Type 1 Fire Risk Assessment

based on PAS 79:2012

AGO Safety Services

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Reference Number:	FRA No. AGO/WELLMAN
Responsible person (e.g. employer) or person having control of the premises:	Wellman Property Management Ltd
Address of premises:	30-46 Monxton Place Sherfield on Loddon Hook RG27 0FB
Person(s) consulted:	Wendy
Assessor(s):	Josh Godfrey, TIFireE
Quality Control Auditor (If Required):	John Godfrey, GIFireE.
Date of fire risk assessment:	26th April 2021
Date of previous fire risk assessment:	Not known
Suggested dates for review: (1)	April 2022

(1) This type 1 fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

- The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. This report does not address the risk to property or business continuity from fire.
- This Fire Risk Assessment report addresses the requirement to carry out suitable and sufficient risk assessments under the requirements of Regulation 9(1) of the Regulatory Reform (Fire Safety) Order 2005.
- This report includes recommendations for required remedial actions and ongoing monitoring and control measures.
- The Regulations also require employers to devise and implement safety measures as identified in the Risk Assessment.
- The non-domestic part of a property is the area where the landlord, his employees, representatives or contractors can access without the permission of the occupiers of each dwelling, such as lofts, roof spaces, internal lobbies & stairs, electricity & gas cupboards, lift motor and plant rooms, and external areas including for example paths, cupboards and garden areas.
- The domestic property is any part of the building which is used as a residence and where the occupiers have sole use.
- This report considers the following aspects of fire safety and also reflects the fire safety standards identified during the assessment in each area of the building being inspected:

- Sources of Ignition / Fuel
- Persons at Risk
- Fire Detection and Warning Systems
- Means of Escape
- Provision of Fire Fighting Equipment
- Emergency Evacuation Plans and Training
- Maintenance and Testing of Fire Safety Equipment
- Signage
- Plant Emergency Procedures
- Building Plans & Fire Provisions

- The assessments, observations and recommendations made are only relevant to the conditions identified at the time of this assessment. Regular inspections and review risk assessments are required to ensure the current standards are maintained.
- This report includes overview assessments for relevant legal requirements indicating whether the client is complying with Fire Safety Legislation.
- Unless otherwise instructed, the frequency of the review period for this assessment is dependent on the Fire Safety management system and the severity and likelihood of risks and hazards observed.
- The content of this report is based on the information and access provided to the assessor at the time of this assessment. Any recommendations or advice in this report is based upon evidence seen. No guarantee can be given that any subsequent visit by inspectors with statutory powers may result in other breaches of legislation being found.
- Whilst every care is taken to interpret current Acts, Regulations and Approved Codes of Practices, these can only be authoritatively interpreted by Courts of Law.

- If a particular part of a property that is normally examined is found to be not accessible during the inspection, this will be noted.
- Any problems, irregularities or defects in the building and/or services which were apparent from the inspection are normally noted within the report.
- This report has been written following a visual non-invasive inspection only, and if any problems, irregularities or defects are suspected, then they are noted where the Assessor judges them to be urgent, significant or helpful.
- The inspections undertaken in order to compile this report do not include any areas which were concealed or closed in behind finished surfaces, such as flooring, walls or ceilings, or which required the moving of anything which impeded access or limited visibility, such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.
- Nor is the Assessor able to report or make assumptions on areas where defects were not visible at the time of inspection.
- Some components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are also excluded from the report.
- Services are externally inspected but AGO Safety Services Ltd does not test or assess the efficiency of electrical, gas, plumbing and heating, drainage, lifts and security systems, or their compliance with current regulations, or the internal condition of any chimney, boiler or other flue.
- AGO Safety Services Ltd is not responsible if access to any part of the building or services of a property is not reasonably available to carry out a visual inspection.
- Reasonable access means access is unobstructed and safe and the area is within the Assessors unobstructed line of vision and not in conflict with UK/EU Occupational Health & Safety Regulations.
- This report is solely for the Clients use, and no liability to anyone else is accepted. Should the Client not act upon specific, reasonable matters contained within this report, then no responsibility is accepted for the consequences.
- Any suggestions or recommendations contained within this report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranties any or necessary Local Authority consent obtained prior to proceeding with remedial work.
- While all care and effort is taken to discover and record irregularities, non-conformities and defects of the building at the time of the inspection, it is important to note that reports are based on a visual above the ground inspection only.
- Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be viewed.
- This report is not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. AGO Safety Services Ltd accepts no responsibility or liability for the absences of any information, inaccuracy or omission.

