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DELCO SAFETY COMPLIANCE

• Head Office: Stonecot Buildings A-B, 5 Tudor Drive, Morden, Surrey, SM4 4PD

Fire Risk Assessment Report

Property Address:
Nobel House
4 Queensway
Redhill
Surrey
RH1 1TY

Date: 09/02/2021

RAVEN UPRN NUMBER: 181616

Document ID Reference: B8481/ FRA.V4

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Section A:
Risk Assessment Details

Type of Assessment:	Fire Risk Assessment
Address of Property:	Nobel House 4 Queensway Redhill Surrey RH1 1TY
Property Description:	Brick and concrere constructed with weather shield cladding and a flat roof, purpose built residential property used for general needs occupants, comprised as follows: • Basement to 6th floors. • 126 self-contained flats. • Commercial units predominantly on the ground floor. (**Note:** The areas inside the commercial units are outside of the scope of the assessment). • Ground floor vacant Reception/lobby area with small office/ WC. • Bin store accessible via reception and large metal doors at the rear of the building. • Electrical plant and tank rooms accessed via the bin store. • BT, stopcock and electrical meter cupboards accessible on each floor. • 2 centrally located lifts (one designed for fire-fighting use). • 3 common staircases, each leading directly to final exit. • Alternate fire exits from the 6th floor to the 5th floor, LHS of the common area, via smoke vent. • Alternate fire escape on the 1st floor via decked garden space and metal steps to high street. • Alternate fire exits from each car park. • Small car park accessible via the rear of the property and LHS main stairwell. • Large car park accessed via the LHS of the property and the central main stairwell at basement level. • Cycle stores in the basement car park.
Client:	Raven Housing Trust 29 Linkfield Lane Redhill Surrey RH1 1SS
Contact Name:	Barry Jenkinson

Contact Telephone Number:	01737 272 400
Date of Assessment:	09/02/2021
Date of Report Completion:	10/02/2021
Date of QA:	11/02/2021
QA Name:	Derek Andrews and Cara Penfold
Date of Issue to RHT:	11/02/2021
Categories of persons considered by the assessment:	Residents, Management Staff, Visitors, Contractors.
Approximate total numbers known to sleep at the premises:	Estimated at 125+
Groups given special consideration, i.e. physically/ mentally disabled, blind, deaf, other specified (approximate numbers of each):	We have not been made aware of any persons requiring special consideration currently at the premises. If disabled persons reside at, or regularly visit, the building (either at present or in future,) additional fire safety measures may be required within the common area escape routes, e.g. disabled refuges, access ramps, visual warnings etc. The specific nature of additional risks introduced due to a disability and the most appropriate steps to be taken should be assessed on an individual basis. Additionally, we have not been made aware of any residents who may introduce increased fire safety risks at the property due to known behavioural issues etc. Person centred fire risk assessments should be completed and acted upon as required if the Responsible Person becomes aware of person(s) who present additional fire risks. A person-centred fire risk assessment should consider the propensity of the resident to contribute to the likelihood of fire or fire development, the mental capacity of the resident to recognise and respond appropriately to fire alarm signals or signs of fire, and the ability of the resident to escape in the event of fire. The outcome of the person-centred fire risk assessment should comprise a person-centred approach for the most vulnerable residents. Additional measures arising from the assessment findings may comprise measures to prevent fire, measures to protect residents if fire occurs and enhanced engagement with residents, with input from the fire and rescue service.

Fire Response Policy	Currently Stay Put. Note: **Please see Section C, Issue ID Reference 2.4 in relation to recommended temporary changes**
Details of existing fire detection, warning, mitigation and escape measures, e.g. fire alarm systems, fire extinguishers, emergency lighting etc	Category L5 detection and warning system, in accordance with BS 5839-1, covering the bin store and plant room comprising of: • Control panel located in the plant room. • Detection in the plant room and bin store. • Manual call point in bin store only. • Visual aid and sounder in reception. Category L5 detection and warning system covering the lower ground car park, comprising of: • Control panel in the plant room. • Detection in the lower ground car park. (No evidence to suggest the 2, L5 systems are linked in anyway). Automatic opening vent system covering the common corridors and stairwells, described as follows: • No central control panel identified. • 4 main ventilated shafts (to open air, from 1st floor to 6th floor served by auto opening fire doors on the corridors from 1st floor to 6th floor). • 1 wall ventilated shaft to open air, served by auto opening fire doors on 1st floor to 5th floor. • 3 sky light automatic open vents in each of the main stairwells. • 1 fire door auto opening vent to open air also providing an alternate fire exit from the 6th floor to the 5th floor. • 1 fire door auto opening vent to open air also providing access to a small flat roof. • 2 automatically operated window vents in 2nd floor flat lobby on the RHS of the property. • Manual call points situated adjacent to each automatic vent, top floor landings and 1st floor landings of the stairwells. • Smoke detection throughout the escape routes and stairwells. • Approximately 25-30 vents in all. BS 5839-6 Grade D Category LD2 detection coverage has been installed individually in each flat (based on the sample inspected), comprised of: • Mains smoke detection in the hall of each flat with battery backup. • Mains heat detection in the kitchen of each flat with battery backup.

	Sprinkler system covering the large lower ground car park area. • Sprinkler heads located throughout the car park area, basement cycle store and small corridor between basement lift lobby and car park. • Sprinkler stop valve and plant located in the lower ground car park. Dry riser systems located at Central, LHS and RHS of the building: • Inlets located adjacent to the main front entrance and in the archway to the LHS of the building. • Outlet points are located lift lobbies and along LHS and RHS stairwells. Emergency lighting provided in all areas of the property including external stairs from 6th floor and 1st floor. Multiple points of lightning protection to the building. CO2 extinguishers provided in the plant room and on each floor within meter cupboards. Water extinguishers provided within the bin store on the ground floor. Fireman's evacuation lift with override adjacent (RHS lift) and ladder stored in lift cupboard. Fireman's override switch provided at the main entrance FD60S self-closing door sets to the stairwells. FD30S self-closing door sets for the sub dividing, risk room doors and flats. CCTV covering external and internal areas.
Designated Fire Evacuation Assembly Point:	Unknown (yet to be appropriately established).
Fire Loss Experience:	Not known
Prepared by:	Robert Moggridge FSIDip, DipFD, GIFireE, MIFSM
Report Validated by:	Derek Andrews DipNEBOSH, DipFD, FSIDip, GIFireE, MIFSM Registered IFE Life Safety Fire Risk Assessor

DS COMPLIANCE

Report by:	**DELCO SAFETY LTD** **BAFE Registered for SP205 Life Safety Fire Risk Assessment** Stonecot Buildings A-B 5 Tudor Drive Morden Surrey SM4 4PD
Recommend Review Date:	09/02/2022– Or following: • any structural or material change, • any change in Fire Precautions in the premises, • following a near miss or fire incident, • a change of legislation which is deemed to affect the validity of the risk assessment, • Notices issued by the enforcing authorities.

Section B:
Introduction

1. Purpose of the assessment:

This Fire Risk Assessment has been undertaken in order to achieve an organised and methodical examination of the premises and the current management arrangements that have a bearing on the likelihood that a fire could start and cause harm to those in and around the premises.

The key aims of this fire risk assessment are:

- To identify all significant fire hazards which may present a risk to life on the premises and those who may be affected.
- To consider the risk factors that have a bearing on the potential severity of each of the identified hazards.
- To decide upon the physical, engineered and procedural fire precautions and management controls that are necessary in order to ensure the safety of all people on premises so far as is reasonably practical.

Note: The purpose of this report is to assess fire risks to life, in accordance with the applicable legal requirements. The risks to property and business continuity are not within the scope of the assessment.

2. Assessment scope:

2.1 General

The assessment is a non-intrusive inspection of measures to protect people from the consequences of a fire in the building and not specifically for protection of the property or business. The fire risk assessor will not apply any tools or make any holes while on site; will not operate any functional test of any equipment or systems on site. Will not provide or use any specialist access equipment and will not measure any sound or light levels. No samples will be taken of any materials on site. No follow up meetings are included and no definitive methods or designs required for carrying out any recommendations made will be provided.

2.2 Parts of the premises to which the assessment applies

This assessment covers the parts of the property that fall within the responsibility of the landlord/ managing agent, e.g. all communal areas, building externals and contractor/ plant rooms. Areas inside private dwellings have not been included within the scope of the assessment. It is assumed that residents have a means of automatic fire detection in place in accordance with BS 5839-6 and the current Building Regulations – Approved Document B (i.e. mains operated smoke/ heat detectors.) If this is not the case, the matter should be formally addressed with the residents and appropriate recommendations in accordance with BS 5839-6 should be made. Due to access limitations, we are unable to confirm whether all of the front doors and partitions between the private flats and the common escape route(s) are fire resistant,

in accordance with BS 476, (both sides of the doors and manufacturers markings would need to be inspected in order to confirm this.) A sample of doors have been inspected where possible to ascertain notional fire resistance standards. A policy should be adopted whereby self-closers are fitted to the entrance doors to all flats.

