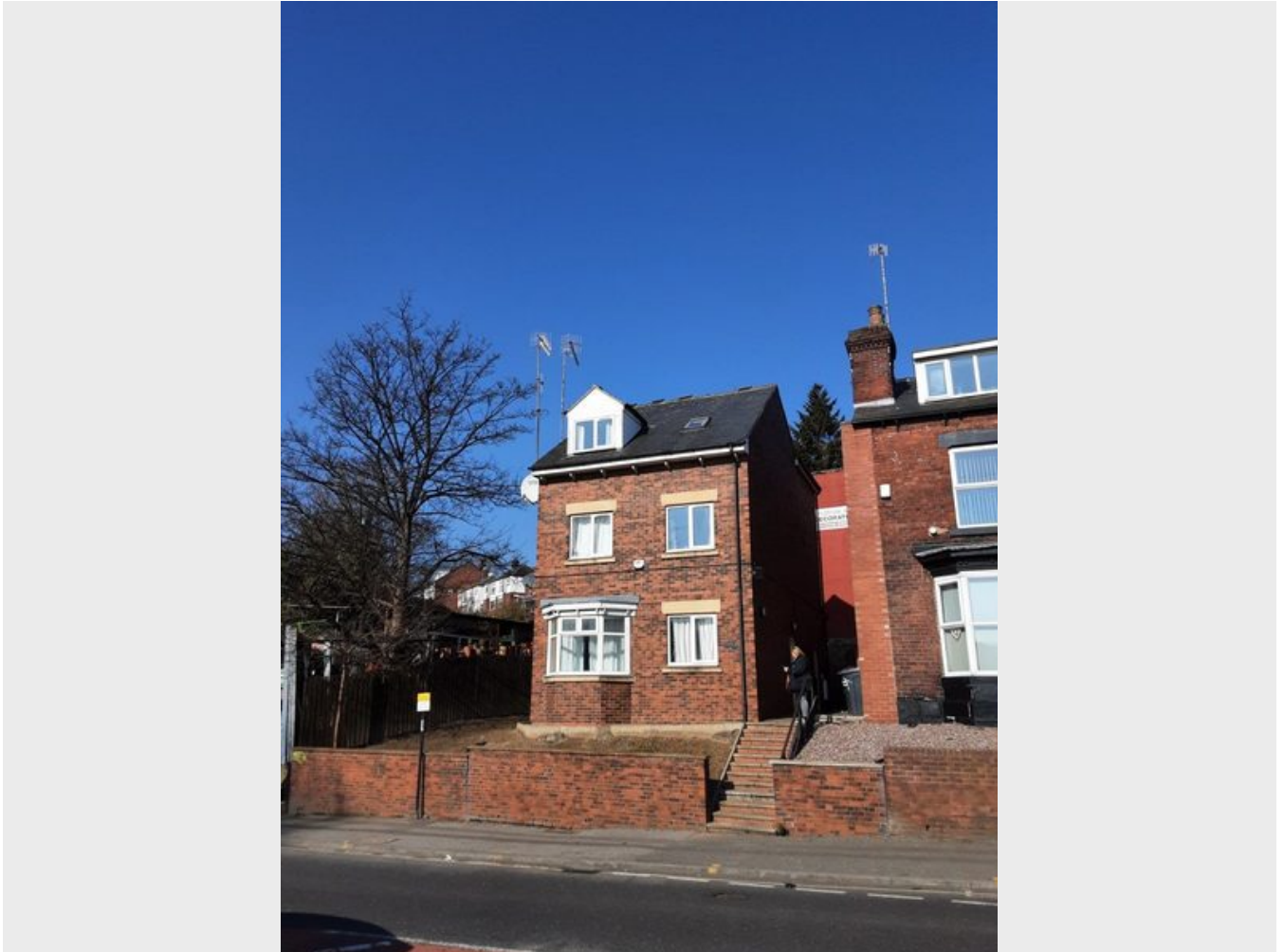


FIRE RISK ASSESSMENT



Abbeydale Road (418A-418C)

**Abbeydale Road (418A-418C), Abbeydale,
Sheffield, South Yorkshire, S7 1FQ**

VALID BETWEEN 08/03/2022 - 08/03/2023

ASSESSED BY Nigel Stafford-Fox
ASSESSED ON 08/03/2022

APPROVED BY Andy Whiting
APPROVED ON 25/03/2022

ASSESSMENT REF. RB-NDX16U

VERSION 1

1 INTRODUCTION

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.