GENERAL INFORMATION		
1.0	**THE PREMISES**	
1.1	Number of Floors	Three
1.2	Approximate floor area:	150m² approx
1.3	Brief details of construction and layout:	The premises is of brick and concrete construction. The main entrance leads to a lobby protected concrete staircase which accesses the units on the upper floors. The means of escape are lit by a combination of conventional and emergency lighting. Units are located at 3 per floor.
1.4	Use of premises:	Purpose built flats
1.5	Areas assessed:	Common areas, riser cupboards
1.6	Areas not assessed:	All flats
2.0	**THE OCCUPANTS**	
2.1	Approximate maximum number of persons	18 approx
2.2	Approximate number of employees at any one time:	0
2.3	Maximum number of visitors at any one time:	N/K
3.0	**OCCUPANTS ESPECIALLY AT RISK FROM FIRE**	
3.1	Sleeping occupants:	18 approx
3.2	Disabled occupants:	0
3.3	Occupants in remote areas and lone workers:	0
3.4	Young persons:	0
3.5	Others:	0
4.0	**FIRE LOSS EXPERIENCE**	
4.1	Details:	None advised of by the client.

5.0	**OTHER RELEVANT INFORMATION**		
	Details:	This type 1 fire risk assessment considers the communal areas of the premises only and is non-invasive. Occupancy is based on two persons per flat, visitor numbers cannot be verified. All information gained during this assessment was obtained by means of a visual inspection by this assessor and consultation with the client where possible.	
6.0	**RELEVANT FIRE SAFETY LEGISLATION OR GUIDELINES**		
6.1	The following fire safety legislation apply to these premises:		
	Statutory Instrument 2005 No.1541 The Regulatory Reform (Fire Safety) Order 2005		
	Health and Safety (Safety Signs and Signals) Regulations 1996		
	Electricity at Work Regulations 1989		
	British Standard (BS) 7671:2008 + A1:2011 Requirements for Electrical Installations – Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018		
	HEALTH AND SAFETY EXECUTIVE. HSG 107 (Third edition). Maintaining portable electrical equipment. 2013		
	Building Regulations Approved Document B (Fire Safety) 2010		
	The Smoke-free (Premises and Enforcement) Regulations 2006		
	Local Government Publication – Fire Safety in Purpose Built Flats		
6.2	The above legislation is enforced by:		Hampshire & Isle of Wight Fire & Rescue Service
6.3	Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010):		
6.4	The legislation that 6.3 makes reference to is enforced by:		Local Authority
6.5	Comments:	None	

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL		
7.0	**ELECTRICAL SOURCES OF IGNITION**	
7.1	Reasonable measures taken to prevent fires of electrical origin?	YES
7.2	More specifically:	
	• Fixed installation periodically inspected and tested?	YES
	• Portable appliance testing (where appropriate) carried out?	N/A
	• Suitable limitation of trailing leads and adapters?	N/A
7.3	Comments and hazards observed:	
	According to the sticker attached to the consumer unit, the fixed electrical installation was last inspected and tested in 2018. All fixed electrical installations supplying the communal areas of a residential property should be inspected and tested by a competent person every five years in accordance with Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018 and a written Electrical Condition Report (EICR) obtained. It is recommended that the RP create a management action to ensure the electrical installation is retested on a five yearly rolling basis. There were no portable electrical appliances or trailing leads identified within the communal areas during this assessment.	