2.3 Safe access to loft areas and roof spaces

In accordance with HSE Guide INDG402 Safe Use of Ladders and Stepladders; access to inspect the loft area(s) or roof space(s) will only be attempted by the individual conducting the assessment if:

- The height of the access point can be reached using the ladder/stepladder safely (ensuring that the individual can reach the ceiling hatch without exceeding the maximum height of the ladder/stepladder, leaving 3 clear rungs) to a maximum reach height of 3m.
- The ladder/stepladder can be positioned as such to avoid overreaching.
- The ground conditions are even, dry and suitable, to provide a stable surface for the ladder/stepladder.
- The loft access hatch is easy to open and requires only minimal adjustment, ensuring that the period of unmaintained handhold is very brief.
- If a straight ladder is to be used for access – it must be able to protrude at least 1m above the landing point and be safely tied.

Where this is not possible, additional access arrangements may be required (for example, 2 individuals attending site or additional access equipment) in order to conduct an inspection of the area. Any proposals will be discussed fully with the client before any action is taken.

2.4 Cladding and external walling systems/construction

It is acknowledged that the Ministry of Housing, Communities & Local Government (MHCLG)have recently issued a Consolidated Advice Note (CAN), which draws attention to the now published Fire Safety Bill, and sets out that building owners and managers of multi-occupied residential premises of any height must fully consider, and mitigate, the fire risks associated with any cladding and external walling systems in discharging their duties under the Regulatory Reform (Fire Safety) Order 2005.

With reference to the guidance issued in response to this by the Fire Industry Association (FIA) in May 2020 *(https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html)* we support the view expressed that the scope of the Regulatory Reform (Fire Safety) Order 2005 was not originally *'intended to, or was interpreted such as to, include the external walls of a residential block of flats, as they could not reasonably have been considered to be "parts of domestic premises used in common by the occupants of more than one dwelling".*

Whilst the full publication expands upon this issue in more detail, we would like to highlight the following statements made in the FIA guidance to which we have referred:

Clause 3.1.5 - ……..*it would have been reasonable to assume that external wall construction was properly addressed at the time of construction, or alteration, of the building, under building regulations and that the materials used and the method of construction did not present a fire hazard.'*

3.2.2 - It is completely unrealistic to expect a typical fire risk assessor to investigate the fire performance of external wall construction and cladding in the manner implied in the CAN. It is, therefore, the case that, in order to satisfy the guidance in the CAN, it would be necessary for the responsible person to commission a "one off" fire safety appraisal of external wall systems. This appraisal would need to be repeated if the external wall construction is altered without evidence of suitable verification of compliance with the Building Regulations, or there is reason to believe that the existing fire protection measures incorporated within the wall construction might no longer be effective. This appraisal can then be used to inform every subsequent fire risk assessment carried out under Article 9 of the Fire Safety Order.

Furthermore, we acknowledge the following statement proposed for inclusion in the forthcoming 'PAS 79-2, Fire risk assessment – Part 2: Housing – Code of practice' which is as follows:

'In the FRA (fire risk assessment), it is appropriate, in the case of blocks of flats, to consider whether, in the light of current knowledge, the fire performance of cladding is likely to result in a fire hazard. This is extremely difficult to assess within the scope of the FRA that can reasonably be expected to be carried out under the relevant fire safety legislation. This is because, without intrusive inspection (e.g. cutting out a section of the wall or cladding construction), the wall build-up, insulation and provision of cavity barriers are usually unknown; "as built" drawings, etc. are not always sufficiently accurate to be relied upon solely for this. Such destructive exposure is beyond the scope of the FRA, and advice on the detailed design of the construction is beyond the capability of most competent fire risk assessors. Even the nature of visible cladding might not be possible to determine without cutting out a sample for laboratory examination or test. Accordingly, it will be common for the FRA to exclude any detailed consideration of external wall construction from its scope and to recommend, where appropriate, that the design of external wall construction, and the hazard that might arise from it, is subject to further consideration by suitably qualified specialists.

Accordingly, the fire risk assessor needs to make a judgement as to whether it is appropriate to recommend such further investigation of wall construction and cladding (usually by others) in the action plan.

This is the prerogative of the fire risk assessor, taking into account factors such as:
• the height of the building;
• the use of the building;
• information on approval of the building under relevant building regulations (if any);
• appearance of external wall or cladding;
• information of external wall construction or cladding (e.g. in operation and maintenance manuals, or information handed over for compliance with Regulation 38 of the Building Regulations in England and Wales [25] or the Fire safety design summary in Scotland [26]);
• exposure of external walls or cladding to an external fire;
• fire protection measures (e.g. compartmentation, automatic fire suppression, automatic fire detection);
• apparent quality of construction, or presence of building defects;
• anticipated evacuation time (if evacuation is necessary).

In accordance with the above, the assessor will take into account the factors outlined and will recommend where considered to be appropriate that further investigation of wall construction and cladding is undertaken by a Chartered Engineer with suitable specialist experience of the assessment of external walling/cladding systems. **For the reasons outlined above, a full investigation into potential fire hazards associated with any cladding or external walling systems in place is not included within the scope of this fire risk assessment.**

3. Legal Relations:

The assessment has been carried out and formally documented in accordance with the requirements of the **Regulatory Reform (Fire Safety) Order 2005.**

The Order is enforced by the local Fire and Rescue authority (The Fire and Rescue service,) which has the power to inspect these premises at any reasonable time to check that the duties set out within the order are being complied with.

Consequently, this document should be kept in the possession of the person(s) responsible for fire safety at the premises and made available for inspection when a request to that effect is made by the appropriate authorised person(s.)

Where appropriate and necessary, the assessment has also taken into consideration the following key legislation, approved codes of practice and guidance, relevant to fire prevention, mitigation and control at this premises:

- LGA - Fire safety in purpose-built flats guide.
- Lacors: Housing – Fire Safety.
- British Standard 9991: Fire safety in the design, management and use of residential buildings. Code of practice
- British Standard 5839: 1 Fire detection and fire alarm systems for buildings. Code of practice for system design, installation, commissioning and maintenance of fire alarm systems.
- BS 5839-6 Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.
- British Standard 5266: 1&8 Code of practice for system design, installation, commissioning and maintenance of emergency lighting.
- BS 5306 Fire extinguishing installations and equipment on premises. Code of practice for the commissioning and maintenance of portable fire extinguishers.
- BS 7671 Requirements for Electrical Installations. IET Wiring Regulations.
- BS EN 62305 Protection against lightning. Physical damage to structures and life hazard.
- BS 476-22: Fire Resistance Test to Building Material – Non-loadbearing elements.
- BS 9251 Fire sprinkler systems for domestic and residential occupancies. Code of practice.
- BS EN 13501 Fire classification of construction products and building elements. Classification using data from reaction to fire tests.
- BS 9990 Non automatic fire-fighting systems in buildings. Code of practice
- The Building Regulations 2010 (Fire Safety): Approved Document B.
- The Control of Substances Hazardous to Health Regulations 2002 (COSHH).
- The Health and Safety (Safety Signs and Signals) Regulations 1996.
- The Housing Act 2004.
- The Health Act 2006.
- Gas Safety (Installation and Use) Regulations 1998.
- The Furniture and Furnishings (Fire Safety) Regulations 1988.

4. Approach adopted:

This report document, while not replicating the format of the example pro forma included within PAS 79 – 2 2020, is intended to cover all of the aspects considered in PAS 79 to provide a suitable and sufficient Fire Risk Assessment.

PAS 79 identifies nine key steps to risk assessment, all of which have been fully taken into consideration and addressed where required within this risk assessment report. The approach set out with PAS 79 is as follows:

1. Obtain information on the building, the processes carried out in the building and the people present, or likely to be present, in the building.
2. Identify the fire hazards and the means for their elimination or control.
3. Assess the likelihood of a fire.
4. Determine the fire protection measures in the building.
5. Obtain relevant information about fire safety management.
6. Make assessment of the likely consequences to people in the event of fire.
7. Make an assessment of the fire risk.
8. Formulate and document an action plan.
9. Define the date by which the fire risk assessment should be reviewed.

Section C:

Assessment of Identified Risks & Recommended Actions

Assessment ratings guide:

In order to establish risk levels applicable to the hazards identified, the assessor must consider both how likely a hazard is to occur and the potential threat that it poses.