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.

SIGNIFICANT FINDINGS

The Significant 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.

1.1 Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

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

| | | |
|----------------------|------------|---|
| SLIGHT HARM | SEVERITY | Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation. |
| MODERATE HARM | SEVERITY | Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction. |
| EXTREME HARM | SEVERITY | Significant potential for serious injury or death of one or more occupants. Includes high dependency occupants such as a care home or properties with poor compartmentation. |
| LOW | LIKELIHOOD | Very low likelihood of fire as a result of negligible potential sources of ignition. |
| MEDIUM | LIKELIHOOD | Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings). |
| HIGH | LIKELIHOOD | Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire. |
| 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. |

1.2 Action Priorities

Separately from the building's risk score, every action is given a priority. Priorities are defined based on how easily an action can be completed and how much it should reduce the risk.

| 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. |

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.

Oakleaf (BAFE) 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
RB-NDXI6U

PRODUCED FOR THE RESPONSIBLE PERSON
Oakleaf

ASSESSED BY, ON
Nigel Stafford-Fox, 08/03/2022

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

APPROVED / VALIDATED BY, ON
Ildiko Kozma, 25/03/2022

ASSESSMENT SCOPE
Assessment applies only to the building specified.

START DATE — RECOMMENDED REVIEW DATE
08/03/2022 — 08/03/2023

SIGNIFICANT FINDINGS
2 Actions
25 Controls

Assessed Property

PROPERTY NAME
Abbeydale Road (418A-418C)

ADDRESS
Abbeydale Road (418A-418C)
Abbeydale
Sheffield
South Yorkshire
S7 1FQ

PROPERTY REFERENCE
RB-U8YBPJ

FIRE RISK RATING

LIKELIHOOD **LOW**

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

SEVERITY **SLIGHT HARM**

Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.

RISK **TRIVIAL**

Limited action is required, review FRA as recommended; existing controls are generally satisfactory.

ASSESSING / ACCREDITED ORGANISATION

Oakleaf
McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD
01604 643100 — www.theoakleafgroup.co.uk



THIRD PARTY CERTIFICATION BODY

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

2.2 Assessor Remarks

The risk is identified as 'Trivial' on the basis that there are acceptable standards of maintenance being undertaken, service and maintenance schedules recorded on the client's database, which was audited at client's offices with viewing of compliance maintenance and contractor's schedules. Fire Doors are being inspected as part of a Type 3 FRA following the lifting of the CV19 restrictions these have been found to be maintained to an acceptable standard of repair and integrity.

A Type 3 - Common parts and flats (non-destructive) - fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered. Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord. A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread, unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

It is reasonable to assume that the Fire Safety Case for these premises is based on the primary concept of suitable compartmentation with domestic fire alarms systems within flats and communal areas with a simultaneous evacuation policy.

3 PROPERTY

3.1 Address

PROPERTY NAME

Abbeydale Road (418A-418C)

PROPERTY REFERENCE

RB-U8YBPJ

ADDRESS

Abbeydale Road (418A-418C)

Abbeydale

Sheffield

South Yorkshire

S7 1FQ

3.2 Premises Summary

Premises Summary

Description

418A, B & C Abbeydale Road is three storey converted house containing three general use flats which are operated by DePaul who offer services to homeless people. 418A has its own external front door, 418B and 418C are having a separate side access to an internal single stairwell.

Use of Premises

Residential converted general let flats

Construction

The building is located in a residential area, has 3 storeys and is brick built, concrete and wooden flooring, solid brick and plaster internal walls with a pitched and tiled roof. 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. The structural floor construction is that a concrete beam and block type with a floating chipboard deck above and plasterboard ceilings below (supported off battens to the soffit of the structural floor). The roof gives the visual appearance is that of a upper flats compartmentation continues throughout.

