

FIRE RISK ASSESSMENT



Highfield Lane (Block 190-200)

Highfield Lane (Block 190-200),
Waverley, Rotherham,
South Yorkshire, S60 8AL

ASSESSED BY	Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR
ASSESSED ON	19/03/2026
FIRE QC BY	Richard Hennelly Eng Tech, AIFireE, MIFSM, MIFPO, ACABE, Tech IOSH, Tier 3 NAFRAR, IFE FRR
FIRE QC ON	02/04/2026
PROPERTY REF.	RB-FMXGS1
ASSESSMENT REF.	558300
VERSION	1



OVERVIEW

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement. This assessment comes complete with a Certificate of Conformity to the BAFE SP205 Life Safety Fire Risk Assessment scheme.

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the "Fire Safety Order"), which requires that a suitable and sufficient fire risk assessment be carried out.

The fire risk assessment has been undertaken in accordance with BS 9792:2025 – Fire Risk Assessment. Housing. Code of Practice.

The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is provided on the front of this report. However, you should review the report sooner if there is any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

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LIMITATIONS

The observations and recommendations made in this report relate to conditions and documentation observed during the site inspection, and information provided by the client. The site inspection covered only areas that were safely accessible as listed within body of report. This risk assessment does not include a full audit of planned maintenance activities. A review of mechanical, electrical, plant and equipment inspection, testing and servicing records is undertaken, including any relevant statutory records. The risk assessment is not an audit of any health and safety policy, procedures and arrangements present within the client organisation.

The risk assessor used professional expertise and judgement in making their recommendations. Assessments are open to individual interpretation however and an enforcement officer may hold a different view. It must be stated the fire risk assessor has no control over the ongoing management of the premises, once this report has been completed. It is down to the Responsible Person (RP) to ensure all recorded findings are implemented.

- Information regarding the management setup and running of the premises can be reviewed via RP internal management systems.
- The responsibility for the on-going management of the premises which may include procedures for evacuation management, maintenance of firefighting equipment, maintenance of alarms and training lies with the RP.

ENFORCEMENT

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

ASSESSMENT REVIEW

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs.
- Failure of fire safety systems (e.g. fire detection or emergency lighting).
- Changes to work processes undertaken in the building.
- Alterations to the internal layout of the building.
- Introduction, change of use or increase in the storage of hazardous substances.
- Significant changes to the type and quantity and / or method of storage of combustible materials.
- Significant changes in the number or type of people (e.g. young persons, those with disability).

MANAGING FIRE SAFETY

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

FINDINGS

The Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

What is a Fire Risk Assessment?

A fire risk assessment is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

Who is the Responsible Person?

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

FURTHER CONSIDERATIONS

Dangerous Substances

This fire risk assessment has considered dangerous substances that are used or stored in the assessed areas of the premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored on your premises, you should ensure that you have met the duties under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) that apply to you, including carrying out a risk assessment of the relevant work activities.

External wall systems (Residential Only)

PAS 9980 provides guidance on the risk of fire spread via external wall construction. It sets out a methodology to conduct and record fire risk appraisals of external walls, which can be scaled up or down depending upon the complexity of individual buildings. Where a recommendation has been made for a FRAEW to be carried out, it is strongly recommended that you obtain advice from qualified and competent specialists, as described in PAS 9980: 2022.

Assessment Risk Scoring & Methodology

Risk ratings are calculated on an individual basis using the matrix below, whilst taking into account the existing controls in place. The Action Plan provides brief, but specific advice on the action to be taken to eliminate or reduce risks to an acceptable level.

Legal requirements within the action plan are prioritised as Trivial, Moderate or Substantial using the following risk matrix:

SEVERITY ▾ LIKELIHOOD ▾	SLIGHT HARM	MODERATE HARM	EXTREME HARM
LOW	TRIVIAL	TOLERABLE	MODERATE
MEDIUM	TOLERABLE	MODERATE	SUBSTANTIAL
HIGH	MODERATE	SUBSTANTIAL	INTOLERABLE

- TRIVIAL RATING** Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
- TOLERABLE RATING** No major additional controls required. However, there might be a need for some improvements.
- MODERATE RATING** Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
- SUBSTANTIAL RATING** Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
- INTOLERABLE RATING** Imminent risk of significant harm. Immediate action required.

Action Timescales and Severities

All remedial actions are given a timescale. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

D	C	B	A
These actions should be implemented when the opportunity arises (such as the refurbishment of a building), but ideally within 2 years.	These actions may be more complicated or require a greater degree of planning. They should be completed within 6 months.	These actions should be implemented with a reasonable degree of urgency but at least within 3 months.	These actions should be implemented as soon as possible. Where they cannot be affected immediately, interim measures may be required to ensure occupant safety.

All remedial actions are also given a severity which distinguishes between matters that constitute breaches of legislation and those that do not.

LOW	MEDIUM	HIGH
Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants	Matters that breach legislation but are not considered to constitute a serious threat to life safety	Serious breach of legislation, having the potential for serious injury to occupants

CERTIFICATE OF CONFORMITY

LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Bellrock (Assets & Compliance) Consulting Ltd (BAFE 00395) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE
558300

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
19/03/2026, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
02/04/2026, Richard Hennelly Eng Tech, AIFireE, MIFSM,
MIFPO, ACABE, Tech IOSH, Tier 3 NAFRAR, IFE FRR

ASSESSMENT SCOPE
Assessment applies only to the building specified.

RECOMMENDED REVIEW DATE
19/03/2027

FINDINGS
● 4 actions to complete
● 50 control measures

Assessed Property

PROPERTY NAME
Highfield Lane (Block 190-200)

ADDRESS
Highfield Lane (Block 190-200)
Waverley
Rotherham
South Yorkshire
S60 8AL

PROPERTY REFERENCE
RB-FMXGS1

FIRE RISK RATING

LIKELIHOOD **LOW**

Very low likelihood of fire as a result of negligible potential sources of ignition.

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

RISK **TOLERABLE**

No major additional controls required. However, there might be a need for some improvements.

ACCREDITED ORGANISATION

Bellrock (Assets & Compliance) Consulting Ltd
McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD
01604 979850 — <https://www.bellrock.co.uk/>

THIRD PARTY CERTIFICATION BODY

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

Assessor Remarks

This fire risk assessment was conducted at a modern, purpose-built residential block of flats originally constructed in 2019. The premises consists of a single primary core rising to three storeys, containing a total of six individual flats. The architectural layout is straightforward, with residential units accessed via lobbies that are situated directly off the main protected stairwell. Given the relatively recent date of construction, the building is expected to adhere to high standards of passive fire protection and structural integrity, specifically in alignment with the Building Regulations in force at the time of completion. Based on the findings during the inspection and the management's proactive approach to maintenance, the overall risk rating for the property is determined to be Tolerable.