For the purposes of this assessment, qualitative judgements have been made in accordance with the criteria established in the table below:

Likelihood of Occurrence	**HIGH**	**Where it is highly likely that a fire will occur**
	MEDIUM	**Where there is clear potential for a fire to occur due to the issues observed**
	LOW	**Where a fire is unlikely to occur**
Severity	**HIGH**	**Death or serious injury highly likely to occur if hazard is realised**
	MEDIUM	**Outbreak of fire could foreseeably result in serious injury or death**
	LOW	**Significant potential for serious injury or death**
Overall Risk Assessment Rating	**HIGH**	**Significant risk(s) requiring urgent action**
	MEDIUM	**Area(s) of concern requiring essential action to be taken to reduce the risk. Actions should be within 3 months (or as directed in the report)**
	LOW	**No major additional fire precautions required. Maintain existing controls or action as recommended within a reasonable timeframe.**
	Abbreviations used in the action plan that follows: HIGH = H, MEDIUM = M, LOW = L	

Record of significant findings & action plan:

Current/ residual risk rating key

The sub sections within both the current and residual risk rating columns on the table that follows have been abbreviated as below:

L = The adjudged **likelihood** of a potential hazard occurring.
S = The most likely outcome, in terms of **severity** of harm suffered, should the potential hazard occur.
O = The **overall** risk rating assigned to the issue, having taken into account both the likelihood and severity ratings that have been assigned.

Overall risk rating:

Current risk - it is considered that the overall risk to life from fire at the property, at the time of the assessment is: **HIGH/MEDIUM**

Residual Risk – It is considered that, following the implementation of the recommendations set out within the action plan which follows, the overall risk to life from fire at the property will be reduced to: **MEDIUM/LOW**

Orientation:

All location references are recorded from the perspective of facing toward the building from the outside.

LHS = Left Hand Side

RHS = Right Hand Side

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
1	**Sources of Ignition**									
1.1	No evidence has been observed on site certifying that the fixed electrical installations located within the common areas are subject to periodic inspections by professional (accredited,) contractors in accordance with BS 7671.	**Residents, Management Staff, Visitors, Contractors** A lack of periodic inspections of the installation may result in the deterioration of the electrical equipment, potentially resulting ignition sources being introduced due sparking/ overheating.	None.	**M**	**H**	**M**	Arrange for the fixed electrical installations in the common areas to be periodically inspected by an approved contractor (NICEIC or equivalent.) The frequency of inspections should be determined by the approved contractor and discussed with the property insurers. On site records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.	**L**	**M**	**L**
1.2	It could not be verified that smoking is prohibited within the enclosed common parts of the property, in accordance with the Health Act 2006. No prohibition 'No Smoking' signs were observed.	**Residents, Management Staff, Visitors, Contractors** Source of ignition caused by lit cigarettes/ smoking materials.	None.	**M**	**H**	**M**	As a minimum a compliant 'No Smoking' sign should be displayed in a prominent position at the entrance to the property. In addition, the common parts should be routinely inspected for evidence of smoking, e.g. discarded cigarette ends/ matches.	**L**	**M**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
1.3	It is noted that the building has been fitted with lightning protection equipment; however, no evidence was observed allowing the assessor to verify that the system is subject to inspection and maintenance in accordance with BS EN 62305.	**Residents, Management Staff, Visitors, Contractors** Increased life safety risk associated with the susceptibility of the building to lightning strikes.	None.	**L**	**H**	**M**	Ensure that an arrangement is implemented for the lightning protection system covering the building to be subject to inspection and maintenance in accordance with BS EN 62305.	**L**	**M**	**L**
1.4	**Additional Comments and Guidance:** • It should be ensured that all plant and services installed throughout the property are subject to inspection and planned preventative maintenance in accordance with the applicable legislation and manufacturer's guidance. • A means of controlling any 'Hot Works' undertaken within the building should be devised and implemented such as a 'Permit to Work' scheme. • Current levels of security and vigilance should be maintained in order to deter deliberate acts of arson.									
2	**Sources of Fuel**									
2.1	It was observed that residents' parcels are being delivered to, and accumulating on, the reception and left on the desk.	**Residents, Management Staff, Visitors, Contractors** 1) The items stored are readily combustible and would serve as a source a fuel to a fire affecting the common areas. 2) Loose mail/ leaflets may cause potential slip hazards in the entrance hall.	Fixed fire resistant mailboxes are installed in the ground floor entrance lobby.	**L**	**M**	**L**	The common areas within a property providing sleeping accommodation should be 'fire sterile' and kept clear of storage at all times. It should be ensured that residents collect parcels on a regular basis to ensure storage levels are not excessive.	**L**	**L**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
2.2	Combustible items were observed being stored within the following risk areas at the time of the assessment: • Plant room on the ground floor. • Tank room on the ground floor. • 3rd floor riser cupboard. • Meter cupboard on the 1st floor.	**Residents, Management Staff, Visitors, Contractors** The storage of combustible/ flammable materials close to electrical equipment allow the essential elements of the fire triangle (ignition, oxygen and fuel) to co-exist, increasing the likelihood of a fire occurring and being sustained.	None.	**M**	**H**	**M**	All combustible/ flammable materials should be removed from the areas identified. The storage of personal items, particularly those of a more combustible nature, should be prohibited within the common areas. The common areas including all cupboards and car parks should be routinely inspected and combustible materials should be removed when observed.	**L**	**L**	**L**
2.3	Combustible items, including a mobility scooter, were observed with the car park areas.	**Residents, Management Staff, Visitors, Contractors** Ignition of combustible material within the car parks will give rise to the presence of smoke in escape routes and the possibility of fire-spread into flats. In addition, the storage of combustible materials within the common areas may hinder the evacuation of people from the building and access for fire-fighters.	None.	**L**	**M**	**M**	The common areas including all cupboards and car parks should be routinely inspected and combustible materials should be removed when observed. Remind the residents that the storage of personal items within the car park is prohibited.	**L**	**L**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
2.4	It was noted that curtains and soft furnishings are in use within the reception and several of the lift lobbies.	**Residents, Management Staff, Visitors, Contractors** The items increase the fire load within the building, increasing the likelihood of fires being sustained within the communal areas.	None observed.	**M**	**H**	**M**	It is recommended that the curtains and soft furnishings should not be provided within the common areas, in order to reduce the fire load. As a minimum, all furnishings, fabrics and upholstery provided throughout the communal areas should be flame retardant, in accordance with the Furniture and Furnishings (Fire Safety) Regulations 1988. Curtains/ drapes should not be hung so as to obstruct the exit doors along the fire escape route.	**L**	**M**	**L**
2.5	Bulk refuse items were observed stored outside of containers within the bin store.	**Residents, Management Staff, Visitors, Contractors** Discarded/stored items may increase the fire loading levels within the refuse storage room.	None.	**M**	**H**	**M**	The refuse should be cleared and stored in the designated refuse bins where appropriate. Confirm that provisions for storing/ disposing of refuse are adequate. Residents should be reminded that all refuse is to be disposed of in suitable receptacles and designate areas only. Bulk items should be regularly removed following identification on periodic inspections.	**L**	**M**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
2.6	It was noted that cladding materials have been incorporated into the external wall system. It has not yet been confirmed that the materials used are of limited combustibility in accordance with BS EN 13501 (classified as A1 or A2-s1, d0), or that the system has achieved BR135 classification by passing a BS 8414 test. In addition, timber materials are incorporated into the construction of the front external balconies.	**Residents, Management Staff, Visitors, Contractors** Combustible materials used in the external wall system present a potential source of rapid fire spread.	Delco has been advised that a consultant has been engaged to carry out an appraisal of the external walling system. Operatives were observed on site at the time of the inspection undertaking these works.	**M**	**H**	**H**	Verification of the fire performance of the external walling system should be obtained. This should include an assessment of whether any cavity barriers and fire stopping have been installed correctly, and whether the system has been maintained appropriately. If it cannot be confirmed that the external walling system/attachments are of limited combustibility in accordance with BS EN 13501 (classified as A1 or A2-s1, d0), or that the system has achieved BR135 classification by passing a BS 8414 test, urgent professional advice on the measure(s) which need to be taken to ensure that the external walls meet an appropriate standard of fire safety should be sought. This advice should be obtained from a Chartered Engineer with suitable specialist experience of the assessment of external walling/cladding systems. Unless, by the time of issue of this report, findings related to the examination of the external walling system (including balconies) have confirmed that the standard set out above has been met, it is recommended that the temporary adoption of a simultaneous evacuation strategy is implemented. This would require the implementation of a waking watch	**L**	**M**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
							personnel followed by the installation of a common fire alarm system in accordance with NFCC Simultaneous Evacuation Guidance. The detailed specification of appropriate measures should be discussed and confirmed with the Fire Engineer appointed to appraise the external walling system. **Please note:** It is important that a clear explanation of the management strategy for the building and any temporary change in the building's evacuation strategy is communicated to all residents, and to the local Fire Authority. Simultaneous evacuation requires additional consideration for example the needs of vulnerable residents who may be disproportionately impacted by the change and may need additional support to evacuate.			