Number of Floors

3

Number of Occupants

4 variable

People Especially at Risk

none reported

Stairways

1

Final Exits

1

Evacuation Procedure

evacuation policy to be confirmed by client

Recent Fire History

none reported

Additional Facilities

living accommodation extends to the roof space

Responsible Person

Arches Housing

Competent Person

Nichola Maguire

Guidance Used

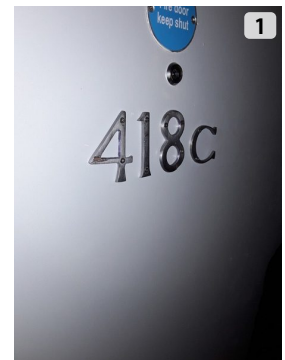
Fire Safety in Purpose-Built Blocks of Flats

3.3 Flat Door Audits

418c SINGLE  30

SPECIFICATION

- 3 HINGES PRESENT Pass
- LEAF GAPS 3-4MM Pass
- SELF CLOSER PRESENT Pass
- INTUMESCENT SEALS PRESENT Pass
- COLD SMOKE SEALS PRESENT Pass
- SUITABLE GLAZING IN VISION PANEL No Vision Panel



4 SIGNIFICANT FINDINGS

This assessment identifies 2 actions and 25 controls.

| | | | |
|------------------|-------------------|--------------------|----------------|
| 2 ACTIONS | INCOMPLETE | 25 CONTROLS | ONGOING |
| A | 2 | ALL | 25 |

Sources of Ignition

The assessor has reviewed the potential sources of ignition in and around the premises. This includes electrical ignition sources, smoking, arson and lightning protection.

? Are electrical ignition sources, such as fixed wiring & PAT, being adequately maintained and tested? **YES**

● The mains electrical system has been tested in accordance with BS 7671, last test date 2022

LOCATION Signage on appliances and recorded on client's database



● There were no portable electrical or gas appliances provided to the block of flats that fall under the responsibility of the client.

? Does basic security against arson by outsiders appear reasonable? **YES**

● There is secure access to the premises, available to authorised people only.

During the inspection there did not appear to be significant fire loads which may be ignited by others and which would pose a significant fire risk to the building occupants

WHY To reduce the likelihood of deliberate ignition inside, or within close proximity to openings in, the building.

LOCATION Main entrance

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

● No smoking is permitted in the common areas.

WHY 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.

LOCATION Throughout premise



? Are external waste bins stored in a suitable location? **YES**

● External waste bins are suitably located away from the building.

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

LOCATION Boundary wall



- ? Is lightning protection fitted to the building? **NO**
- The building is under 18m in height, no general public access, not on an identification post code criteria, therefore, consideration may be to engage a competent engineer to undertake an assessment as per BS EN 62305 should circumstances dictate/change.

Means of Escape

The proper provision of means of escape is an essential part of fire safety measures in any and all premises. We have reviewed whether adequate escape routes are provided, whether they can be easily used and navigated, and whether the provision of emergency lighting, or other means of lighting, are sufficient. Statements in the report regarding escape lighting are based on visual inspection only. The mains services were live at the time of inspection. No test of luminance levels was carried out.

- ? Are the means of escape adequate? **YES**

- Single stairway means of escape is acceptable.

LOCATION Throughout premise

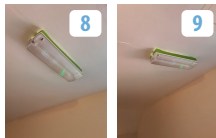


- ? Is there suitable emergency lighting provided to illuminate the means of escape? **YES**

- Emergency lighting is provided throughout the means of escape internally.

WHY To illuminate the escape route if the property loses electrical power.

LOCATION Throughout premise



- ? Does the emergency lighting appear to be in good condition/working order, and are maintenance records available? **YES**

- A visual inspection was undertaken and no test of the illuminance levels or verification of full compliance with the relevant British Standard has been carried out. Records were made available, were within the recommended testing frequency and did not identify any faults or remedial actions being required.

LOCATION Records held on client's database

- ? Are the travel distances reasonable? **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.

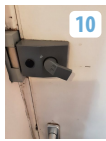
WHY It is important to limit the distance to travel in an emergency; so that occupants are not exposed to the effects of fire and where they are it is for a limited period of time and which would not prevent them from making a safe escape from the premises.

LOCATION Throughout premise

- ? Are all doors on escape routes easily opened? **YES**

● All final exit doors are provided with a single method of opening.