The structural compartmentation within the building generally appears robust. The floors, walls, and ceilings observed throughout the communal areas and within accessible void spaces suggest that the fire-resisting separation between the individual flats and the common escape routes remains intact. A minor exception was noted in the form of a small hole located within a riser wall. While this does not immediately compromise the entire building's safety strategy, it represents a breach in the fire envelope that must be sealed with a fire-rated material to prevent the passage of smoke and flame. Aside from this specific defect, the compartmentation appears adequate for a building of this age and type.

A significant concern identified during the assessment relates to fuel loading within the main stairwell. The presence of combustible materials and residents' personal items within the primary means of escape presents a high risk of smoke development and fire spread should an ignition occur. Because this is the sole escape route for the six flats, it is imperative that a "sterile area" policy is strictly enforced. The management must ensure that all communal lobbies and the stairwell are kept entirely free of any stored items or waste to maintain the 2019 design intent of the protected escape route. Furthermore, while the internal risers serve as critical conduits for building services, some combustible materials were noted within these cupboards. These spaces should be cleared and kept locked to prevent unauthorised access or the accidental introduction of ignition sources.

Regarding the fire doors, several minor issues were identified during the walkthrough. These primarily relate to the effective sealing of the flat entrance doors and communal fire doors. However, it is noted that the client has already identified these deficiencies and is currently in the process of having comprehensive remedial actions carried out by a competent contractor. This proactive stance significantly mitigates the risk, as it demonstrates a commitment to maintaining the "stay put" strategy that the building relies upon.

The external security of the building requires immediate attention. The rear entrance door was found to be failing in its self-closing and locking function. This not only leaves the building unsecured from a general security standpoint but also increases the risk of arson by allowing unauthorised persons access to the communal areas. Given the current fuel loading in the stairwell, an unsecured entrance creates an unacceptable vulnerability. This door must be repaired to ensure it latches and locks automatically from any angle of opening.

Finally, the building benefits from several modern fire safety controls expected of a 2019 build. This includes a fire detection and alarm system within the individual flats and a functional smoke ventilation system to clear the escape route during an incident. Emergency lighting was observed throughout the lobbies and stairwell, and records indicate that periodic testing is being maintained. Provided that the fuel loading is addressed and the door remediation project is completed, the building remains a safe environment for its residents.

PREMISES SUMMARY

Premises Details

Type of Premises

Residential - General Needs

Premises Description

Property 190-200 Highfield Lane is a general needs block containing 6 flats. There are two flats on each of the three floors. There are FD30S lobby doors on each floor with a single stairway. The building has two final exit doors. There are two sets of riser cupboards on each floor. There is a car park and bin store to the rear. Neighbouring premises do not represent a significant hazard.

Any known works carried out since the previous Fire Risk Assessment that may affect current fire safety compliance.

None reported.

Construction Details

The building has been newly constructed in 2019 and is brick and block with a small part of external decorative panelling to the front. Floors are concrete. The roof is pitched and tiled on a timber frame. The basic construction of the building is that of load bearing blockwork external walls with internal block load bearing partition walls forming compartmentation between the apartments. All the internal walls are dry-lined in plasterboard.

Year Built (est.):

2019.

Number of Storeys above ground level

Three.

Number of Dwellings

Six.

Final Exits

Two.

Number, Type and location of escape stairs and the floors they serve

Asingle protected staircase serving all floors.

Additional Facilities

None.

Occupancy Details

Number of Occupants

Estimated to be twelve based on two per flat.

People Especially at Risk

None identified.

Premises Evacuation Strategy

Assessed Premises Evacuation Procedure

'Stay Put' Policy - Occupants remain in their flats/rooms unless directly affected or instructed to evacuate.

Fire Loss Experience

Recent Fire History

None reported.

Client Information

Client Name

Arches Housing.

Responsible Person

Arches Housing.

Competent Person

Sarah Maulin - Compliance Manager.

Other Main Duty Holders

None reported.

Fire Risk Assessment Details

Fire Risk Assessment Type

Type 3 - Common and Private Areas (Non-Destructive)

Was a client representative present at the time of the assessment?

A client representative was present during the assessment and provided access and relevant information regarding the premises.

Guidance Used

Fire Safety in Purpose-Built Blocks of Flats

Legislation Used

Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021

ACTION PLAN

Housekeeping within riser/electrical cupboards or roof voids is not acceptable. Combustible materials, clutter, or unauthorised storage were observed in the ground floor electric riser, increasing the risk of fire spread and obstructing essential systems.

It is recommended to remove all unauthorised items from risers, electrical cupboards, and roof voids and implement a strict "no storage" policy in these areas.

These spaces are high-risk for undetected fire development and are often directly connected to multiple floors. Good housekeeping helps prevent ignition, allows for safe maintenance, and supports effective compartmentation and compliance with the Regulatory Reform (Fire Safety) Order 2005.

B

REFERENCE RB-TJ3N84 DUE 02/07/2026

LOCATION Ground floor electric riser.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

An excessive number of personal items were observed. All combustible items should be removed from the communal areas as soon as possible to ensure escape routes remain clear. Management should inform residents that communal areas and escape routes must be kept free from combustible materials and potential trip hazards.

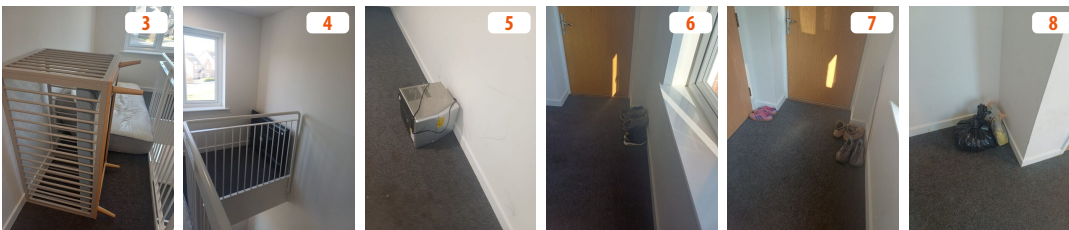
All emergency routes and exits must lead as directly as possible to a place of safety and be sufficient for everyone to escape quickly and safely. It is crucial that escape routes and their associated provisions are safely accessible, properly managed, and consistently maintained to ensure they remain usable at all times when the premises are occupied. Corridors and stairways forming part of escape routes must be kept clear and free from hazards at all times. Items that could serve as a fuel source or pose an ignition risk should not be placed in any corridor or stairway designated as an escape route.