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
3	**Sources of Oxygen**									
3.1	No significant uncontrolled risks were identified. **Additional Comments and Guidance:** • No oxygen was being used on site at the time of the assessment (to the best of the assessor's knowledge). It should be ensured that any oxygen used on site is stored and controlled in accordance with HSE guidance. • It should be ensured that any oxidising agents or substances with flammable properties, used within the common areas (by contractors) are subject to risk assessments in accordance with the Control of Substances Hazardous to Health (COSHH) Regulations.									
4	**Means of Escape and Fire/Smoke Containment**									
4.1	The following compartment fire doors were observed to have significant threshold gaps: • The riser shaft fire doors located to the LHS of the lift on 1st – 6th floors. • Tank room within the plant room. • The plant room door. • LHS stairwell, ground floor door to the small car park. • TV and stopcock cupboard doors on 1st and 2nd floors. • Bicycle store doors	**Residents, Management Staff, Visitors, Contractors** The common stairwell serving as the primary escape route from the property is not adequately protected against the spread of fire/ smoke.	Several of the remaining compartment fire doors had been fitted with automatic threshold seals where gaps had previously been identified.	**L**	**H**	**M**	Gaps along the bottom edge of any fire door should not exceed 10mm, where this is exceeded the door should be adjusted to compensate for the gap without compromising the allowable 3mm gap on side and top edges of the door. Where adjustment is not sufficient and if there is sufficient test data evidence to support it, it is recommended that an approved threshold seal is fitted to the door. If upgrading the door is found to be impractical, the door should be replaced with a FD30S self-closing door set compliant to BS476-22 or BS EN 1634. **Additional Comments:** • All fire doors should remain closed when not in use.	**L**	**L**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
4.1 cont:	leading to alternative exit within the large car park.						• Fire doors should be regularly inspected for damage that may prevent the door from performing in the event of a fire. • Periodic checks should be carried out at least once every six months. • Doors where traffic is high are likely to be more susceptible to damage and should be checked more frequently than other doors in the building. E.g. once per week/month (depending on usage). Newly occupied buildings may require more frequent checks in the first year of use.			
4.2	The beading to the incorporated glazing in the following fire doors was observed to be damaged: • 4th floor fire door adjacent to flat 79. • 3rd floor fire door adjacent to the meter cupboard. • 2nd floor fire door adjacent to flat 35.	**Residents, Management Staff, Visitors, Contractors** The common stairwell serving as the primary escape route from the property is not adequately protected against the spread of fire/ smoke.	None.	**L**	**H**	**M**	Damaged doors may be repaired in accordance with an 'Accepted Repair Technique (ART)' in accordance with specification provided by a relevant UKAS accredited body (e.g. BM Trada), provided that the work is in accordance with the manufacturers test data. Arrange for a competent contractor to fully inspect the fire doors identified and undertake remedial/ replacement actions accordingly.	**L**	**L**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
4.2 cont:							**Additional Comments:** • All fire doors should remain closed when not in use. • Fire doors should be regularly inspected for damage that may prevent the door from performing in the event of a fire. • Periodic checks should be carried out at least once every six months. • Doors where traffic is high are likely to be more susceptible to damage and should be checked more frequently than other doors in the building. E.g. once per week/month (depending on usage). • Newly occupied buildings may require more frequent checks in the first year of use			

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4.3	The following fire doors were found to have damaged or missing intumescent strip and/ or cold smoke seals: • Intumescent strip and cold smoke seal was missing along the top frame edge of the fire doors to the 5th floor lift lobby. • A section of smoke seal on the lower part of the leading edge of the door to the 4th floor lift lobby was damaged. • Section of smoke seal missing on the top of the hinge edge on the fire door on the 1st floor adjacent to flat 5. • Automatic threshold seals were observed to be faulty on the 2nd floor RHS stairwell doors.	**Residents, Management Staff, Visitors, Contractors** The common stairwell serving as the primary escape route from the property is not adequately protected against the spread of fire/ smoke.	None.	**L**	**H**	**M**	Damaged doors may be repaired in accordance with an 'Accepted Repair Technique (ART)' in accordance with specification provided by a relevant UKAS accredited body (e.g. BM Trada), provided that the work is in accordance with the manufacturers test data. Arrange for a competent contractor to fully inspect the fire doors identified and undertake remedial/ replacement actions accordingly. **Additional Comments:** • All fire doors should remain closed when not in use. • Fire doors should be regularly inspected for damage that may prevent the door from performing in the event of a fire. • Periodic checks should be carried out at least once every six months. • Doors where traffic is high are likely to be more susceptible to damage and should be checked more frequently than other doors in the building. E.g. once per week/month (depending on usage). • Newly occupied buildings may require more frequent checks in the first year of use.	**L**	**L**	**L**

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4.4	Large cracks were observed to the compartment walls in both the LHS and RHS (3rd floor ½ landing) stairwells.	**Residents, Management Staff, Visitors, Contractors** The damage observed may reduce the level of structural fire resistance in place within the common areas. Consequently, the rate of fire/ smoke spread throughout property may be increased in the event of a fire.	None.	**M**	**H**	**M**	Arrange for a formal inspection of the compartment walls within the stairwells where cracks have been identified.	**L**	**M**	**L**
4.5	Large gaps were observed around a plastic pipe breaching the rear wall of the plant room on the ground floor. It was noted that a fire resistant pipe collar and mastic fibre board had previously been installed but is now damaged.	**Residents, Management Staff, Visitors, Contractors** Fire/ Smoke may spread readily between building compartments.	None.	**M**	**M**	**M**	Arrange for the area of fire stopping identified to be inspected by a competent contractor and the original fire stopping adequately repaired/ replaced to restore sufficient fire resistance.	**L**	**L**	**L**

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4.6	The use of expanding foam to fill large gaps was noted in ceiling cavity spaces above compartment fire doors (accessed via plastic ceiling hatches) and within the 1st floor BT cupboard at ground level. It could not be confirmed that the expanding foam had been used appropriately.	**Residents, Management Staff, Visitors, Contractors.** Increased risk of fire and smoke spread between building compartments.	None.	**M**	**M**	**M**	The structural fire compartmentation should be suitably restored in areas within the ceiling cavities and BT cupboard in which expanding foam has been used to fill large breaches. Any fire stopping materials used should be suitable for the application in accordance with the manufacturer's guidance.	**L**	**L**	**L**
4.7	The double doors, on the 1st and 2nd floors, within the LHS stairwell, appear to discharge from an adjoining property. The doors were not fully accessible on the day of the inspection.	**Residents, Management Staff, Visitors, Contractors.** Likelihood of fire exits becoming obstructed preventing the evacuation from the neighbouring premises.	The doors were clearly signed as fire exits and were free from obstructions.	**L**	**L**	**L**	If required as a formal means of escape from the adjoining premises, a written agreement or memo of understanding is strongly advised. During periodic common area inspections these fire exits should be inspected and reported on accordingly.	**L**	**L**	**L**
4.8	The alternate means of escape via metal staircases from the 6th floor and 1st floor were observed to be slippery and in some instances bird excrement was present.	**Residents, Management Staff, Visitors, Contractors.** Risk of slipping along the escape route.	None.	**M**	**M**	**M**	The staircases should be regularly inspected and periodically cleaned/ cleared of slippery surfaces and excrement. It is advisable to put in place preventative measures for roosting birds.	**L**	**L**	**L**

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4.9	It was noted that the alternative fire exit from the 6th floor to the 5th floor via an AOV (although provided with a manual call point to activate the AOV) has not been fitted with a manual door release.	**Residents, Management Staff, Visitors, Contractors** Persons may become trapped inside the building, should the AOV system fail in the event of a fire and the main fire escape is obstructed by fire/ smoke.	None.	**M**	**M**	**M**	It is advisable that a means to manually operate the fire exit is put in place. For example a manual door release unit (Type A) conforming to BS EN 54-11:2001+A1 should be installed adjacent to the exit.	**L**	**L**	**L**
4.10	It was noted that a ceiling vent has been installed in the small corridor between the basement lift lobby and car park. The purpose of the vent could not be established.	**Residents, Management Staff, Visitors, Contractors** Risk of compromised means of escape in the event of a fire.	None.	**M**	**H**	**M**	The purpose of the ventilation identified should be established. Arrange for a ventilation specialist to inspect the vent and its associated system to establish its purpose and ensure appropriate maintenance is in place.	**L**	**M**	**L**
4.11	No evidence of inspection and maintenance of the metal staircases from the 6th and 1st floors were observed on the day of inspection. (Usually by contractors' sticker of approval).	**Staff, Visitors, Contractors.** Persons may be unable to escape in the event of a fire due to the condition of the metal walkway/staircase	None.	**M**	**M**	**M**	It should be confirmed that the metal staircases have been subject to inspections and maintenance in line with The Regulatory Reform (Fire Safety) Order 2005 -17. 1 and the recommendations within BS 8210 – 2012 'Guide to Building Maintenance Management'. Metal staircases/walkways should be subject to a structural survey no more than every 5 years in accordance with BS 8210.	**L**	**L**	**L**