WHY To enable easy and immediate egress.
LOCATION Exit door



? Is adequate fire exit and other fire safety related signage provided?

YES

● A fire action notice, detailing the evacuation procedure, is in place in the common areas.

WHY To provide information to all occupants of what to do in the event of fire within the building.
LOCATION Throughout premise



? Are the directional signs correct?

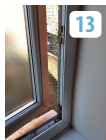
N/A

? Is smoke ventilation provided?

YES

● An openable window is provided in the stairway which will provide natural ventilation.

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



? Is the smoke ventilation system being regularly serviced?

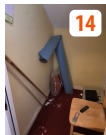
NOT APPLICABLE

? Are the means of escape clear of combustible items and obstructions, and is the standard of housekeeping acceptable?

NO

● Storage of combustible items noted in the electrical cupboards. Remove the combustible items and keep the cupboards locked shut.

LOCATION CCTV cupboard



A

REFERENCE RB-2LETYQ
DUE 25/04/2022
CATEGORY Procedures:
Housekeeping

Firefighting Arrangements

With regards to the height, complexity and use of the building we have made an assessment of the firefighting arrangements. This includes the provision of fire extinguishers, fire brigade access, and the provision of sprinklers.

? Is a sprinkler system provided?

NOT REQUIRED

? Is a firefighting shaft provided?

NOT REQUIRED

? Where required are the correct fire extinguishers provided, and are they suitably positioned?

NOT REQUIRED

? 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.

WHY To support the Fire Service when attending the property to position fire appliances as close to the building as reasonably practical.

LOCATION Throughout premise



Fire Doors and Compartmentation

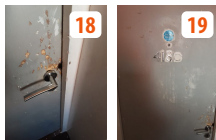
The provision of passive fire protection, in the form of fire resisting walls, ceilings and doors play an important part in the fire safety provisions in the building. The extent to which they are required has been assessed, and we have reviewed the provision of fire resisting doors, fire resisting walls, and the separation of roof voids, where possible. Statements regarding the fire resistance of the structure have been based on typical expected resistances of materials and construction. They comprise a visual inspection of the readily accessible areas only.

? Are flat entrance doors and doors to the common parts of a suitable fire resisting standard?

NO

● Damage to flat entrance fire door. Repair or replace

WHY Maintain integrity of fire doors
LOCATION Head of staircase 418c

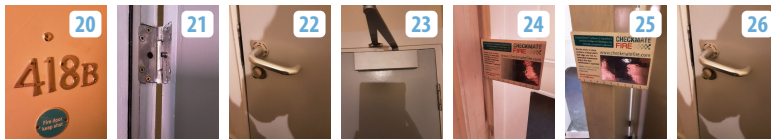


A

REFERENCE RB-7M612H
DUE 25/04/2022
CATEGORY Building: Doors

● Fire doors provided are of the same type throughout, fitted with a letterbox. Access was gained to flat 418B and it was confirmed the fire door is fitted with intumescent strips and cold smoke seals, as well as a self closing device.

LOCATION Sample inspection of flat entrance door



? Is the compartmentation of the common areas and means of escape adequate?

YES

● Floors and walls appeared to be in good condition with no apparent openings or breaches that would permit the uncontrolled spread of fire and smoke.

LOCATION Throughout premise

? Are roof voids adequately compartmented?

NO ACCESS

● No access was available to the loft hatch as it is sealed.

WHY No access allowed
LOCATION Head of staircase



? Are wall and ceiling linings appropriate to limit fire spread?

YES

● Walls and ceilings are plastered with painted surfaces in good repair. These surface linings are considered to be to the EN 13501: B-s3,d2 standards and suitable for the use of the building.

WHY To prevent the surface spread of fire, protect the means of escape for occupants and to limit fire growth within the premises.
LOCATION Throughout premise

? 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.

LOCATION Throughout premise



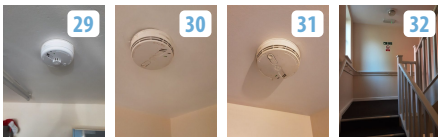
Means of Giving Warning

We have reviewed the provision of a fire detection and alarm system in the building, and its suitability in line with the evacuation procedure, and other fire safety systems. For domestic premises we have where possible reviewed whether domestic smoke alarms have been provided in the individual flats. Statements regarding the fire alarm system are based on visual inspection only; no audibility tests have been carried out.