C

REFERENCE RB-PH8A3E DUE 02/10/2026

LOCATION Means of escape.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

The rear entrance door does not sufficiently self close and lock, providing opportunity for unauthorised persons to access the building.

C

It is recommended action is taken to ensure the door self-closes and is secured against unauthorised persons accessing the premises.

To prevent unauthorised access into the building and reduce the likelihood of persons deliberately setting fires within the premises.

REFERENCE RB-7DM1U4 DUE 02/10/2026

LOCATION Rear entrance.

CATEGORY Building: Security



COMPLETED ON / BY

A hole was noted in the first floor riser wall and a hole in the stairwell wall had been poorly repaired. It is recommended that Arches Housing have the holes professionally repaired by a competent person.

D

To protect the means of escape and prevent the passage of fire and smoke.

REFERENCE RB-R3YU8G DUE 02/04/2028

LOCATION Stairwell and riser.

CATEGORY Building: Compartmentation



COMPLETED ON / BY

FINDINGS

- 5** **5 negative answers**
Out of a total of 52
- 4** **4 actions to complete**
Identified in this assessment
- 50** **50 controls describe existing measures**
Identified in this assessment

SUMMARY OF ACTIONS

Severity ▾ ▾ Timescale	No Severity
D	1
C	2
B	1

Sources of Ignition

7 Controls

Identifying sources of ignition is a crucial part of a Fire Risk Assessment (FRA) to prevent fire outbreaks and ensure compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005. A suitable and sufficient assessment of fire risks is undertaken to identify potential hazards, including ignition sources, fuels, and oxygen. The assessment evaluates the likelihood and potential consequences of fire, with appropriate control measures implemented to reduce risks to occupants.

Are electrical fixed wiring systems being adequately maintained and tested?

YES

The mains electrical system has been tested in accordance with BS 7671, last test date 10/24.

To ensure property fixed installations are maintained in good working order and in effective condition. Additionally, to identify potential faults and safety issues that require remediation and to minimise the risk of personal injury and/or outbreaks of fire.



Are portable appliances present that fall under the responsibility of the client?

NOT REQUIRED

There are no portable appliances provided to the block of flats that fall under the responsibility of the client.

Does the building have a communal heating system which may include gas, HVAC or AHU systems?

NO

No communal heating or ventilation system is present within the building.

These systems can create routes for fire and smoke spread if not properly compartmented or maintained. Poorly maintained plant rooms or ductwork may also present ignition risks or fail to isolate smoke/heat during a fire.

Is there a secondary/backup power supply system (e.g. UPS and/or diesel generator) provided for the building? (In support of life safe systems)

NO

No secondary/backup power supply systems are provided to the building.
To ensure emergency lighting systems are afforded secondary power in the event of power loss.

Are Photovoltaic/solar panels fitted to the building?

NO

No Photovoltaic/solar panels were provided to the building.
Photovoltaic (solar) panels can present specific fire risks due to electrical faults, overheating, or poor installation. Although none are currently installed on the premises, their presence should be assessed in future to ensure fire safety systems remain appropriate.

Is lightning protection fitted to the building?

NOT REQUIRED

No lightning protection is required for a building of this size and location.
The function of an external lightning protection system is to intercept, conduct and disperse a lightning strike safely to earth. Without such a system a building's structure, electronic systems and the people working around or within it are all at risk.

Are EV chargers provided for the building?

NO

No EV chargers are provided to the building.
EV charging presents potential fire risks due to high electrical loads and lithium-ion batteries. Although no chargers are currently installed, future provision and any unauthorised charging should be monitored and managed to mitigate fire hazards.

Security, Arson and Accidental fire

1 Negative Answer 1 Action 2 Controls

Security, arson, and accidental fire risks are assessed as part of the fire risk assessment in line with Article 7 and 9 of the Regulatory Reform (Fire Safety) Order 2005. The responsible person must implement and maintain appropriate precautions to reduce the likelihood of deliberate or accidental fires and ensure effective detection and warning systems are in place to protect occupants.

Does basic security against arson by outsiders appear reasonable?

NO

The rear entrance door does not sufficiently self close and lock, providing opportunity for unauthorised persons to access the building.

C

It is recommended action is taken to ensure the door self-closes and is secured against unauthorised persons accessing the premises.

To prevent unauthorised access into the building and reduce the likelihood of persons deliberately setting fires within the premises.

REFERENCE RB-7DM1U4 DUE 02/10/2026

LOCATION Rear entrance.

CATEGORY Building: Security

ACTION CONTINUES...

...ACTION CONTINUED



Are reasonable measures taken to prevent fires as a result of smoking?

YES

Smoking is prohibited within the premises. Signage has been installed to inform occupants and visitors to the premises that smoking is not permitted. During the inspection, there was no obvious evidence that persons were smoking within the communal areas. Persons are able to smoke outside but away from the premises.

Smoke-free legislation was introduced in England in 2007, banning smoking in nearly all enclosed workplaces and public spaces. The enforcement is for public health but also mitigates and reduces the risk of accidental ignition and fires within all buildings.



Are external waste bins stored in a suitable location?

YES

External waste bins are suitably located away from the building.

This reduces the likelihood of arson attacks, limits potential fire growth and reduces the likelihood of external fires entering the building through its openings.



Means of Escape

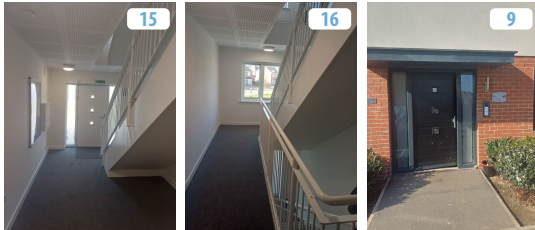
3 Negative Answers 2 Actions 10 Controls

The adequacy and maintenance of means of escape are critical elements of the fire risk assessment, as required by Articles 7 and 13 of the Regulatory Reform (Fire Safety) Order 2005. The responsible person must ensure that escape routes are sufficient, unobstructed, and clearly identified, and that emergency lighting and fire detection systems support safe evacuation in the event of a fire.

Are the means of escape adequate?

YES

A protected single staircase means of escape is deemed satisfactory for the use and occupancy of the building. Two ground-floor final exits are provided and deemed suitable in width for the current occupancy of the building. To ensure that occupants have a suitable and satisfactory means of escape taking into account the use and occupancy of the building.



Is the overall standard of housekeeping within the means of escape acceptable and free from obstruction?