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4.12	**Additional Comments and Guidance:** The following flat entrance doors were inspected on the day of inspection (example number of doors). Flats 29, 32, 35, 49, 50, 53, 62, 72, 73, 74, 80, 84, 98, 101, 112, 119 and 122. Each flat entrance door inspected was found to be a FD30S self-closing door set compliant to BS476-22. A proactive approach should be undertaken to gaining access to all flats and ensuring that **all** front doors to the flats are fitted with suitable positive action self-closing devices. **This should be undertaken in the short term as a matter of priority.** Whilst not observed within the common areas, given the height of the building, it is considered likely that a common extract system serving the bathrooms throughout is in place. If verified to be in place, the existing configuration of the system should be confirmed, via consultation with a common extraction system specialist, i.e. the presence (or lack of) shunt ducts etc should be established. It is unlikely that it will be practicable to retrospectively upgrade the extraction system to meet current benchmark standards, i.e. by introducing mechanical fire and smoke dampers into the ducts, it is recommended that intumescent vents are fitted to the extract systems within all flats. Arrangements should be implemented for the routine maintenance and cleaning of the common extract systems serving the bathrooms. It should be ensured that the operability of the emergency door release devices throughout is subject to routine testing and maintenance and are fail to safe.									
5	**Emergency Escape Lighting**									
5.1	No documented evidence has been observed on site confirming that the emergency lighting system covering the common areas is subject to maintenance in accordance with British Standard 5266-8.	**Residents, Management Staff, Visitors, Contractors** Emergency lighting system faults may not be identified if a formal system of professional inspection and maintenance is not in place.	Emergency light routine testing is undertaken and recorded in accordance with British Standard 5266-8.	**L**	**M**	**M**	The emergency lighting system should be subject to annual maintenance, in accordance with British Standard 5266-8 (in addition to monthly activation testing). Records of maintenance of the system should be kept, including details of defects identified and any remedial works carried out.	**L**	**L**	**L**

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5.2	**Additional Comments and Guidance:** • The emergency lighting coverage throughout is considered to be adequate. • All emergency light fittings are numbered and their associated activation point recorded.									
6	**Fire Detection & Warning Arrangements**									
6.1	No documented evidence has been observed on site certifying that the fire alarm system within the car park is subject to testing and maintenance in accordance with British Standard 5839-1. In addition, no records of maintenance has been observed for the fire alarm system covering the plant room and bin store.	**Residents, Management Staff, Visitors, Contractors** Defects associated with the fire alarm system may not be identified.	The fire alarm system within the bin store and plant room is subject to weekly testing in accordance with BS5839-1.	**L**	**M**	**M**	Implement a program of formal fire alarm system testing/ maintenance and keep on site records in accordance with British Standard 5839-1. A professional system maintenance should be carried out on either a quarterly or bi-annual basis.	**L**	**M**	**L**
6.2	No evidence was observed allowing the assessor to confirm that the smoke ventilation system installed within the common areas is subject to periodic maintenance.	**Residents, Management Staff, Visitors, Contractors** Defects associated with the communal area smoke ventilation equipment may not be identified.	The AOVs at the property are subject to monthly activation tests.	**L**	**M**	**M**	Systems of automatically opening vents, or vents electrically controlled but manually operated, should be subject to periodic servicing. AOVs and electrically operated OVs should be tested once a month for correct operation using the controls provided.	**L**	**M**	**L**

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6.3	During flat door inspections residents were asked about the level of detection in their flat. Each flat appeared to have LD2 coverage, individually installed (mains/ battery backup smoke detection in the hall or opening to the flat and mains/ battery backup within the kitchens of each flat). The detection within flats 32 and 74 were disconnected and/or removed.	**Residents, Management Staff, Visitors, Contractors** Risk of fire/ smoke going undetected and establishing to a dangerous level, compromising the evacuation of residents from the building.	None.	**M**	**H**	**M**	With a duty of care to all residents in the building a proactive approach to establishing the maintenance of the LD2 detection within each flat should be implemented. Residents should be made aware of the consequences of not changing batteries, not reporting to their landlords of maintenance issues and removing detection for any reason. It is not recommended that smoke or heat detectors area removed as a control measure at any time.	**L**	**L**	**L**
7	**Fixed and Portable Fire Extinguishing Equipment**									
7.1	The fire extinguishers installed within the common areas do not appear to have been subject to regular maintenance in accordance with BS 5306, (no up to date service records were observed.) It was noted that the CO2 extinguishers within meter cupboards were last inspected in July 2019 and	**Residents, Management Staff, Visitors, Contractors** It is likely that out of service extinguishers would not operate correctly when discharged. This may present an additional risk if persons attempt to use the extinguisher to tackle a fire in an emergency situation.	None.	**M**	**M**	**M**	All fire extinguishers kept on site should be regularly maintained and have tamper seals/ safety pins securely fitted in order to prevent accidental discharge. The professional extinguisher maintenance company appointed should confirm whether the extinguishers currently provided are still operational/ maintainable. The extinguishers throughout the property should be replaced if required.	**L**	**L**	**L**

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7.1 cont:	the H2O extinguishers within the bin store were last inspected in September 2019.									
7.2	It could not be verified that the dry riser system is subject to routine maintenance.	**Residents, Management Staff, Visitors, Contractors** Risk of potential disruption to the water supply available for the Fire & Rescue Service to tackle fires on the higher floors.	Documented evidence was observed in the document box located at reception suggests the date of the last dry riser inspection was undertaken in February 2019.	**L**	**M**	**M**	An arrangement to inspect and maintain the dry riser system in accordance with BS 9990 should be maintained and service records should be made available to the appropriate enforcing authority for inspection upon request.	**L**	**L**	**L**
7.3	No evidence was observed on site allowing it to be verified that the sprinkler system within the carpark is subject to inspection and maintenance, in accordance with BS 9251.	**Residents, Management Staff, Visitors, Contractors** Defects associated with the sprinkler system may not be identified.	None.	**L**	**M**	**M**	Implement a program of formal sprinkler system testing/ maintenance and keep on site records in accordance with BS 9251.	**L**	**M**	**L**
7.4	**Additional Comments and Guidance:** 2 discarded fire extinguishers were observed within the riser cupboard adjacent to the lift on the 4th floor. Remove these extinguishers. **Sprinklers** Within residential properties there is increasing evidence that the provision of fire suppression systems on an individual or premises wide basis significantly reduces fire risk. Whilst not currently a legal requirement the installation of such a system should be considered particularly where future refurbishment of the property is being considered, or significant increased risks relating to individuals are identified.									

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8	**Fire Safety Signs**									
8.1	Fire Action Notices, setting out the procedures to be followed in the event of a fire, may have to be changed when displayed in the common area.	**Residents, Management Staff, Visitors, Contractors** The correct actions for persons to take in the event of a fire may be unclear.	None.	**L**	**M**	**M**	The notices should detail a procedure for raising the alarm, contacting the emergency services, evacuating from the property and assembling in a place of relative safety. An assembly point familiar to all residents should be established. The distance to the assembly point should be at least equal to 1.5 times the height of the property. The arrangements relating to fire safety at the property should be discussed with all new residents when they move into the property and contractors appointed to undertake works on site. This should be reviewed owing to the recommended change to the evacuation strategy for the building as mentioned in Issue ID Reference **2.6.**	**L**	**M**	**L**

ID Ref	Hazard Description/ Location	Persons Affected & How they May be Affected	Existing Control Measures	Current Risk Rating L	S	O	Additional Control Measures Recommended (if required)	Residual Risk Rating L	S	O
8.2	A safe condition Fire Exit 'Running Man' sign directing persons to the alternative escape route from the 1st floor lift lobby and 1st floor of the RHS stairwell has not been displayed, in accordance with the requirements of 'The Health & Safety (Signs & Signals) Regulations 1996.'	**Residents, Management Staff, Visitors, Contractors** Persons unfamiliar with the layout of the property may not immediately be aware of the means of escape available via the alternative exit, should the main exit doors become impassable in the event of a fire.	None.	**L**	**M**	**M**	A Safe Condition (Green & White) Fire Exit 'Running Man' sign directing persons to the alternative fire escape should be displayed, whilst the alternative final exit door should be clearly signed as a fire exit.	**L**	**M**	**L**
8.3	Mandatory 'Fire Escape - Keep Clear' signs had not been displayed on the external side of the fire exit doors in accordance with the requirements of 'The Health & Safety (Signs & Signals) Regulations 1996'.	**Residents, Management Staff, Visitors, Contractors** The alternative escape route from the building may become obstructed by items stored against or close to the rear fire exit door.	None.	**L**	**M**	**L**	Mandatory 'Fire Escape – Keep Clear' signs should be displayed on the external sides of the final fire exit doors throughout. The sign should be clearly visible at all times.	**L**	**L**	**L**
8.4	Mandatory 'Fire Door - Keep Shut' signs had not been displayed on the doors to the bin store and main reception doors to the lift lobby on the ground floor.	**Residents, Management Staff, Visitors, Contractors** Fire doors designed to inhibit the spread of smoke through the property may be left open; leaving the escape route unprotected.	'Fire Door Keep Locked' signs have been displayed on the doors to the bin store and main reception doors to the lift lobby on the ground floor.	**L**	**M**	**L**	Install mandatory 'Fire Door - Keep Shut' signs on both sides of all fire doors situated along the escape routes throughout the premises.	**L**	**L**	**L**