8.0	**SMOKING**	
8.1	Reasonable measures taken to prevent fires as a result of smoking?	
8.2	More specifically:	
	• Smoking prohibited on the premises?	YES
	• Suitable arrangements for those who wish to smoke?	YES
	• This policy appeared to be observed at time of inspection?	YES
8.3	Comments and hazards observed:	
	No evidence of illicit smoking was found in the premises at the time of this assessment. This premises operates a strict no smoking policy, which has been communicated to each resident by means of appropriate signage. Residents may smoke within their own flat or outside the premises.	
9.0	**ARSON**	
9.1	Does basic security against arson by outsiders appear reasonable? (2)	YES
	(2) Reasonable only in the context of this fire risk assessment. If specific advice is required on security (including security against arson) is required, the advice of a security specialist should be obtained.	
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	YES
9.3	Comments and hazards observed:	
	Building security is good. The main entrance is secured with an appropriate security lock and a door entry system. The building perimeter was found to be clear of any fire load at the time of this assessment.	

10.0	**PORTABLE HEATERS AND HEATING INSTALLATIONS**	
10.1	Is the use of portable heaters avoided as far as practicable?	YES
10.2	If portable heaters are used:	
	• Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided?	N/A
	• Are suitable measures taken to minimize the hazard of ignition of combustible materials?	N/A
10.3	Are fixed heating installations subject to regular maintenance?	N/A
10.4	Comments and hazards observed: There were no portable heaters identified within the communal areas during this fire risk assessment. There is no fixed heating within the communal areas.	

11.0	**COOKING**	
11.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A
11.2	More specifically:	
	• Is storage of combustible materials, such as tea towels, kept clear of the cooking appliances?	
	• Are all cooking appliances maintained and in a good condition?	
	• Is the kitchen area clear of any combustible furnishings?	
	• Are cooking and extraction equipment surfaces regularly cleaned?	
	• Filters changed and ductwork cleaned regularly?	
	• Are regular visual checks of the whole extract ventilation system made by a competent person?	
	• Suitable extinguishing appliances available?	
11.3	Comments and hazards observed:	
	No cooking takes place within the communal areas.	
12.0	**LIGHTNING**	
12.1	If lightning protection is provided, is it regularly inspected and tested in accordance with the requirements as detailed within BS EN 62305?	N/A
12.2	Comments and hazards observed:	
12.3	No lightning protection system identified during this assessment.	

13.0	**HOUSEKEEPING**	
13.1	Is the standard of housekeeping adequate?	NO
13.2	More specifically:	
	• Combustible materials appear to be separated from ignition sources?	NO
	• Avoidance of unnecessary accumulation of combustible materials or waste?	NO
	• Appropriate storage of hazardous materials?	N/A
	• Avoidance of inappropriate storage of combustible materials?	NO
	• Are all cleaning cloths impregnated with solvents etc. kept in metal-lidded containers?	N/A
	• Are external bins kept at a reasonable fill level and away from the side off the building?	YES
	• Is upholstered furniture in good condition and foam infill is not exposed?	N/A
13.3	Comments and hazards observed:	
	Housekeeping was found to be of a poor standard at the time of this assessment with the communal areas and escape routes congested with residents possessions and storage. It is recommended that the client arrange for the communal areas to be cleared as a priority and all residents reminded of the importance of maintaining sterile communal areas and escape routes. It was noted during this assessment that the fixed electrical cupboard was being used for storage. It is recommended that all storage is removed and all residents are reminded of the importance of keeping these cupboards sterile at all times. Waste is well managed.	

14.0	**HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS**	
14.1	Are fire safety conditions imposed on outside contractors?	N/K
14.2	Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)?	N/K
14.3	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits?	N/K
14.4	Are contractors made aware of the emergency procedures relating to the premises?	N/K
14.5	Comments:	
	All contractors employed by the client must supply risk assessments and method statements prior to working. It is recommended that the client give all contractors induction training prior to commencing work, which should include emergency procedures. Additionally, the client should arrange to conduct a post work inspection of the work area to ensure all works have been completed satisfactorily and safely, with no residual hazards present that could compromise the fire safety of the premises.	
15.0	**DANGEROUS SUBSTANCES**	
15.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A
15.2	If 15.1 applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A
15.3	Comments and deficiencies observed	
	None identified during this type 1 fire risk assessment.	
16.0	**OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS**	
16.1	Are all the combustible materials and flammable liquids and gases stored/used safely?	N/A
16.2	Comments and deficiencies observed	
	None identified during this type 1 fire risk assessment.	

