to store personal belongings in the communal areas at any time.

Care must be taken to avoid obstructing or blocking fire exit routes and this area must be monitored at all times.

Items stored within basement area and staircases.



Building Works

Are there any hot works being carried-out at this time?	No
Are the premises free of any obvious signs of incorrect hot work procedures in the past?	Yes

Comments

No hot works undertaken at the time of the inspection

No contractor policy in place at time of assessment

Any contractors used should be checked for suitable qualifications and experience prior to commencement of works.
Risk assessments, method statements, public and employer liability insurance documents should also be requested from the contractor. All contractors should be given information on the actions to take in the event of a fire.

Smoking

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

Comments

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

Dangerous Substances

Are dangerous substances present, or liable to be present?	No

Comments

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

Dangerous substances not expected within common areas.

Lightning

Is a lightning protection system installed?	Yes
Is the lightning protection system free from any obvious defect?	Yes
Is the lightning protection system periodically inspected?	No

Comments

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?	Yes
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

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

All final fire exits are easily openable without the use of a key
The premises is provided with a total of two final exits which lead to total safety. These comprise of:
- Main entrance podium level
- Ground floor exit;

With an Additional means of escape provided within Bin Store which leads out in to underground car park.

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:	• Cross-Corridors • Electrical Cupboards • Flat Entrances • Refuse Rooms • Risers • Staircases
Cross-Corridor Doors	• FD30S self-closing
Electrical Cupboard Doors	• FD30S
Flat Entrance Doors	• FD30S self-closing
Refuse Room Doors	• FD60S self-closing
Riser Doors	• FD30S
Staircase Doors	• FD30S self-closing
Do any fire doors appear to be of composite construction?	No
Are fire doors to a suitable standard?	No

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

Fire doors are the principle means of preventing smoke, heat and flames from spreading from one compartment to another. If fire doors are not in fully working order, they will allow products of combustion to spread quicker and render escape routes ineffective.
All fire doors should be self-closing, close flush to frame, and have no gaps in excess of 3mm, those that do not, need to be adjusted accordingly by a competent person to ensure that they are in full working order.
- Riser cupboard fifth floor, install combined intumescent strips and cold smoke around the frame , screws missing middle hinge.
- fifth floor landing gaps bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals.
- Mechanical riser cupboard fourth floor gaps bottom, centre in excess of (3-4mm) install combined intumescent strips and cold smoke seals around door frame.
- Electrical riser fourth floor gaps bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals around door frame.
- Fourth floor landing gaps bottom in excess of (3-4mm). Install combined intumescent strips and cold smoke seals.
- Mechanical riser third floor gaps bottom, centre in excess of (3-4mm), install combined intumescent strips and cold smoke seals around door frame.
- Electrical riser third floor gaps bottom, centre in excess of (3-4mm), install combined intumescent strips and cold smoke seals around door frame.
- Third floor landing gaps bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals.
- Second floor landing gaps bottom in excess of 3-4mm) install combined intumescent strips and cold smoke seals.
- Mechanical riser second floor gaps bottom, centre in excess of (3-4mm), install combined intumescent strips and cold smoke seals around door frame.
- Electrical riser second floor gaps bottom, centre in excess of (3-4mm), install combined intumescent strips and cold smoke seals around door frame.
- First floor landing gaps bottom in excess of (3-4mm) install combined intumescent strips and cold smoke seals.
- Electrical riser first floor gaps bottom, centre in excess of (3-4mm), install combined intumescent strips and cold smoke seals around door frame.
- Mechanical riser first floor gaps bottom in excess of (3-4mm), install combined intumescent strips and cold smoke seals around door frame.
- Cycle store gaps bottom in excess of (3-4mm)
- Riser cupboards basement area gaps bottom, centre in excess of (3-4mm) install combined intumescent strips and cold smoke seals around door frame.
- Bin store gaps lock, bottom in excess of (3-4mm) install combined intumescent strips and cold smoke seals.
- Flat 25 install combined intumescent strips and cold smoke seals
- Flat 21 gaps bottom in excess of (3-4mm) install combined intumescent strips and cold smoke seals
- Flat 11 gaps bottom in excess of (3-4mm) install combined intumescent strips and cold smoke seals

Flat 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.