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8.5	A mandatory 'Keep Locked Shut' sign has not been displayed on the door to the plant room or internal tank room.	**Residents, Management Staff, Visitors, Contractors** Fire doors designed to inhibit the spread of smoke through the premises may be left open, thus leaving the escape route unprotected.	None.	**M**	**H**	**M**	Mandatory 'Keep Locked' signs compliant to 'The Health and Safety (Signs and Signals) Regulations 1996' should be displayed on the external sides of the doors identified.	**L**	**L**	**L**
9	**Access for Fire Fighters & Fire Fighter Safety**									
9.1	The Fireman's override switch at the entrance to the property was not operational when tested at the time of the assessment.	**Residents, Management Staff, Visitors, Contractors** Fire and Rescue service personnel may be delayed when attempting to access the property in the event of a fire.	None.	**M**	**M**	**M**	It is recommended that the operability of the Fireman's override switch at the main entrance is regularly tested and should be checked during routine maintenance of the door entry system. Records of all checks should be kept.	**L**	**M**	**L**
9.2	Given the size, nature and complexity of these premises and the undertakings involved, a Premises Information Box would be an invaluable source of essential information for use by FRS crews during an incident (particularly during 'out of hours' periods).	**Fire & Rescue Service Personnel** Insufficient information concerning the property layout, contents and associated hazards may be available to the attending Fire & Rescue Service.	A fire document box was observed within the reception area but was not accessed.	**M**	**H**	**M**	It is recommended that fire safety information relating to the premises is made available to the attending Fire & Rescue Service in the event of a fire. It is recommended that this information is kept within a Premises Information Box outside the main entrance. www.gerdasecurity.co.uk/products/premises_information_system/premises_information_box.htm for further details). It is recommended that the documented	**L**	**M**	**L**

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9.2 cont:							information should include: • A schematic plan of the building clearly identifying access/escape routes, fire safety systems/equipment installed and service isolation points • Information concerning the sprinkler suppression system and dry rising main facility to assist with firefighting tactics and operations • Details of fire rated compartments throughout the building. • The locations of the nearest fire hydrants • Copies of both the current Fire Risk Assessment and Emergency Plan together with any further information requested by the local Fire Authority. Premises information should be comprehensive. Periodic reviews should be scheduled to ensure the details remain up to date.			

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9.3	No evidence was made available to confirm that there is adequate testing and maintenance arrangements for the fire fighters evacuation lift in place at the property.	**Residents, Management Staff, Visitors, Contractors** The fire fighters evacuation lift may not operate adequately in the event that evacuation is required from the upper floors of the property in an emergency situation.	None.	**M**	**H**	**M**	In line with the recommendations within BS9999:2017, The operation of the firefighters evacuation lift switch should be tested once a week and a monthly simulated failure of the primary power supply undertaken. If a generator provides the standby power supply, it should energize the lift for at least 1 hour. Additionally, annual arrangements should be made for professional inspections and performance tests.	**L**	**M**	**L**
10	**Management of fire safety**									
10.1	No evidence has been observed certifying that the common areas are subject to routine inspections by a competent person on a regular basis, as required under the Regulatory Reform (Fire Safety) Order 2005.	**Residents, Management Staff, Visitors, Contractors** Items may accumulate in the common parts causing an obstruction to the escape route. In addition, defective electrical equipment, lighting units or any measures installed for the purposes of fire safety may not be observed.	Routine testing of fire equipment within the common areas has recently commenced.	**M**	**M**	**M**	An inspection of the common areas, incorporating the escape routes and an inspection of any installed fire safety provisions should be performed routinely by a suitably competent person. It is recommended that inspections are carried out and recorded on a monthly basis.	**L**	**M**	**L**

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10.2	It is not known whether information concerning any significant fire risks arising from the activities of the ground floor commercial tenants have been communicated to the persons responsible for the residential part of the building.	**Residents, Management Staff, Visitors, Contractors** Persons within the residential common areas may be unaware of significant fire risks associated with the activities of the ground floor commercial tenants and any precautions which should be taken.	None.	**L**	**H**	**M**	A copy of the fire risk assessment undertaken by the ground floor commercial tenants should be provided to the person(s) responsible for the residential part of the building. Details of any significant fire risks affecting the property should be discussed and appropriate controls measures should be implemented. The arrangements for emergency evacuation and assembly should be coordinated between the persons responsible for the commercial and residential parts of the property.	**L**	**M**	**L**
10.3	A dedicated fire/ health & safety logbook was not observed on site by the assessor.	**Residents, Management Staff, Visitors, Contractors** Routine inspections of the common areas and the testing/ maintenance of the provisions in place to provide fire detection warning and mitigation will go unrecorded. Consequently, evidence of these routines being undertaken could not be made available to an enforcing authority, if requested following an incident.	None.	**L**	**M**	**L**	Full records of routine inspections and the testing and maintenance of fire safety provisions should be kept. Ideally records should be kept in a logbook on site. As a minimum, records should be held centrally, and should be made available for inspection within a reasonable timeframe following a request from the appropriate enforcing authority.	**L**	**L**	**L**

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10.4	**Additional Comments and Guidance:** The arrangements for fire safety at the property, including a clear emergency plan/fire response strategy, and the fire safety features of the building, should be discussed with all residents and any visiting contractors. Please refer to Issue ID Reference 2.6 within this report for further guidance on the recommended temporary adoption of a simultaneous evacuation strategy in the event that immediate confirmation that the external walling is safe cannot be obtained.					

DS COMPLIANCE

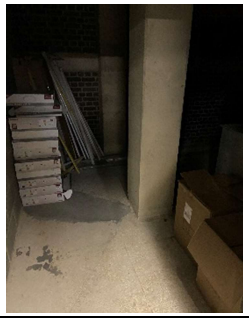
Record of Actions Taken:

Any actions taken by responsible persons in accordance with the assessment recommendations should be detailed below:

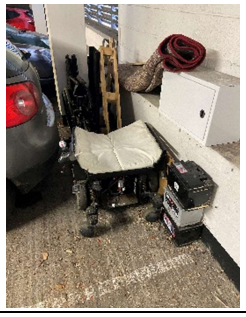
Date:	ID Ref:	Actions Taken:	By Whom:	Further Actions Required? (give details)	Date Due:

Section D:
Photographic Evidence of Significant Findings:

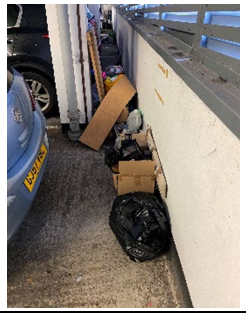
Issue ID Reference: 2.1
Storage of residents parcels in reception.



Issue ID Reference: 2.2
Example of combustibles in risk rooms/ cupboards.

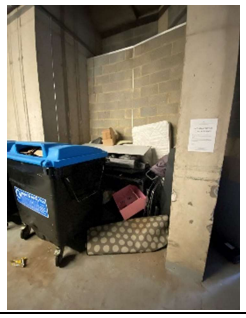


Issue ID Reference: 2.3
Example of combustibles in the car parks.



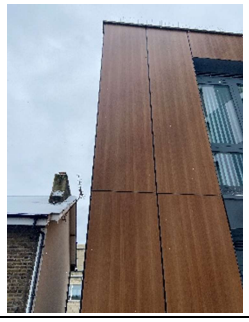
Issue ID Reference: 2.3
Example of combustibles in the car parks.

Issue ID Reference: 2.4
Soft furnishings and curtains in Reception.



Issue ID Reference: 2.5
Bulk items in the bin store.

Section D:
Photographic Evidence of Significant Findings:

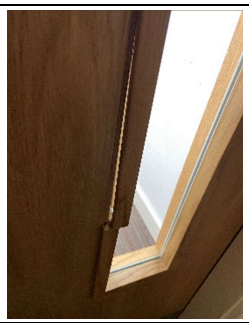


Issue ID Reference: 2.6
Example of external wall system/ cladding.

Issue ID Reference: 2.6
Example of external wall system/ cladding.

Issue ID Reference: 2.6
Timber balconies to front of property.