? Is a suitable fire detection and alarm system in place? **YES**

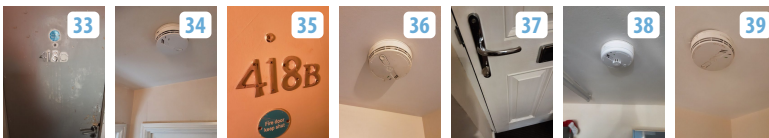
● Hard wired interlinked fire detection is provided throughout the common areas and within flats.

LOCATION Throughout premise



● It was confirmed that domestic smoke detection is provided within the flats; sample check made in flats.

LOCATION 418A 418C 418B

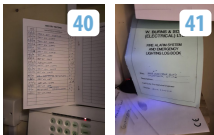


? Are there records for the fire alarm system? **YES**

● Service records provided.
Weekly testing is recorded in the logbook.

WHY To ensure the system is maintained in good condition, effective working order and a good state of repair.

LOCATION DePaul's keep logbook on site records held on client's database



Management and Housekeeping

As part of the fire risk assessment, fire safety management needs to be regarded as of equal importance to fire protection measures. In its broadest sense, fire safety management includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards. We have assessed the standard of housekeeping in the building, the evacuation procedure that is in place, the presence of staff, and any occupants that have been deemed to be especially at risk.

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

● A simultaneous evacuation procedure is in place and this is supported by a fire detection and alarm system throughout.

LOCATION Throughout premise

? Are suitable records held relating to maintenance and management? **YES**

● Testing and maintenance records are held centrally and are available for inspection.

WHY Desktop pre audit of all records

LOCATION Records held on client's database ActiveH and Pentana



? Are staff located at the premises? **NO**

? Is there a designated responsible person and safety assistant for fire safety management in the premises? **YES**

Nichola Maguire is the point of contact

? Have any occupants been identified that may be deemed to be especially at risk? **NO**

● The assessor was not aware of any occupants that may be especially at risk at the time of the assessment.

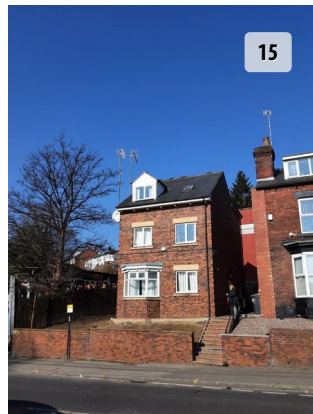
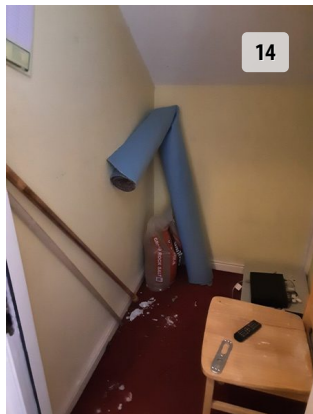
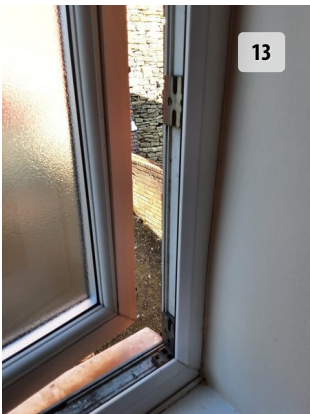
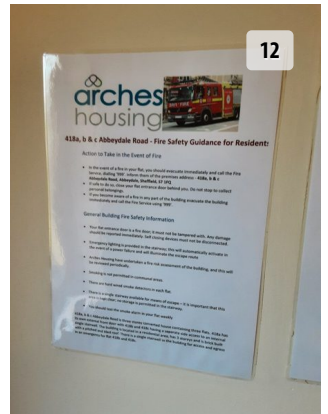
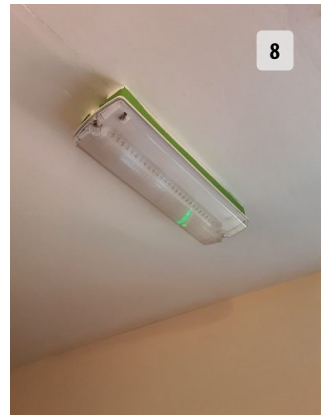
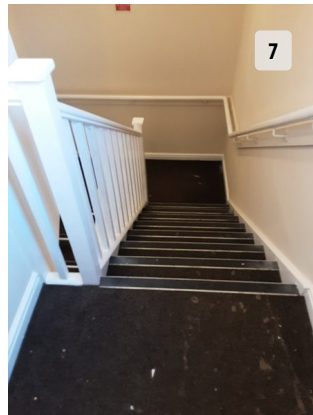
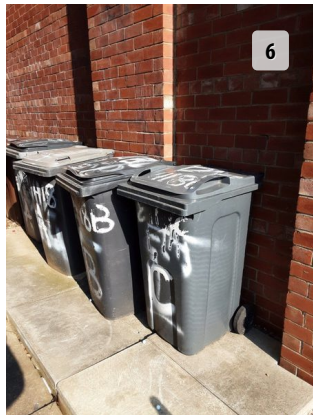
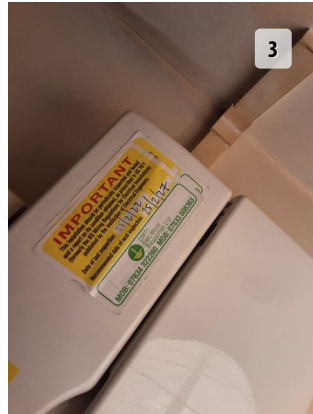
LOCATION Throughout premise