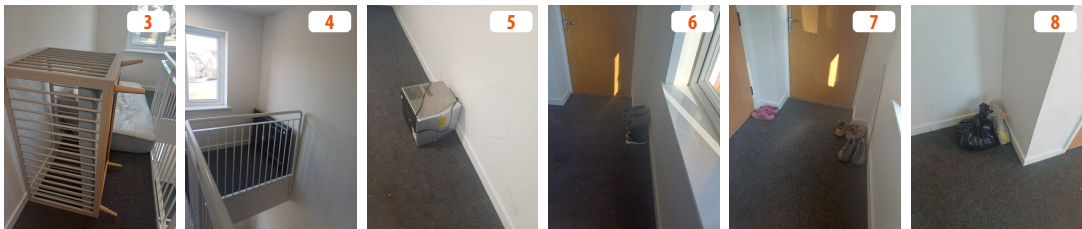
NO

An excessive number of personal items were observed. All combustible items should be removed from the communal areas as soon as possible to ensure escape routes remain clear. Management should inform residents that communal areas and escape routes must be kept free from combustible materials and potential trip hazards.

C

All emergency routes and exits must lead as directly as possible to a place of safety and be sufficient for everyone to escape quickly and safely. It is crucial that escape routes and their associated provisions are safely accessible, properly managed, and consistently maintained to ensure they remain usable at all times when the premises are occupied. Corridors and stairways forming part of escape routes must be kept clear and free from hazards at all times. Items that could serve as a fuel source or pose an ignition risk should not be placed in any corridor or stairway designated as an escape route.

REFERENCE RB-PH8A3E DUE 02/10/2026
LOCATION Means of escape.
CATEGORY Procedures: Housekeeping



Is housekeeping acceptable within riser/electrical cupboards and roof voids (Where applicable)?

NO

Housekeeping within riser/electrical cupboards or roof voids is not acceptable. Combustible materials, clutter, or unauthorised storage were observed in the ground floor electric riser, increasing the risk of fire spread and obstructing essential systems.

B

It is recommended to remove all unauthorised items from risers, electrical cupboards, and roof voids and implement a strict "no storage" policy in these areas.

These spaces are high-risk for undetected fire development and are often directly connected to multiple floors. Good housekeeping helps prevent ignition, allows for safe maintenance, and supports effective compartmentation and compliance with the Regulatory Reform (Fire Safety) Order 2005.

REFERENCE RB-TJ3N84 DUE 02/07/2026
LOCATION Ground floor electric riser.
CATEGORY Procedures: Housekeeping

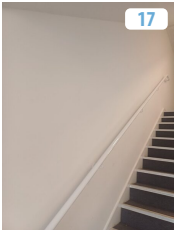
ACTION CONTINUES...



Are wall and ceiling linings appropriate to limit fire spread?

YES

The walls and ceiling surfaces appear to be of an appropriate standard, finished in a way unlikely to promote the spread of fire. To prevent the surface spread of fire, protect the means of escape for occupants and to limit fire growth within the premises.

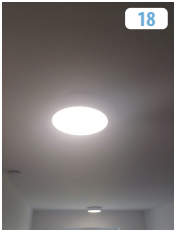


Is there suitable emergency lighting provided to illuminate the means of escape?

YES

Emergency lighting is provided throughout the means of escape internally and externally.

It should be noted that the emergency lighting luminosity levels have not been checked to determine if suitable levels of lighting are provided, and this was just a visual check and not a full audit of the emergency lighting system. To illuminate the escape route if the property loses electrical power.



Are up-to-date maintenance records available confirming that annual emergency lighting inspections comply with BS5266?

YES

The emergency lighting system is serviced quarterly with the last service date: of 02/26 and deemed satisfactory with no remedial works reported. To ensure escape routes are protected and lighting is in good working order.

Are suitable monthly (flick) function testing records of the emergency lighting available?

NO

Monthly flick testing is not carried out in accordance with BS5266. While this is the recommendation the Responsible Person in this case has chosen to carry out servicing quarterly rather than annually. The assessor has deemed this as acceptable from a risk based perspective.

Are the travel distances within the recommended guidelines?

YES

The building is within the category 'up to four storeys in height' as described in the Purpose Built Blocks of Flats guidance Sub Section 62.8. The current travel distances are deemed as acceptable as the stairway is provided with openable windows. It is important to limit the distance to travel in an emergency; so that occupants are not exposed to the effects of fire and where they are it is for a limited period of time and which would not prevent them from making a safe escape from the premises.

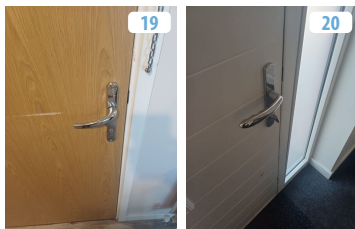
The travel distances from all residential floors were measured and within limits from the furthest apartment to the protected stair as per the appropriate regulations at the time of construction.

It is important to limit the distance to travel in an emergency; so that occupants are not exposed to the effects of fire and where they are it is for a limited period of time which would not prevent them from making a safe escape from the premises.

Are all doors on escape routes easily opened?

YES

Doors on the means of escape are provided with a single method of opening. To enable easy and immediate egress.

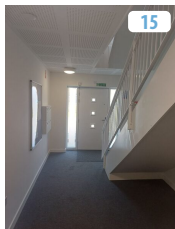


Is adequate fire route/exit signage provided? (This may relate to Directional signage and Fire exits)

YES

The provision of 'Fire Exit' signage is sufficient to aid personnel to a place of relative safety, leading to ultimate safety and fresh air.

To indicate to occupants that are unfamiliar to the property the final exit from the building to a place of relative safety.



Are there external escape stairs provided to the building?

NOT PROVIDED

No external stairs are provided to this building.

External escape stairs can provide an additional escape route where required.

Smoke ventilation provisions

2 Controls

Smoke ventilation plays a crucial role in a Fire Risk Assessment (FRA) because it helps control the movement of smoke, improving visibility and making evacuation safer for occupants while also assisting emergency responders during a fire. Although the

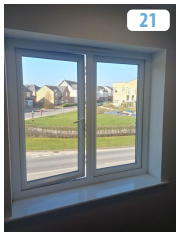
Regulatory Reform (Fire Safety) Order 2005 (RRO) does not provide specific technical requirements for smoke ventilation, it establishes general duties for fire safety that encompass managing risks related to fire and smoke. These duties, outlined mainly in Articles 8, 9, 11, and 13, require the responsible person to implement appropriate fire precautions, carry out risk assessments, maintain effective fire detection and warning systems, and ensure safe emergency routes and exits.

Are smoke control arrangements provided?