FIRE PROTECTION MEASURES		
17.0	**MEANS OF ESCAPE FROM FIRE**	
17.1	It is considered that the building is provided with reasonable means of escape in case of fire.	YES
17.2	More specifically:	
	• Adequate design of escape routes?	YES
	• Adequate provision of exits?	YES
	• Exits easily and immediately openable where necessary?	YES
	• Fire exits open in direction of escape where necessary?	YES
	• Avoidance of sliding or revolving doors as fire exits where necessary?	YES
	• Satisfactory means for securing exits?	YES
	• Escape routes unobstructed?	YES
	• Reasonable distances of travel:	
	• Where there is a single direction of travel?	YES
	• Where there are alternative means of escape?	YES
	• Suitable protection of escape routes?	YES
	• Suitable fire precautions for all inner rooms?	N/A
	• Suitable condition of stairways?	YES
	• Suitable condition of flooring?	YES
	• Final exits lead to a place of safety?	YES
17.3	It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.	N/A
17.4	Comments and deficiencies observed:	
	The means of escape for this property comprise of a single width exit to the front and two single width exits to the rear elevation. The means of escape are protected by unit entrance and staircase lobby doors. There were no disabled occupants identified during this assessment. In the event of a disabled person requiring access to the premises (i.e. an employee, a visitor or a contractor) a Personal Emergency Evacuation Plan (PEEP) should be written and implemented by the RP.	

18.0	**MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT**	
18.1	It is considered that there is:	
	• Compartmentation of a reasonable standard (3)	YES
	(3) Based on a visual inspection of readily accessible areas, with a degree of sampling where appropriate.	
	• fire doors in place, normally closed, and in good condition	NO
	• reasonable limitation of linings that might promote fire spread	YES
18.2	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? (4)	N/A
	(4) A full investigation of the design of HVAC Systems is outside the scope of this fire risk assessment.	
18.3	Comments and deficiencies observed:	
18.3	From a brief sample inspection conducted during the course of this assessment, standards of compartmentation and fire stopping appeared to be adequate. From a sample inspection of unit 40 the entrance door appeared to be a suitable fire door with three hinges, a self-closing device and intumescent seals. However, no cold smoke seals were fitted to the door. It is recommended that cold smoke seals be fitted to this door in order to reduce the spread of smoke in a fire situation. It is essential that each flat entrance door is a suitable fire door, providing a minimum of thirty minutes fire resistance, hung on three hinges and having a functioning self-closing device fitted that positively closes the door on the latch, together with smoke and intumescent seals. It is recommended therefore that the RP obtain written confirmation from each Leaseholder that their flat entrance door meets with the above requirements. Where there is any doubt as to the suitability of a flat entrance door the RP should instruct a competent person to inspect the relevant flat entrance door and provide advice on its suitability. Any shortcomings identified by this inspection should be addressed as a priority by upgrading or replacing the door. Flat entrance doors, the seals and the self-closing devices should then be subjected to a periodic inspection and maintenance schedule in accordance with the recommendations contained within the MCHLG Advice Note 16. It was noted during this assessment that the second floor staircase lobby door is being wedged open. It is recommended that this wedge be removed and all residents are reminded of the importance of keeping fire doors closed.	

19.0	**EMERGENCY ESCAPE LIGHTING**	
19.1	Reasonable standard of emergency escape lighting system provided? (5)	YES
	5) Based on a visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.	
19.2	Comments and deficiencies observed:	
	Emergency lighting was found to be installed within the premises. The client has advised that the majority of emergency lights failed the discharge test. A replacement schedule is in hand with the RP.	
20.0	**FIRE SAFETY SIGNS AND NOTICES**	
20.1	Reasonable standard of fire safety signs and notices?	YES
20.2	Comments and deficiencies observed:	
	A Fire action notice is installed by each exit door and is completed in full. Directional signage is not required for this premises due to the short travel distances and simple escape route layout utilising a single staircase.	