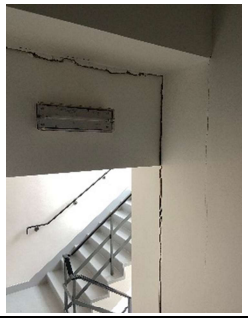
Issue ID Reference: 4.1
Example threshold gap to compartment fire door.



Issue ID Reference: 4.2
Example of damaged beading to glazing of fire doors.

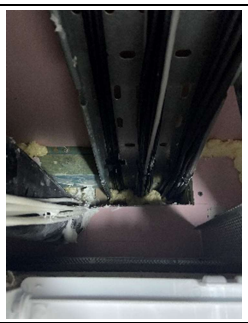
Issue ID Reference: 4.3
Example of damaged/ missing seals to fire doors.

Section D:
Photographic Evidence of Significant Findings:

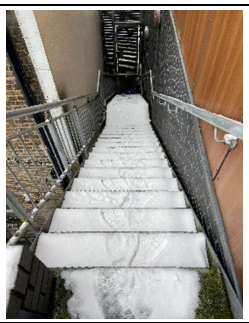


Issue ID Reference: 4.4
Example of compartment wall cracks along stairwells.

Issue ID Reference: 4.5
Damage to fire stopping in plant room.

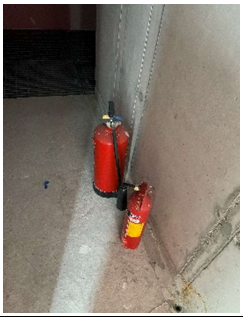


Issue ID Reference: 4.6
Example of excessive foam use in ceiling cavity between compartments.



Issue ID Reference: 4.8/ 4.10
Example of alternate metal staircase.

Issue ID Reference: 4.11
Vent in basement corridor ceiling.

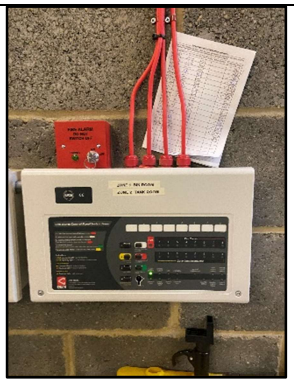
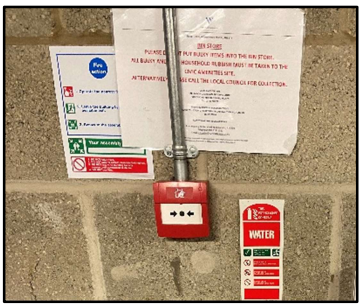


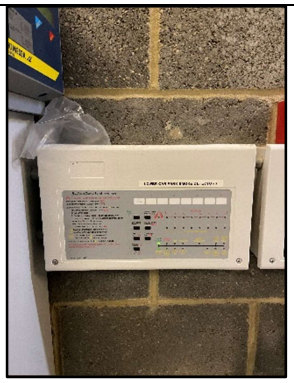
Issue ID Reference: 7.4
Discarded extinguishers to remove in 4th floor riser.

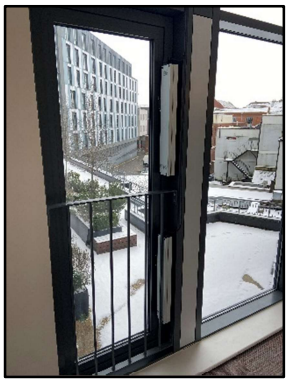
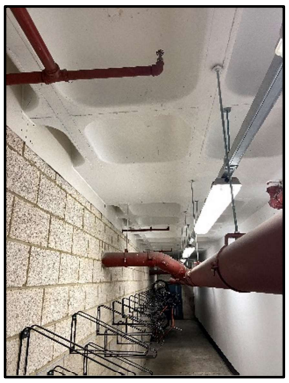
Section E:

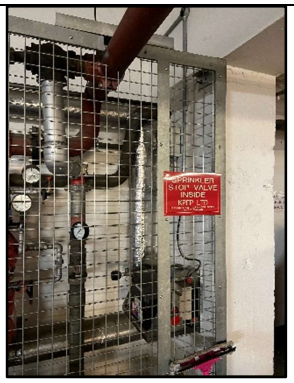
Appendix i:

Fire Equipment in Place in the Common Areas at the Time of the Assessment

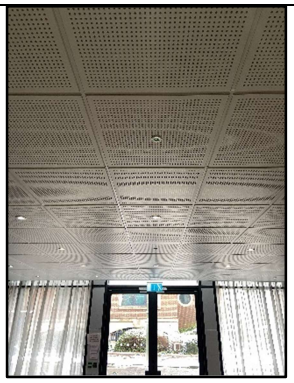
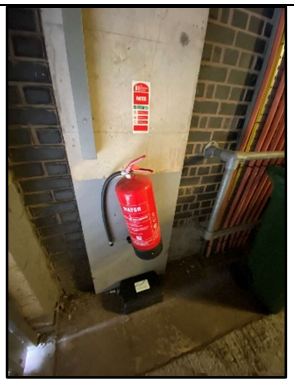
Description and Locations	Photographs
Category L5 detection and warning system covering the bin store and plant room: • Control panel located in the plant room. • Detection in the plant room and bin store. • Manual call point in bin store only. • Visual aid and sounder in reception. (No evidence to suggest the 2, L5 systems are linked in anyway).	  

Category L5 detection and warning system covering the lower ground car park: • Control panel in the plant room. • Detection in the lower ground car park. (No evidence to suggest the 2, L5 systems are linked in anyway).	
Automatic opening vent system covering the common corridors and stairwells: • No central control panel located. • 4 main ventilated shafts (to open air, from 1st floor to 6th floor served by auto opening fire doors on the corridors from 1st floor to 6th floor. • 1 wall ventilated shaft to open air, served by auto opening fire doors on 1st floor to 5th floor. • 3 sky light automatic open vents in each of the main stairwells. • 1 fire door auto opening vent to open air also providing an alternate fire exit from the 6th floor to the 5th floor. • 1 fire door auto opening vent to open air also providing access to a small flat roof. • 2 automatically operated window vents in 2nd floor flat lobby on the RHS of the property. • Manual call points situated adjacent to each automatic vent, top floor landings and 1st floor landings of the stairwells. • Smoke detection throughout the escape routes and stairwells. • Approximately 25-30 vents in all.	  

	 
Sprinkler system covering the large lower ground car park area: • Sprinkler heads located throughout the car park area, basement cycle store and small corridor between basement lift lobby and car park. • Sprinkler stop valve and plant located in the lower ground car park.	 

	
Dry riser systems located at Central, LHS and RHS of the building: • Inlets located adjacent to the main front entrance and in the archway to the LHS and RHS of the building. • Outlet points are located lift lobbies and along LHS and RHS stairwells.	  

	
Emergency lighting provided in all areas of the property including external stairs from 6th floor and 1st floor.	  

	
Multiple points of lightening protection to the building.	 
CO2 extinguishers provided in the plant room and on each floor within meter cupboards. Water extinguishers provided within the bin store on the ground floor.	

	
Fireman's evacuation lift with override adjacent (RHS lift) and ladder stored in lift cupboard.	 
Fireman's override switch provided at the main entrance.	No picture acquired.
FD60S self-closing door sets to the stairwells. FD30S self-closing door sets for the sub dividing, risk room doors and flats.	No picture acquired.
CCTV covering external and internal areas.	No picture acquired.

LD2 detection coverage within each flat: • Mains/ battery backup smoke detection in the hall of the flat. • Mains/ battery backup heat detection in the kitchen of each flat.	No picture acquired.

Appendix ii:

Fire Risk Assessment Inspection Criteria

Outlined below is the specific assessment criteria (consistent with PAS 79 - Fire risk assessment – Guidance and a recommended methodology) that has been applied in order to identify the significant fire hazards and the associated risk factors at the property.

Where areas of non-compliance have been established, a full evaluation of the issues/ recommended management actions have been recorded within the main body of this assessment 'Section C: Assessment of Identified Risks & Recommended Actions.

All other issues set out within our assessment criteria checklist where an issue has not been raised in section C can be considered to be compliant or not applicable to this property.

Specific Elements of the Fire Triangle Considered:
Sources of Ignition

Electrical

Have common area electrical circuits and installations been fitted/periodically inspected, by an NICEIC approved contractor?

Have all electrical cables/leads routed, so as not to cause trip hazards/exposure to damage?

Smoking

Has smoking prohibited throughout all internal common areas within the building?

Heating

Are fixed heating installations, gas appliances and boilers subject to regular maintenance by approved contractors?

Are all heaters, (including portable heaters,) fitted with suitable guards and situated in position away from combustible materials?

Cooking (only applicable if catering/kitchen facilities provided within the common areas)

Are cooking appliances in use free from observed deficiencies?

Arson

Is external refuse managed adequately (i.e. waste bins not overloaded, storage away from the building where possible?)

Are suitable internal/external security arrangements in place?

Sources of Fuel

Housekeeping & Storage

Is the property free from large accumulations of combustible materials?