YES

An easily openable window is provided to the stairwell that once opened will assist in the ventilation of smoke from the common areas.

The primary objective of ventilation is to protect the staircase and the common circulation areas.



Are the smoke ventilation arrangements where required, subject to adequate maintenance and testing?

NOT REQUIRED

The ventilation window is opened/closed manually. It is recommended that windows are checked periodically to ensure ventilation (when required) is always available.

To ensure windows/vents are in good working order.

Fire doors

1 Negative Answer 5 Controls

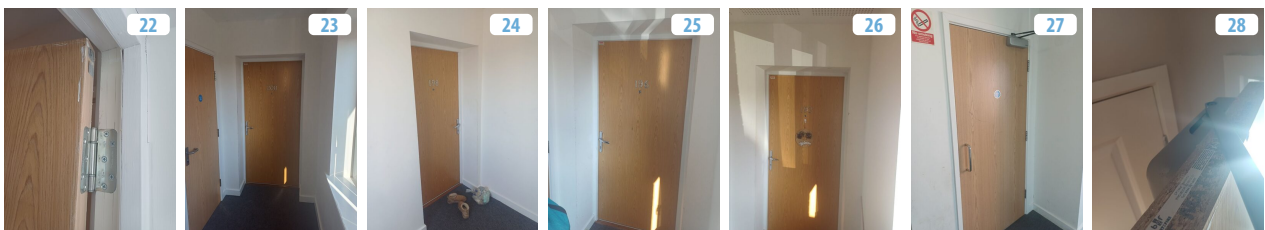
Fire doors play a crucial role in a Fire Risk Assessment (FRA) by helping to prevent the spread of fire and smoke, thereby protecting occupants and property. The Regulatory Reform (Fire Safety) Order 2005 (RRO) does not explicitly mention fire doors in a single, dedicated article. Instead, fire doors are covered under the general requirements for fire safety and means of escape. Specifically, fire doors fall under the responsibilities outlined in Article 8 (General fire precautions) and Article 13 (Emergency routes and exits). These articles require the responsible person to ensure adequate fire precautions and safe emergency routes, which include installing and maintaining fire doors to help prevent the spread of fire and smoke, protecting escape routes, and ensuring occupants can evacuate safely.

Are flat entrance doors of a suitable fire-resisting standard?

YES

The sampled flat entrance door was noted as nominal FD30S fire-rated door, approximately 44mm thick, with fire-rated hinges, intumescent strips, cold smoke seals and a positive self-closing device. All other flat entrance doors appeared to be of a similar standard (from a front face view only). Some issues with flat doors were noted however, as previously stated, Arches Housing have recently had a fire door survey carried out and are in the process of hiring a company to carry out the necessary remediations.

To protect the integrity of the means of escape from a fire within a flat and to protect flat occupants from combustible gases entering the dwelling in case of fire within the common areas.



Are flat entrance doors being routinely inspected?

NOT REQUIRED

Although the building is under 11 m in height and therefore not subject to the specific flat entrance door inspection requirements of the Fire Safety (England) Regulations 2022, flat entrance doors form part of the fire compartmentation between flats and the common escape routes. It is recommended that these doors be periodically checked and maintained to ensure they remain in good condition and capable of providing the intended fire resistance. Flat entrance doors form part of the compartmentation protecting the common escape routes. Periodic checks help ensure they remain in good condition and capable of restricting the spread of smoke and fire from flats into the common areas.

Are doors to the common parts of a suitable fire-resisting standard?

NO

Multiple issues were noted with doors in the common areas and flat entrance doors. Arches Housing have recently had a fire door survey carried out and are in the process of hiring a company to carry out the necessary remediations. To protect the means of escape and prevent the passage of fire and smoke.



Are quarterly checks of all fire doors in the common parts being conducted?

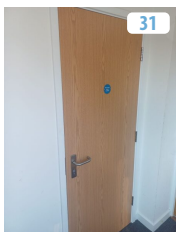
NOT REQUIRED

Although the building is under 11 m in height and therefore not subject to the specific fire door inspection requirements of the Fire Safety (England) Regulations 2022, it is recommended that communal fire doors within the building are periodically checked and maintained to ensure they remain effective fire-resisting doors and operate correctly. To ensure communal fire doors protecting the escape routes remain effective and continue to restrict the spread of smoke and fire.

Is adequate fire door signage provided? (This may relate to 'Fire Door Keep Shut, Keep Locked and Keep Clear')

YES

Fire Door Keep Shut, Keep Locked and Keep Clear' signs were suitably noted on doors throughout the premises. To remind all occupants that the fire doors must be kept closed where applicable, all doors on hold open devices must be kept clear to ensure the doors can fully close protecting the means of escape.



Compartmentation

1 Action 5 Controls

Compartmentation is a fundamental element in a Fire Risk Assessment (FRA) and involves dividing a building into fire-resistant sections or compartments. These compartments are designed to contain fire and smoke within a defined area, preventing their spread to other parts of the building. This strategy is crucial for protecting life and property, as it allows occupants more time to evacuate safely and provides emergency responders with additional time to manage the fire. While the Regulatory Reform (Fire Safety) Order 2005 (RRO) does not explicitly reference compartmentation in a specific article, it is addressed indirectly through the general duties placed on the responsible person. In particular, Articles 8 (General fire precautions) and 9 (Risk assessment) require the implementation of appropriate fire safety measures, which include effective compartmentation to reduce risk and enhance safety.

Is the compartmentation of the common area and means of escape including electrical/riser cupboards adequate?

YES WITH MINOR DEFECTS

A hole was noted in the first floor riser wall and a hole in the stairwell wall had been poorly repaired. It is recommended that Arches Housing have the holes professionally repaired by a competent person.

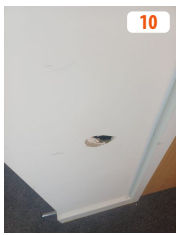
D

To protect the means of escape and prevent the passage of fire and smoke.

REFERENCE RB-R3YU8G DUE 02/04/2028

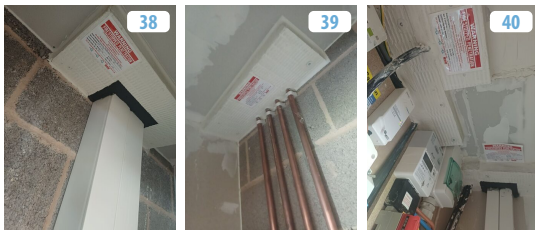
LOCATION Stairwell and riser.

CATEGORY Building: Compartmentation



Floors and walls appeared to be in good condition, with few apparent openings or breaches that would permit the uncontrolled spread of fire and smoke.