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

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	No
Is there reasonable limitation of linings that might promote fire spread?	Yes
Are external walls and attachments free from materials, products and systems which could promote excessive fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• Corridors
Corridor Glazing	• 30 mins E
Is glazing reasonable and free from any obvious defects?	Yes

Comments

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

There were balconies to the front and rear of the premises and a roof terrace.

It should be made clear that smoking, the use of barbecues and storage of flammable property on balconies can increase the risk. Advice from Fire and Rescue Authorities is clear that barbecues should not be used on balconies or roof terraces.

Residents should be informed about the risks arising from the presence of combustible materials on balconies and roof terraces were present.

Basement area compartmentation issues.

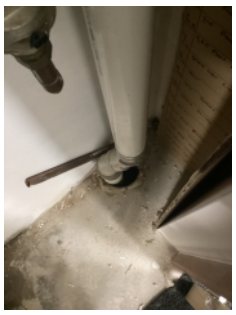
Electric cupboards compartmentation issues.

Riser cupboards compartmentation issues.

Compartmentation in ceiling around Dry riser pipework.








Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?	Not Confirmed

Comments

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

Smoke Ventilation

Areas where smoke ventilation is expected:	• Corridors • Staircases
Corridors	• Natural Vent - Automatic
Staircases	• Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	Yes

Comments

Automatically opening vents, or those vents which are electrically controlled and manually operated require regular maintenance and servicing. AOVs and electrically operated OVs 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?	Yes
Is a fire detection and/or alarm system provided?	Yes
Areas covered	• Flats • Communal areas

Flats

System Category	• BS 5839 Pt6 Grade D Category LD2
Cause & Effect	• Sounds alarm in flat of origin

Communal Areas

System Category	• BS 5839 Pt1 Category L3
Cause & Effect	• Operates smoke ventilation

Is the control equipment suitably located?	No
Is the control equipment free from any obvious fault or defect?	No

Comments

Alarm indicating fault on the panel at the time of the inspection. It is recommended that a competent engineer is tasked with undertaking a service of the fire alarm panel to ensure the system is in full working order.

Control panel located within commercial unit with no access to it.

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?	N/A
Are manual callpoints appropriately located and free from obvious defect?	N/A

Comments

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

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?	Yes
Is the type of automatic fire detection suitable and free from obvious defect?	Yes

Comments

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

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

Smoke detection is for operation of AOV only.

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 fitted within each flat and commercial basement area.

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

Provisions in terms of access and lighting for fire service personnel was considered adequate at the time of assessment.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?	No
Is there adequate lighting of external escape routes?	Yes
Is there adequate lighting in risk critical areas?	N/A

Comments

Conventional lighting was not considered to provide an adequate level of lighting due to faulty lighting highlighted to the basement area of the common areas.

Emergency Lighting

Method of emergency lighting of internal escape routes:	• Maintained emergency lighting (central system)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	• Borrowed light
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	• Borrowed light
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?	No
Why not?	• Simple escape routes • Routes in ordinary use
Is escape route signage provided?	Yes
Is provision of escape route signage suitable?	Yes

Comments

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

Fire Doors

Is there signage suitable for self-closing fire doors?	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?	No
Are fire action notices suitable?	No
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?	No

Comments

'Fire Action Notices' detailing the specific actions to be taken in the event of an emergency to be conspicuously sited in the following areas: entrance area and each floor communal areas.

It is recommended that information signage is in place at the main entrance or adjacent to the fire alarm panel to inform fire crews of the exact location of photovoltaic isolation point.

A zone plan should be affixed to the wall adjacent to the fire alarm panel.

Dry Risers inlets had wrong signage fitted.

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 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?	Not Known
Are new residents given a copy of fire safety instructions after they move in?	Not Known
Are all residents given a copy of fire safety instructions every 12 months?	Not Known
Are new residents given relevant information about fire doors after they move in?	Not Known
Are all residents given relevant information about fire doors every 12 months?	Not Known
Are there suitable arrangements for calling the fire service?	Yes
Is there a suitable fire assembly point?	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

Following the recent changes to the Fire Safety Regulations (England) 2022 which came into force on 23rd January 2023. The RP for this property is now required to provide all residents with the following information.

