

FIRE RISK ASSESSMENT



Richmond Street 8-18

**8-18 Richmond Street, Burngreave,
Sheffield, South Yorkshire, S3 9EA**

ASSESSED BY
ASSESSED ON

Matt Whatley FSIDip DipFD MIFSM
26/03/2025

FIRE QC BY

Christopher Cotterill BSc (Hons)
MIFSM TechIOSH NAFRAR Tier 3
28/03/2025

FIRE QC ON

PROPERTY REF.

RB-MYVLWX

ASSESSMENT REF.

438578

VERSION

1



Oakleaf Surveying Ltd

McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD

01604 979850 • www.theoakleafgroup.co.uk

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.

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. | | |

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 Surveying Ltd (BAFE 301310) 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
438578

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
26/03/2025, Matt Whatley FSIDip DipFD MIFSM

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
28/03/2025, Christopher Cotterill BSc (Hons) MIFSM TechIOSH
NAFRAR Tier 3

ASSESSMENT SCOPE
Assessment applies only to the building specified.

RECOMMENDED REVIEW DATE
26/03/2026

FINDINGS
8 Actions / 30 Controls

Assessed Property

PROPERTY NAME
Richmond Street 8-18

ADDRESS
8-18 Richmond Street
Burngreave
Sheffield
South Yorkshire
S3 9EA

PROPERTY REFERENCE
RB-MYVLWX

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

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 **TOLERABLE**

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

ASSESSING / ACCREDITED ORGANISATION

Oakleaf Surveying Ltd
McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD
01604 979850 — www.theoakleafgroup.co.uk

THIRD PARTY CERTIFICATION BODY

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

Assessor Remarks

The level of risk has been assessed as 'Tolerable' based on the presence of a generally good standard of fire safety systems. These measures are considered sufficient to ensure safe evacuation in the event of a fire.

However, several areas requiring improvement were identified during the survey, particularly relating to fire doors and housekeeping. These issues have been detailed within the report and should be addressed to elevate the building to a higher standard of fire safety and reinforce the current 'stay put' policy.

It is important to note that, while the risk is currently tolerable, any deterioration in the management of fire safety or failure to maintain the existing preventative and protective measures could lead to a significant increase in the overall level of fire risk.

3 PREMISES SUMMARY

Premises Summary

Description

A two-storey, purpose-built block providing six flats. The internal common areas consist of an entranceway directly to the communal stairwell providing access to the upper floor. Access can be made to the roof void via a hatch on the top floor. External areas consist of a communal car park to the front of the property.

Use of Premises

Residential - General Needs.

Construction

Cavity brick with a pitched tiled roof and uPVC framed windows throughout. Internal floors and stairs are of concrete construction.

Number of Floors

Two.

Number of Occupants

The exact number of persons within the building was unknown at the time of assessment. We would estimate 1-2 persons within each flat for the purpose of this assessment.

People Especially at Risk

None identified, but due to the nature and use of the building block, it is foreseeable that vulnerable groups could be accommodated that would include the elderly, young children and persons with a disability.

Stairways

One.

Final Exits

One.

Evacuation Procedure

'Stay Put' policy.

Recent Fire History

None reported.

Additional Facilities

Small private car park. Externally accessed service cupboard.

Client Name

Arches Housing.

Responsible Person

Arches Housing.

Competent Person

Nicola Maguire.

Guidance Used

Fire Safety in Purpose-Built Blocks of Flats

4 FINDINGS

6

6 negative answers

Out of a total of 31

8

8 actions to complete

Identified in this assessment

30

30 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

| Timescale | |
|-----------|---|
| C | 2 |
| B | 6 |

Sources of Ignition

1 Negative Answer 2 Actions 7 Controls

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 and gas 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 05/04/2022.

To ensure the system is maintained in good working order and 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.

CATEGORY Maintenance: Electrical

There were no portable electrical, or gas appliances provided to the block of flats that fall under the responsibility of the client. To ensure sources of ignitions are kept to a minimum and maintained.

Does basic security against arson by outsiders appear reasonable?

NO

Build up of waste due to fly tipping. Better controls on waste removal are required. Have the area cleared and measures implemented/improved to reduce reoccurrences!

B

Prevent fire loading and reduce the chance of arson attacks.

REFERENCE RB-9V5TPC DUE 28/06/2025

LOCATION Front area, and near main final exit.

CATEGORY Procedures: Housekeeping



Gas meter covers were found to be missing or damaged. Have the gas meter covers repaired/replaced.

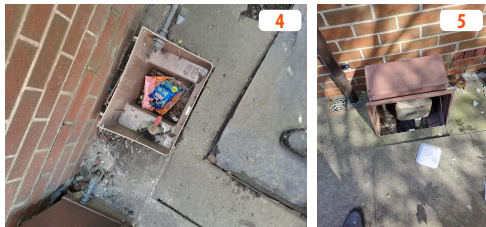
B

To reduce the potential opportunity for arson.

REFERENCE RB-YPJ6R4 DUE 28/06/2025

LOCATION Gas meters.

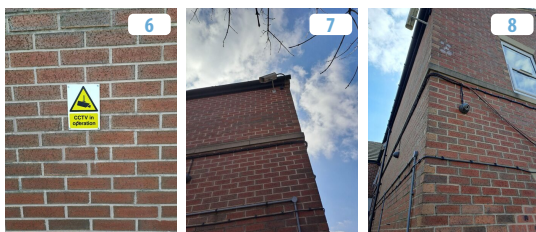
CATEGORY Procedures: Other



CCTV is provided around the premises, this is considered to act as a deterrent to those who may wish to deliberately set fires and other criminal activity.