21.0	**MEANS OF GIVING WARNING IN CASE OF FIRE**	
21.1	Reasonable manually operated electrical fire alarm system provided? (6)	N/A
	(6) Based on a visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.	
21.2	Automatic fire detection provided	YES
21.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	NO
21.4	Remote transmission of alarm signals?	N/A
21.5	Are call points in good condition?	N/A
21.6	Are call points unobstructed?	N/A
21.7	Comments and deficiencies observed:	
	There are hardwired smoke detectors installed throughout the premises. This could be considered as an over provision for this purpose built residential premises implementing a stay put evacuation strategy. Consideration could therefore be given by the RP as to their removal which is in line with current fire safety guidance for purpose built flats. Each flat is responsible for their own fire precautions and it is recommended that the RP advise each resident of the importance of installing smoke detectors within their flat. One battery operated smoke detector in the lobby of each flat would be the minimum provision, however mains powered smoke detectors, each with a battery backup, installed within the escape route of each flat, in all rooms that communicate with the escape route and a heat detector within the kitchen, interlinked to form a BS5839-6: 2017 Grade D detection system with LD2 coverage would be the preferred and safest option for each occupant.	

22.0	**MANUAL FIRE EXTINGUISHING APPLIANCES**	
22.1	Reasonable provision of portable fire extinguishers (amount & type)?	N/A
22.2	Hose reels provided?	NO
22.3	Are all fire extinguishing appliances readily accessible, look in good condition and located appropriately and in test date?	N/A
22.4	Comments and deficiencies observed:	
	There are no portable fire extinguishers installed within the common areas, which is appropriate for this residential premises. It is recommended that the client encourage all residents to install a fire blanket within their kitchens.	
23.0	**RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS**	
23.1	Type of System	N/A
	None installed.	
23.2	Comments:	N/A
	None	
24.0	**OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT**	
24.1	Type of Fixed System	N/A
	None installed.	
24.2	Comments:	
	None.	
24.3	Suitable provision of fire fighters switches for high voltage luminous tube signs, etc	N/A
24.4	Comments:	
	None installed within the premises.	

PROCEDURES AND ARRANGEMENTS		
25.1	Fire safety is managed by: (7)	The RP
	(7) This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.	
25.2	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	N/K
	Comments:	
	It is not known if the RP has appointed a competent person.	
25.3	Is there a suitable record of the fire safety arrangements?	YES
	Comments:	
	A fire safety procedure has been written and is displayed in the entrance area in the form of a Fire Action Notice.	
25.4	Appropriate procedure in place?	
	More specifically	YES
	• Are procedures in the event of fire appropriate and properly documented?	
	• Are there suitable arrangements for summoning the fire and rescue service?	
	• Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire fighters?	
	• Are there suitable arrangements for ensuring that the premises have been evacuated?	
	• Is there a suitable fire assembly point (s)?	
	• Are there adequate procedures for evacuation of any disabled people who are likely to be present?	
	Comments:	
	A fire safety procedure has been written and is displayed in the entrance area in the form of a Fire Action Notice.	
25.5	Persons nominated and trained to use fire extinguishing appliances?	N/A
	Comments	
	Residents would not be expected to be trained in the use of fire extinguishers.	

25.6	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	N/A
	Comments:	
	No staff identified during this type 1 fire risk assessment.	
25.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?	NO
	Comments:	
	No Fire Brigade familiarisation visit has taken place within the past twelve months.	
25.8	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?	N/K
	Comments:	
	No in-house fire safety inspection regime identified at the time of this assessment. It is recommended that the RP produce a fire safety checklist, to include a weekly check of all fire safety measures within the premises to include housekeeping, escape routes, final exits and fire doors. The result of these inspections should be recorded in a fire log book (see 28.1)	