To reduce the fuel loading within the means of escape. To mitigate the potential of fire within the means of escape, the surface spread of flame and combustible gases if a fire were to occur.



Where available, have voids above suspended ceiling structures been suitably assessed?

NO

The ceilings were noted as solid structures, therefore no access was afforded to the potential ceiling voids.

To prevent smoke and fire from entering the building and ensure the means of escape route is available at all material times.

Are roof voids adequately compartmented?

YES

The roof void was accessed; blockwork continues to the underside of the roof with no fire-stopping breaches noted at the time of assessment.

To reduce the risk of fire and smoke spread.

CONTROL CONTINUES...



Is there a suitable waste refuse chute system installed within the building?

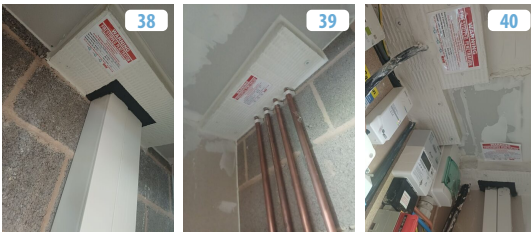
NOT PROVIDED

No refuse system is provided for this building.

Has passive fire protection been installed by an accredited contractor with associated labels identified?

YES

All fire stopping and compartmentation works observed during the assessment in the communal areas appeared to be adequate and fitted with certification stickers with dates appropriately displayed.
To certify the fire stopping works are adequate and carried out by a competent person.



External fire spread risk

2 Controls

External fire spread refers to the potential for a fire to spread from one building to another, or from one part of a building to another, via external surfaces. This can include the spread of fire over walls, roofs, windows, and other structural elements exposed to the outside environment. External fire spread risk is an essential component of a Fire Risk Assessment (FRA) because it evaluates the likelihood that fire could spread beyond the building of origin, endangering neighbouring buildings, structures, or the surrounding environment. While the RRO sets out the framework for identifying and managing fire risks including external fire spread the detailed technical guidance is usually found in building regulations, fire safety standards, and specific guidance documents such as Approved Document B (England) or equivalent regional regulations.

Does the exterior of the building adequately resist the spread of fire?

YES

The exterior of the building is of brick construction and would not promote external flame spread.
To reduce the risk of fire and smoke spread.



Are external balconies present and suitably constructed and/or managed?

NOT PROVIDED

No external balconies are provided to this building.
To reduce the risk of fire spread and ensure the safety of all residents.

Fire alarm systems

2 Controls

A fire alarm system is a vital component of any Fire Risk Assessment (FRA) because it provides early warning of a fire, enabling occupants to evacuate safely and allowing emergency services to respond more effectively. A reliable and well-maintained fire alarm system can significantly reduce the risk to both life and property during a fire. In a Fire Risk Assessment, the fire alarm system is carefully evaluated for its suitability, functionality, and compliance with fire safety regulations. While the Regulatory Reform (Fire Safety) Order 2005 (RRO) does not specify detailed technical requirements for fire alarm systems, Article 11 establishes the duty to provide appropriate fire detection and alarm arrangements as part of an overall fire safety strategy. The detailed technical standards and installation guidelines are generally set out in building regulations and standards such as BS 5839.

Has a reasonable fire detection and fire alarm system provided to the building?

NOT REQUIRED

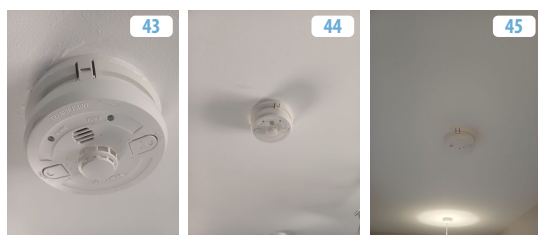
No fire alarm system is provided or required for the common parts of this purpose-built property with a Stay Put evacuation policy.

Most purpose-built blocks of flats do not have a communal fire alarm system because they were designed to support a 'stay put' strategy. The idea underlying the 'stay put' strategy is that a fire will be contained in the flat of origin, and only residents in that flat need to evacuate. When a 'Stay Put' policy is put into effect, it's to keep people safe when they are not in an area directly affected by the fire. If a fire is not in their flat, residents should stay inside with the doors and windows closed. This approach aims to prevent unnecessary panic and overcrowding during a fire incident. Responsible persons should still identify and implement specific fire safety measures for their premises, even without a communal fire alarm system.

Has domestic smoke detection been provided to the residential dwellings?

YES

The sampled flat was noted to have detection in the entrance hallway and kitchen.
To alert occupants to the presence of fire in their dwelling.



Firefighting Arrangements

6 Controls

Firefighting arrangements are an essential component of a Fire Risk Assessment (FRA). These arrangements include all the measures in place to control or extinguish a fire, as well as ensuring that the building's occupants and emergency responders are adequately protected during a fire emergency. Regulatory Reform (Fire Safety) Order 2005 (RRO) Article 11 sets out these general responsibilities, the detailed specifications for firefighting arrangements such as the type and location of equipment are usually found in building regulations, fire safety guidance, and British Standards.

Is adequate fire brigade access available to the building?

YES

Suitable Fire Brigade access is available to the front of the property, from the street.
To support the Fire Service when attending the property to position fire appliances as close to the building as reasonably practical.

Does the building have the provision of dry/wet risers?

NOT REQUIRED

A dry riser system is not required for a building of this height.
Dry risers are required in residential buildings over 18m but not exceeding 50m in height.

Is a sprinkler system provided?

NOT REQUIRED

A sprinkler system is not currently required for a building under 11 metres in height.
Currently, Approved Document B (ADB) only requires sprinkler systems for domestic buildings above 11m.

Is a firefighting/firemen's lift provided to the building?

NO

No lifts have been provided to this building.

Are portable fire extinguishers provided?

NOT REQUIRED

Fire extinguishers are not provided or required in the common areas.
Fire Extinguishers are not provided in the common areas of flats as residents are unlikely to be trained in their use and it could result in a potentially unsafe situation, where a resident exits the flat to retrieve a fire extinguisher and then re-enters the flat of fire origin putting themselves at increased risk.

Is there a hydrant or alternative water supply in close proximity to the premises and clearly indicated?

UNABLE TO LOCATE

A fire hydrant serving the premises was not identified within the recommended 90-metre distance. No hydrant was located during the assessment. This indicates a potential limitation in firefighting water supplies for attending fire crews.

It is recommended that Arches Housing make enquiries with the local council or the authority responsible for hydrant provision to confirm the current hydrant infrastructure for the area and determine whether a hydrant is required to be installed. Clarification from the relevant authority will ensure the premises is adequately supported by external firefighting resources.