? Were all relevant areas of the building accessed as part of the assessment? **YES**

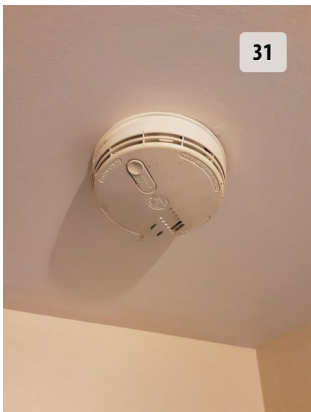
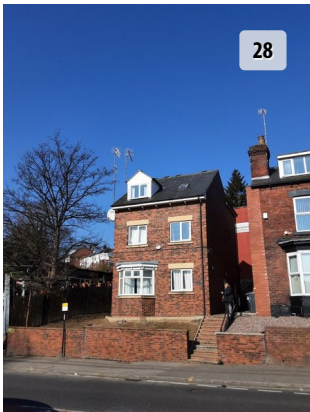
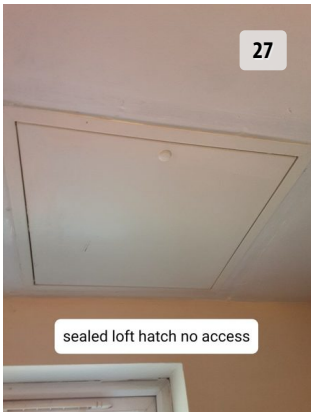
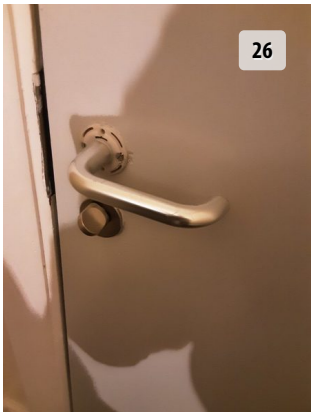
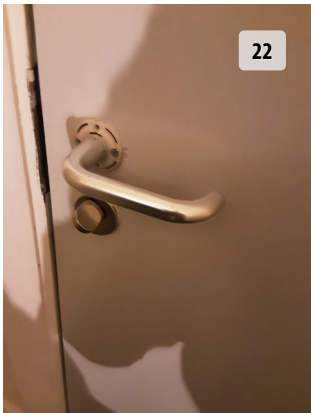
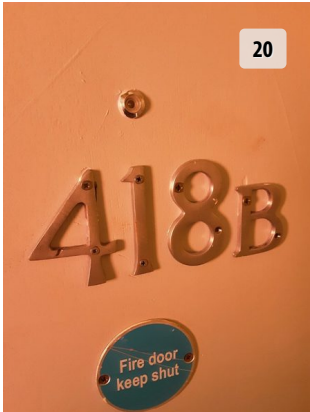
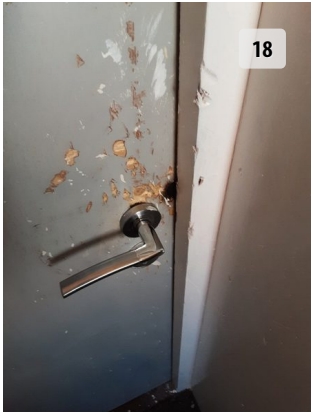
● The risk assessor accessed all areas of the property.