26.0	**TRAINING & DRILLS**	
26.1	Are all staff given adequate fire safety instruction and training on induction?	N/A
	Comments:	
	No staff identified during this type 1 fire risk assessment.	
26.2	Are all staff given adequate periodic "refresher training" at suitable intervals?	N/A
	Comments:	
	No staff identified during this type 1 fire risk assessment.	
26.3	Does all staff training provide information, instruction or training on the following:	N/A
	• Fire risks in the premises?	
	• The fire safety measures in the building?	
	• Action in the event of fire?	
	• Action on hearing the fire alarm signal?	
	• Method of operation of manual call points?	
	• Location and use of fire extinguishers?	
	• Means for summoning the fire and rescue service?	
	• Identity of persons nominated to assist with evacuation?	
	• Identity of persons nominated to use fire extinguishing appliances?	
26.3	Comments:	
	No staff identified during this type 1 fire risk assessment.	
26.4	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A
	Comments:	
	No staff identified during this type 1 fire risk assessment.	

26.5	Are fire drills carried out at appropriate intervals?	N/A
	Comments:	
	Not applicable to this type 1 fire risk assessment as the premises is residential.	
26.6	When the employees of another employer work in the premises:	
	• Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A
	• Is it ensured that the employees are provided with adequate instructions and information?	N/A
	Comments:	
	Not applicable to this residential premises.	

27.0	**TESTING AND MAINTENANCE**	
27.1	Adequate maintenance of premises?	YES
	Comments and deficiencies:	
	The premises appeared in good visual condition	
27.2	Weekly testing and periodic servicing of fire detection and alarm system?	N/A
	Comments and deficiencies:	
	The smoke detectors should be removed (See 21.7).	
27.3	Monthly and annual testing routines for emergency escape lighting?	YES
	Comments and deficiencies:	
	Records made available for inspection.	
27.4	Adequate condition of escape lighting?	NO
	Comments and deficiencies:	
	It was noted that the majority of emergency light fittings failed the discharge test. A replacement schedule is in hand with the RP.	
27.5	Annual maintenance of fire extinguishing appliances?	N/A
	Comments and deficiencies:	
	None installed within the communal areas.	
27.6	Periodic inspection of external escape staircases and gangways?	N/A
	Comments:	
	None installed.	
27.7	Weekly and monthly testing, six monthly inspection and annual testing of fire fighting lifts?	N/A
	Comments and deficiencies:	
	None installed	

27.8	Weekly testing and periodic inspection of sprinkler installations?	N/A
	Comments and deficiencies:	
	None installed	
27.9	Routine checks of final exit doors and/or security fastenings?	N/K
	Comments and deficiencies:	
	No in-house fire safety inspection regime identified at the time of this assessment (See 25.8).	
27.10	Annual inspection and test of lightning protection system?	N/A
	Comments and deficiencies:	
	None identified.	
27.11	Are there suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?	YES
	Any concerns raised by a resident can be addressed to the RP.	
27.12	Other relevant inspections or tests:	N/A
	Comments and deficiencies:	
	None identified.	
28.0	**RECORD KEEPING**	
28.1	Appropriate records of:	
	• Fire drills?	N/A
	• Fire training?	N/A
	• Fire alarm tests?	N/A
	• Emergency escape lighting tests?	YES
	• Maintenance and testing of other fire protection systems?	N/A
28.1	Comments and deficiencies:	
	The client has implemented a fire log book.	

FIRE RISK ASSESSMENT.

The following simple fire risk level estimator is based on commonly used health and safety risk level estimator.

Likelihood of fire \ Potential consequences of fire	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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 ☐ MEDIUM ☒ HIGH ☐

In this context, a definition of the above terms is as follows:

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.

Taking into account the nature of the premises 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 the life safety in the event of fire would be:

SLIGHT HARM ☒ MODERATE HARM ☐ EXTREME HARM ☐

In this context, a definition of the above terms is as follows:

Slight Harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which fire occurs).

Moderate Harm: 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 Harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at theses premises is:

TRIVIAL ☐ TOLERABLE ☒ MODERATE ☐ SUBSTANTIAL ☐ INTOLERABLE ☐

A suitable risk based control plan should involve effort and urgency that is proportionate to the risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk Level	Action and timescale
Trivial	No action required at this stage.
Tolerable	**No major additional controls required. However, there might 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 moderate 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	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained within the following action plan. The fire risk assessment should be reviewed regularly).