Hydrants are required to provide an adequate water supply to allow for effective and prolonged firefighting actions to be taken in response to a fire within the premises.

Evacuation Strategy

2 Controls

The evacuation strategy outlines the procedures for safely evacuating occupants in the event of a fire. It considers factors such as building layout, occupancy type, and specific risks. The strategy may include simultaneous evacuation, phased evacuation, or stay-put policies, depending on the building's design and fire safety measures. Clear escape routes, emergency exits, and assembly points are identified, along with procedures for assisting individuals with disabilities. Key articles Regulatory Reform (Fire Safety) Order 2005 (RRO) relevant to evacuation strategy include Article 8 (General fire precautions) and Article 13 (Emergency routes and exits). These require the responsible person to implement adequate measures to enable safe evacuation, including planning, maintaining clear and safe escape routes, and ensuring that emergency exits are accessible and properly signed.

Is the evacuation procedure suitable, and supported by the provisions on site?

YES

A 'Stay Put' policy is in place, and this is supported by adequate compartmentation (based on a visual inspection of the communal areas only and subject to recommendations made elsewhere in this report). The flat of fire origin should evacuate and request Fire Brigade attendance; all other flats should stay in place.

As part of the Fire Risk Assessment, fire safety management needs to be regarded as of equal importance to the fire protective measures. Fire safety management includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards and ensuring the correct evacuation procedure.

Is a Fire Action Notice, detailing the correct evacuation procedure, in place within the common areas?

YES

A Fire Action Notice, detailing the correct evacuation procedure, is in place within the common areas. To provide information to all occupants of what to do in the event of fire within the building.



Resident Consultation

3 Controls

Resident engagement is essential in a Fire Risk Assessment (FRA), especially in residential buildings. It ensures occupants are informed and prepared for fire safety, including tailored support through Personal Emergency Evacuation Plans (PEEPs) and Personal Emergency Fire Risk Assessments (PCFRAs). Under the Regulatory Reform (Fire Safety) Order 2005 (Articles 8 and 9), responsible persons must inform and consult residents about fire safety measures. The Fire Safety (England) Regulations 2022 also require that residents in higher-risk buildings receive important fire safety information, including evacuation procedures and how to report concerns.

Are suitable fire safety instructions provided to residents?

YES

Fire safety information is provided to the residents prior to moving into the residential block. Fire action notices are also displayed, highlighting what actions to take in the event of a fire.

In England, the Fire Safety (England) Regulations 2022, effective from January 23, 2023, mandate that responsible persons for all multi-occupied residential buildings provide residents with specific fire safety information.

Has suitable fire door information been provided to residents?

YES

Although the building is under 11 m and therefore not subject to the resident fire door information requirements of the Fire Safety (England) Regulations 2022, it is recommended that residents are informed of the importance of maintaining both flat entrance doors and communal fire doors, including ensuring that they are not wedged open or tampered with.

To help ensure flat entrance doors remain effective in restricting the spread of smoke and fire from flats into the common escape routes.

Have any occupants been identified who may be deemed to be especially at risk?

NO

No persons were identified at the time of the assessment; however, due to the nature and use of the building block, it is foreseeable that vulnerable groups including the elderly, young children and persons with a disability may occupy or visit the building.

To ensure any individuals who require further assistance are addressed as required.

Staff

1 Control

The Regulatory Reform (Fire Safety) Order 2005 (RRO) does not contain a specific article dedicated solely to staff. However, duties related to staff fire safety are covered under Article 8 (General fire precautions) and Article 9 (Risk assessment). These require the responsible person to ensure that all relevant persons, including staff, are protected from fire risks by implementing suitable fire precautions and conducting appropriate risk assessments. This also includes providing staff with adequate information, instruction, training, and supervision to ensure their safety in the event of a fire.

Are staff located at the premises?

NO

No staff are based on the site.

Building Management

3 Controls

This section assesses the role of building management in maintaining effective fire safety standards across the premises. It focuses on the responsibilities, systems, and procedures in place to ensure ongoing compliance with fire safety legislation, particularly under the Regulatory Reform (Fire Safety) Order 2005.

Are suitable records held relating to maintenance and management?

YES

Arches Housing holds all testing and maintenance documents centrally on their online system.

Does the building have a policy in place for the charging and use of lithium-ion batteries?

UNKNOWN

No evidence has been provided in regard to a formal policy or guidance that exists regarding lithium-ion battery charging or use.

If not already created, the policy should outline the following:

- Designated charging areas with appropriate fire detection and suppression measures.
- Safe charging practices, including supervision, use of manufacturer-approved chargers, and avoiding overnight charging if required.
- Instructions on storage of spare or unused batteries (e.g., in fire-resistant containers).
- Restrictions on charging in bedrooms or other high-risk areas, if applicable.
- Guidance on the disposal of damaged or old batteries.
- Staff, residents, or users are informed of the policy.
- The policy complies with relevant fire safety guidance and manufacturer recommendations.
- Regular inspections and enforcement of the policy take place.

A policy is crucial because it prevents dangerous fires, protects people, and ensures compliance with safety laws. Without it, the building and its occupants face a serious and often overlooked hazard.

CATEGORY Procedures: Policy

Is there satisfactory control over work carried out in the building by contractors, including any hot works?