Is the property free from large amount of hazardous agents stored on site, e.g. explosive substances, flammable liquids, chemicals, biological hazards or radioactive materials?

Is upholstered furniture free from tears and/or rips?

Sources of Oxygen

Are oxidising agents kept on site (e.g. Chlorine, Calcium, Hypochlorite, Sodium?)

Are onsite ducting systems adequately installed, so as not to aid the rapid spread of fire?

Are areas around ducting/ventilation adequately sealed, (i.e. use of in tumescent mastic strips?)

Factors affecting risk levels should a fire occur:

Means of Escape

Are alternative means of escape provided if required?

Are the adequate numbers of final exit doors?

Do all fire escape routes lead to a place of safety?

Are all final exit doors immediately operable, without the use of a key?

Do all fire doors along escape routes open in the direction of travel?

Are sliding or revolving doors relied on for means of escape?

Can any electric or magnetic locks be overridden, in an emergency situation?

Are all fire doors that subdivide escape routes fitted with appropriate vision panels?

Do all fire doors appear to conform to British Standard 476 (i.e. 30 minute fire resistance, adequate smoke seals, self-closing?)

Are fire doors or resisting partitions un-damaged?

Are fire doors correctly positioned around the property?

Are travel distances to fire exits acceptable, on all floors?

Are widths of escape routes, for the maximum numbers of people expected to be in the building, acceptable?

Are any dead end exit routes adequately protected?

Are all escape routes free of observable slip/ trip hazards due to damaged surfaces or carpets torn/ unsecured?

Are all escape routes kept clear from obstructions/unnecessary storage?

Are all steps and stairs along escape routes in a good state of repair (steps/ drops highlighted?)

Are adequate handrails provided throughout vertical escape routes?

Are escape routes from plant rooms and roof areas safe and clearly demarcated?

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

Are all shafts between floors/openings between fittings been adequately fire stopped (sealed?)

Is there adequate compartmentation where required?

Are all fire escape routes formally inspected on a regular basis, in accordance with the Regulatory Reform (Fire Safety) Order 2005?

Emergency Escape Lighting

Is emergency escape lighting provided where required, (i.e. core common stairwell, corridors over 30m, open plan areas over 60m2 and underground areas?)

Is emergency lighting serviced in accordance with British Standard 5266 (on a bi-annual basis?)

Is emergency lighting, throughout the premises, tested on a monthly basis in accordance with British Standard 5266 and appropriate on site records kept?

Are emergency lighting units visually in good condition and un-obstructed?

Fire Detection & Warning Arrangements

Is an automatic fire detection system installed within the common areas if required?

Is a manually operated fire alarm system installed on the premises (i.e. fire alarm panel and associated manual call points?)

Is the fire alarm system linked to auxiliary equipment (e.g. gas supply?)

Is the fire alarm system linked at a monitoring centre?

Is the fire alarm system maintained in accordance with British Standard 58939 – 1 (full system on a quarterly basis?)

Is the fire alarm system tested in accordance with British Standard 5839 – 1 (minimum of x1 manual call point tested in 1 zone on a weekly basis?)

Are all fire alarm systems in observed working order (e.g. no power supply faults, disabled zones/sounders, false alarms?)

Are all manual fire alarm call points undamaged throughout the premises?

Can the fire alarm be heard clearly by all persons within the building when activated?

Is the zone chart displayed in the vicinity of all fire alarm panels?

Fixed and Portable Fire Extinguishing Equipment

Are fire extinguishers provided on the premises?

Are the correct extinguishers installed in relation to the risks posed (i.e. carbon dioxide extinguishers, for use on electrical fires; water extinguishers, for wood/textiles based fires; powder extinguishers, for multiple classes of fires?)

Are extinguishers provided in adequate quantities, correctly sited and identified by the appropriate type signage, (if required?)

Are all extinguishers adequately secured and unobstructed?

Are all extinguishers serviced annually, in accordance with British Standard 5306?

Are fire extinguisher safety pins & tamper seals intact?

Are additional fixed/portable firefighting installations provided on the premises (i.e. hose reels, fire blankets, dry/wet risers.)

Signs and Notices

Minimum fire safety signs & notices required in accordance with the Health & Safety (Safety Signs, Signals) Regulations 1996, British Standard 5499 part 4 & The Health Act 2006):

Are Fire Action Notices displayed above or in the close vicinity of all manual call points?

Are all Fire Action Notices completed with building specific information (e.g. assembly point?)

Are there Emergency Condition (green & white,) running man/fire exit signs along escape routes and on the inside of fire exit doors?

Are the mandatory (blue & white,) 'Fire Exit – Keep clear' signs, on the outside of final exit doors?

Is there 'Fire Door – Keep closed/locked/ shut' signage as appropriate on fire doors throughout the property?

Are 'No Smoking' signs displayed at the entrance to the premises and in prominent locations throughout the remainder?

Is there correct fire action signage in place outside the lifts on all levels?

Access for Fire Fighters & Fire Fighter Safety

Are there satisfactory areas for fire brigade vehicles to access the property?

Is there satisfactory access for fire fighters on foot?

Management of Fire Safety

Are all tenants given fire safety/evacuation training when flats are sold/let?

Is a dedicated fire/health & safety logbook on site and kept up to date?

Appendix iii:

Assessment Review Record

Reviewing the risk assessment and recording the findings on an annual basis, or as a result of significant incidents/ changes occurring at the premises, is an essential part of the process.

The table below should be updated when reviewing the assessment or planning strategy:

DATE	COMMENTS	SIGNATURE

Appendix iv:

BAFE Certificate of Conformity

THE BAFE 205-1 SCHEME

BAFE 205-1 has been developed for organisations that provide Life Safety Fire Risk assessment services for others. This scheme is designed to give assurance to those commissioning fire risk assessments and give confidence in the quality and relevance of the services being provided. It is essential that the fire risk assessor is a competent person, and the fire risk assessor has a duty of care to the organisation on which legislation imposes a requirement for the fire risk assessment.

However, the ultimate responsibility for the adequacy of the fire risk assessment rests with the duty holder (which is normally a company) or responsible person rather than the fire risk assessor. **Life Safety Fire Risk Assessment SP205** specifies that organisations (including in-house departments and sole traders) have the required technical and quality management capabilities and risk assessment staff meet appropriate criteria. The scheme has been designed to meet the requirements of fire risk assessment providers large and small, recognising that there are many individuals working as assessors.

CERTIFICATES OF CONFORMITY

A Certificate of Conformity is a clear statement that Delco Safety have produced a fire risk assessment for life safety, it is suitable and sufficient and compliant with the Scheme, the Fire Safety Order and is certified by a traceable competent individual.

Prior to the Certificate of Conformity being completed, the fire risk assessment shall have been validated and verified.

Delco Safety shall issue a Certificate of Conformity for every fire risk assessment that it carries out that wholly or partly addresses life safety.

Delco Safety will not issue a Certificate of Conformity for any fire risk assessment that it has not carried out by one of our assessors or certified contractor.

The Certificate of Conformity shall include:

1. The BAFE Logo as supplied by BAFE
2. SSAIB Logo as supplied by the SSAIB
3. SSAIB certificate designation information as supplied by the SSAIB
4. A statement of conformity to this Scheme
5. Delco Safety's name
6. BAFE registration number of issuing Certificated Organisation
7. The name of client and details of the location for which the fire risk assessment was provided. Where this is only part of the premises or multiple premises, this shall be made clear
8. Brief description of the scope and purpose of the fire risk assessment
9. Effective date of the fire risk assessment
10. Recommended date for periodic review of the fire risk assessment
11. A unique identifier for the certificate
12. Date of issue of the certificate
13. The signature and job title of the Validator
14. Name and address of the Third Party Certification Body
15. A statement that the certificate and the Scheme only relates to life safety fire risk assessment

1.

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	1.1 Delco Safety Limited Trading as Delco Safety Compliance	
	1.2 SURR172	
Part 2	Raven Housing Trust	
Part 3	3.1 Nobel House 4 Queensway RH1 1TY	
	3.2 Common areas and a sample of accessible flat entrance doors.	
Part 4	The assessment is a non-intrusive inspection of measures to protect people from the consequences of a fire in the building and not specifically for protection of the property or business. The assessment has been completed in accordance with Article 9 of The Regulatory Reform (Fire Safety) Order 2005.	
Part 5	Effective date of the fire risk assessment	09/02/2021
Part 6	Recommended date for review of the fire risk assessment	09/02/2022
Part 7	Unique reference number of this certificate	8481-2021-02-11

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 Certificated Organisation___ D Andrews ____

Name and job title Derek Andrews Managing Director

Date of issue (11 February 2021)

Name and address of SSAIB Third-Party Certification Body

SSAIB
7-11 Earsdon Road
West Monkseaton
Whitley Bay
NE25 9SX
Tel: 0191296 3242