FIRE RISK ASSESSMENT ACTION PLAN

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following levels: Trivial or Tolerable

Action	Report Ref.	**Detail** (to be read in conjunction with the report findings)	Priority	Action by whom	Date action undertaken
01	7.3	According to the sticker attached to the consumer unit, the fixed electrical installation was last inspected and tested in 2018. All fixed electrical installations supplying the communal areas of a residential property should be inspected and tested by a competent person every five years in accordance with Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018 and a written Electrical Condition Report (EICR) obtained. It is recommended that the RP create a management action to ensure the electrical installation is retested on a five yearly rolling basis.	LOW	Client	
02	13.3	Housekeeping was found to be of a poor standard at the time of this assessment with the communal areas and escape routes congested with residents possessions and storage. It is recommended that the client arrange for the communal areas to be cleared as a priority and all residents reminded of the importance of maintaining sterile communal areas and escape routes. 	MED	Client	

03	13.3	It was noted during this assessment that the fixed electrical cupboard was being used for storage. It is recommended that all storage is removed and all residents are reminded of the importance of keeping these cupboards sterile at all times. 	MED	Client	
04	14.5	All contractors employed by the client must supply risk assessments and method statements prior to working. It is recommended that the client give all contractors induction training prior to commencing work, which should include emergency procedures. Additionally, the client should arrange to conduct a post work inspection of the work area to ensure all works have been completed satisfactorily and safely, with no residual hazards present that could compromise the fire safety of the premises.	LOW	Client	
05	17.4	There were no disabled occupants identified during this assessment. In the event of a disabled person requiring access to the premises (i.e. an employee, a visitor or a contractor) a Personal Emergency Evacuation Plan (PEEP) should be written and implemented by the RP.	LOW	Client	

07	18.3	From a sample inspection of unit 40 the entrance door appeared to be a suitable fire door with three hinges, a self-closing device and intumescent seals. However, no cold smoke seals were fitted to the door. It is recommended that cold smoke seals be fitted to this door in order to reduce the spread of smoke in a fire situation.  	MED	Client	
08	18.3	It is essential that each flat entrance door is a suitable fire door, providing a minimum of thirty minutes fire resistance, hung on three hinges and having a functioning self-closing device fitted that positively closes the door on the latch, together with smoke and intumescent seals. It is recommended therefore that the RP obtain written confirmation from each Leaseholder that their flat entrance door meets with the above requirements. Where there is any doubt as to the suitability of a flat entrance door the RP should instruct a competent person to inspect the relevant flat entrance door and provide advice on its suitability. Any shortcomings identified by this inspection should be addressed as a priority by upgrading or replacing the door. Flat entrance doors, the seals and the self-closing devices should then be subjected to a periodic inspection and maintenance schedule in accordance with the recommendations contained within the MCHLG Advice Note 16.	LOW	Client	

09	18.3	It was noted during this assessment that the second floor staircase lobby door is being wedged open. It is recommended that this wedge be removed and all residents are reminded of the importance of keeping fire doors closed. 	MED	Client	
10	21.7	There are hardwired smoke detectors installed throughout the premises. This could be considered as an over provision for this purpose built residential premises implementing a stay put evacuation strategy. Consideration could therefore be given by the RP as to their removal which is in line with current fire safety guidance for purpose built flats. 	LOW	Client	
11	21.7	Each flat is responsible for their own fire precautions and it is recommended that the RP advise each resident of the importance of installing smoke detectors within their flat. One battery operated smoke detector in the lobby of each flat would be the minimum provision, however mains powered smoke detectors, each with a battery backup, installed within the escape route of each flat, in all rooms that communicate with the escape route and a heat detector within the kitchen, interlinked to form a BS5839-6: 2017 Grade D detection system with LD2 coverage would be the preferred and safest option for each occupant.	LOW	Client	

12	25.8	No in-house fire safety inspection regime identified at the time of this assessment. It is recommended that the RP produce a fire safety checklist, to include a weekly check of all fire safety measures within the premises to include housekeeping, escape routes, final exits and fire doors. The result of these inspections should be recorded in a fire log book (see 28.1)	LOW	Client	