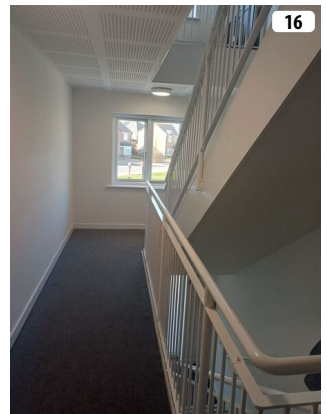
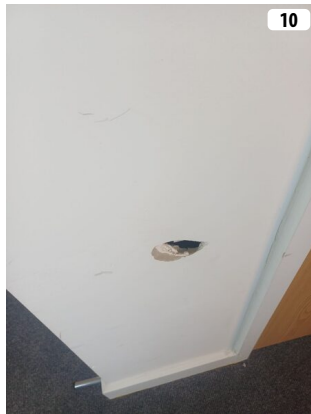
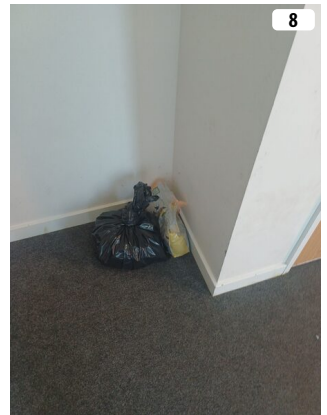
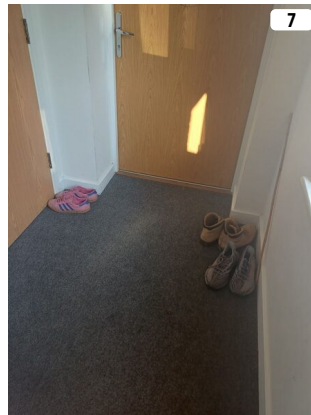
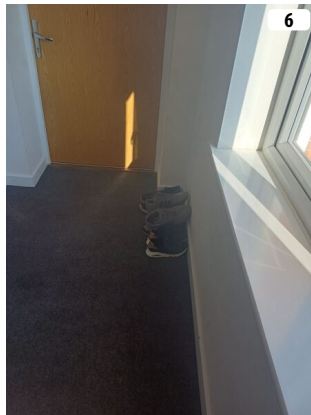
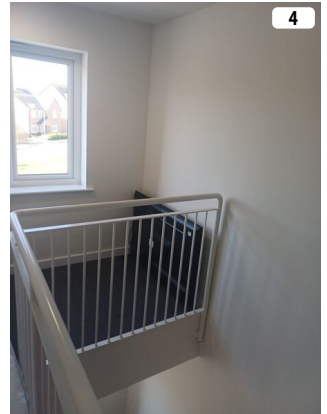
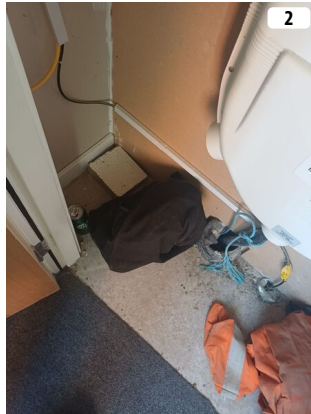
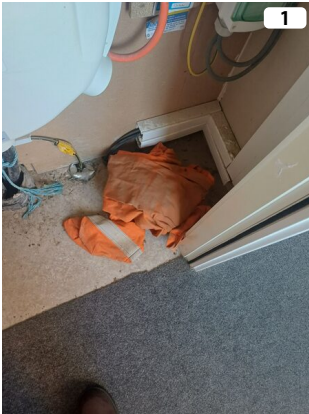
YES

At the time of this assessment, no works to the building were ongoing. However, procedures are expected to be in place to ensure that any future work particularly involving hot works or external contractors is subject to appropriate fire safety controls. This includes the use of a permit-to-work system for hot works, review of contractor risk assessments and method statements, and ensuring that contractors are made aware of site-specific fire safety arrangements through a formal induction process. It is recommended that these procedures are reviewed periodically to ensure they remain suitable and ready for implementation when needed.

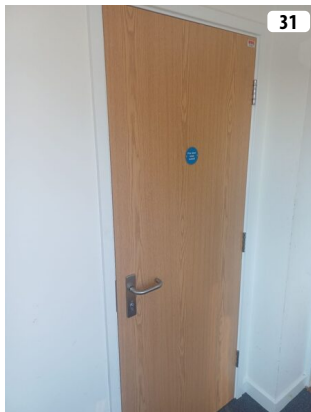
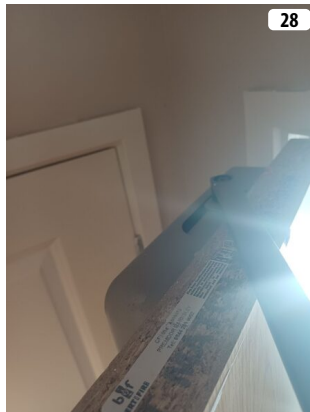
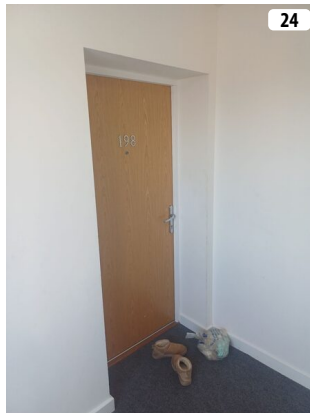
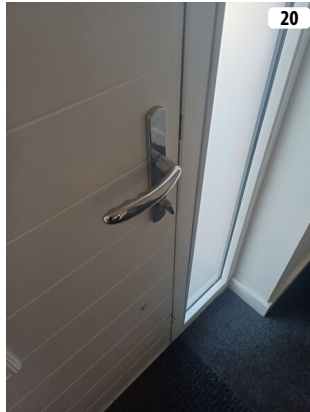
Works involving external contractors especially hot works like welding, grinding, or torching introduce a temporary but elevated fire risk. Without adequate controls (e.g. permits, supervision, fire precautions), these activities can compromise the building's fire safety systems, increase ignition risks, or obstruct evacuation routes.

Maintaining a permit-to-work system, contractor induction process, and fire risk oversight ensures that any future works can be carried out without introducing uncontrolled fire hazards. It also demonstrates due diligence under Articles 17 and 22 of the Regulatory Reform (Fire Safety) Order 2005, which cover the maintenance of fire safety measures and coordination between responsible persons.

PHOTOS



Photos Continued...



Photos Continued...



Certificate Number	LS	558300
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Life Safety Fire Risk Assessment
Silver Approved Scheme
CERTIFICATE OF CONFORMITY



This certificate is issued by the Approved Company 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	NSI Life Safety Fire Risk Assessment Silver Approved Organisation	
	Bellrock (Assets & Compliance) Consulting Ltd	
	BAFE Registration Number	
	NSI 00395	
Part 2	Name of Client	
	Arches Housing	
Part 3	Address of premises for which the fire risk assessment was carried out	
	Highfield Lane (Block 190-200), Waverley, Rotherham, South Yorkshire, S60 8AL	
	Part or parts of the premises to which the fire risk assessment applies	
	Whole Building	
Part 4	Brief description of the scope and purpose of the fire risk assessment	
	Life Safety, Whole Building	
Part 5	Effective date of the fire risk assessment	19 March 2026
Part 6	Recommended date for review of the fire risk assessment	19 March 2027

We, being currently a NSI Approved 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 BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)	<i>Richard Hennelly</i>
Job Title	Head of Fire Risk Assessments
Date	02 April 2026

Life Safety Fire Risk Assessment Silver is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY

BAFE, Bridges 2, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

RS8071.2 12/12 (Word 2007)

- 1 This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
- 2 NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
- 3 NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
- 5 Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
- 6 Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
- 7 This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 8 NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
- 9 Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 10 The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
- 11 On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Footnote.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).