Buildings under 11 metres-(With 2 or more domestic premises within common areas)

> 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.

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Yes

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?	N/A

Comments

No records of testing and maintenance were provided at the time of inspection.

Testing and maintenance information was not available. It should be ensured that all fire safety measures are subject to suitable test.
Tests include:
Emergency escape lights - monthly test and annual service
All tests should be recorded in a fire safety log book.

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?	Not Known
Is the local fire and rescue authority provided with floors plans and a building plan?	Not Known
Are fire safety records accessible to the residents of the building?	Not Known

Comments

No records provided or seen at the time of the inspection. All records of testing and maintenance should be recorded within a fire log book, with any documentation kept within a designated fire folder.

Tasks

Task 1

Ref	1645138
Source Version	1
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	The fire alarm panel is in a fault condition. The panel should be serviced by an engineer.
Priority	High
Severity	Moderate
Status	Identified
Due Date	26 September 2023

Task 2

Ref	1645126
Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited.
Priority	High
Severity	Moderate
Status	Identified
Due Date	26 September 2023

Task 3

Ref	1645140
Source Version	1
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	Recommend either repeater panel fitted or access made available to commercial unit at all times.
Priority	High
Severity	Moderate
Status	Identified
Due Date	26 September 2023

Task 4

Ref	1645118
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips on the following doors are missing and should be replaced: riser cupboard and flat doors.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 5

Ref	1645146
Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the dry riser outlet in the following locations: all floors.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 6

Ref	1645162
Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	Portable electrical appliances 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	Moderate
Status	Identified
Due Date	20 November 2023

Task 7

Ref	1645160
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors are to an FD30S self-closing standard.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 8

Ref	1645158
Source Version	1
Category	Fire Management
Sub Category	Record Keeping
Action Required	Records of the testing and maintenance of fire safety measures should be kept.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 9

Ref	1645156
Source Version	1
Category	Fire Management
Sub Category	Record Keeping
Action Required	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 10

Ref	1645154
Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 11

Ref	1645152
Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 12

Ref	1645150
Source Version	1
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	Fire action procedures should be documented.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 13

Ref	1645148
Source Version	1
Category	Fire Management
Sub Category	Procedures & Arrangements
Action Required	Documentation was not available for viewing. It should be confirmed that fire action procedures are suitable and appropriately documented.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 14

Ref	1645142
Source Version	1
Category	Emergency Lighting
Sub Category	Normal Lighting
Action Required	Repair the lighting in the following areas: basement area.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 15

Ref	1645144
Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 16

Ref	1645120
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install smoke seals on the following doors: riser cupboard and flat doors.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 17

Ref	1645136
Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Recommend that appropriate signage is provided adjacent to the main entrance to the relevant building and also at the isolation point of the inverters.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 18

Ref	1645134
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: second floor.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 19

Ref	1645132
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: electrical and riser cupboards.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 20

Ref	1645130
Source Version	1
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 21

Ref	1645128
Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 22

Ref	1645124
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	20 November 2023

Task 23

Ref	1645122
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors: riser cupboard and flat doors.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 2023

Task 24

Ref	1645164
Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the dry riser inlet.
Priority	Medium
Severity	Moderate
Status	Identified
Due Date	20 November 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:	Medium
Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate

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

Likelihood

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

Consequence

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

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

Risk Score	Moderate Risk
Risk score once all tasks have been completed	Tolerable Risk
Next Assessment Due	29 August 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 Property Group Manchester.

Part 3

Address of premises to which this assessment was undertaken	The Old Works., Leigh Street., High Wycombe., HP11 2WQ.
Part of premises to which this assessment applies	This Fire Risk Assessment applies to the communal areas only.

Part 4

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

Part 5

Effective date of the fire risk assessment	29 August 2023

Part 6

Recommended review date of the fire risk assessment	29 August 2024

Part 7

Unique reference no.	J027795

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: 31 August 2023 **Signature:**