LOCATION Throughout premise

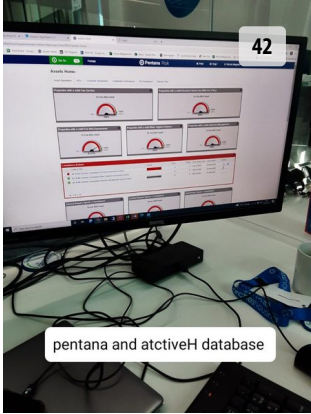
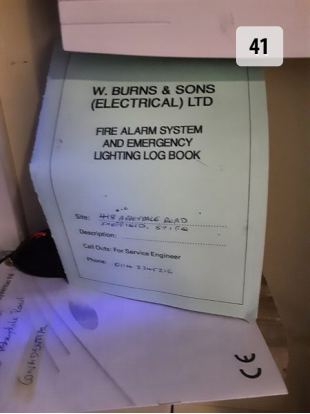
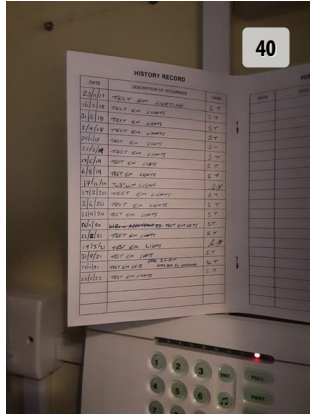
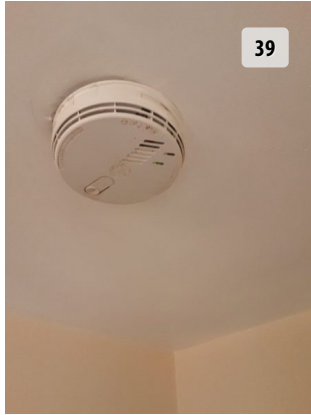
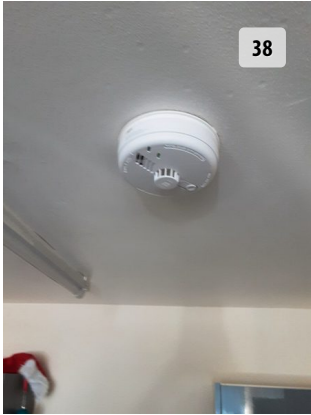
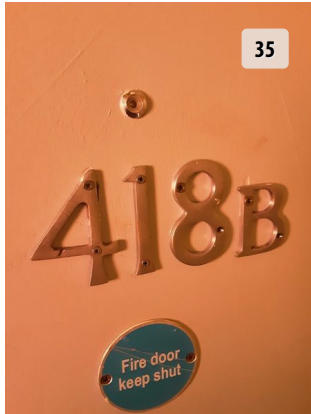
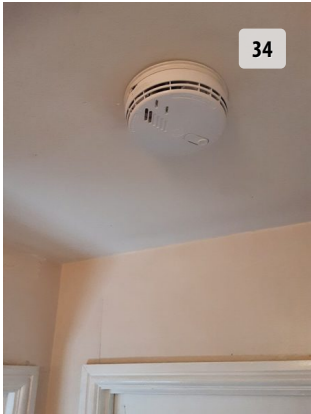
5 PHOTOS



Photos Continued...



Photos Continued...



pentana and activeH database



Rely on us on for clear and practical advice. Small enough to respond and care, big enough to deliver consistency and quality every time.

We believe strongly in third party approval, that's why our consultants hold professional accreditations from the IFE and IFSM and the business itself is accredited by UKAS and NSI.

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