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

CATEGORY Building: Security



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

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

CATEGORY Building: Security



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

YES

No smoking is permitted within the building, or within close proximity of the building, as part of the organisations smoking policy.

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.

CATEGORY Procedures: Policy

CONTROL CONTINUES...



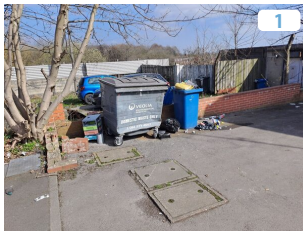
Are external waste bins stored in a suitable location?

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.

CATEGORY Building: Other



Is lightning protection fitted to the building?

NO

No lightning protection is required for a building of this height.

CATEGORY Maintenance: Electrical

Means of Escape

2 Negative Answers 2 Actions 9 Controls

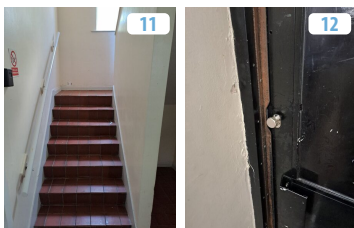
The proper provision of means of escape is an essential part of fire safety measures in any and all premises. We have reviewed whether adequate escape routes are provided, whether they can be easily used and navigated, and whether the provision of emergency lighting, or other means of lighting, are sufficient. 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

An open plan single staircase means of escape is deemed satisfactory for the use and occupancy of the building. A single ground floor final exit is provided and is deemed suitable in width and number 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 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 have adequate and sufficient lighting emergency lighting to cover internal and external exit routes.

The system should be tested monthly and annual maintenance and results recorded.



Are suitable maintenance records available?

YES

Records for the monthly functional testing of the emergency lighting system are maintained centrally. Annual testing records are also held centrally and were available both at the time of inspection and upon request.

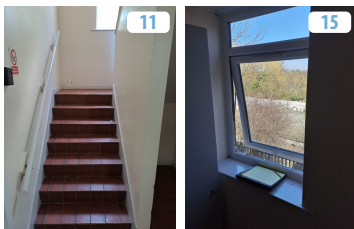
To comply with BS5266

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.

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.

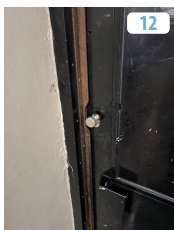


Are all doors on escape routes easily opened?

YES

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

To enable easy and immediate egress.



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

NO

Current Fire Action Notices on display indicate to sound the alarm and evacuate. However, the property operates a stay put policy. Fire Action Notices should be updated to reflect the policy which is in place.

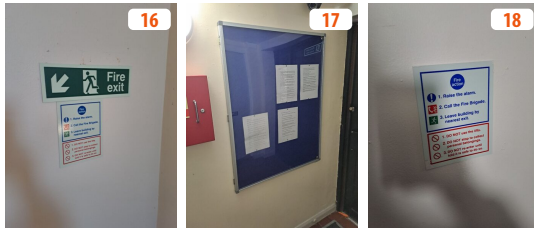
B

To ensure individuals are aware as to what to do in the event of a fire.

REFERENCE RB-B8CWJQ DUE 28/06/2025

LOCATION Entrance lobby area.

CATEGORY Building: Signage



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

CATEGORY Building: Signage



'No Smoking' signage is installed in the common areas.

The Smoke-Free Regulations 2007 clearly stated that failure to display 'No Smoking' signs in smoke-free premises would result in a fixed penalty notice for those that are found to be non-compliant. The display also serves as a reminder to occupants of the building not to smoke within the premises thus reducing the risk of a fire.

CATEGORY Building: Signage



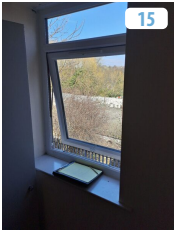
Is smoke ventilation provided?

YES

An easily openable window is provided to the 1st floor common area that once opened will assist in the ventilation of smoke from the common areas.

To ensure smoke can be vented.

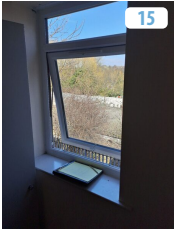
CONTROL CONTINUES...



Is the smoke ventilation system being regularly serviced?

NOT APPLICABLE

The ventilation window is opened/closed manually. Service/maintenance is not required.



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

NO

General housekeeping issues were noted throughout, i.e. boxes/combustibles/general obstructions etc. Remove the increased fire loading to ensure fuel is kept to a minimum.

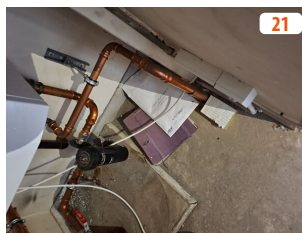
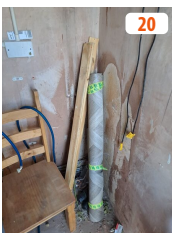
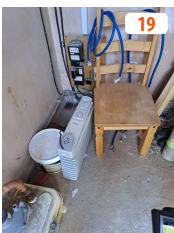
B

All emergency routes and exits must lead as directly as possible to a place of safety and be adequate for everyone to escape quickly and safely. It is essential that escape routes, and the means provided can be used safely, are managed and maintained to ensure that they remain usable and available at all times when the premises are occupied. Corridors and stairways that form part of escape routes should be kept clear and hazard free at all times. Items that may be a source of fuel or pose an ignition risk should not normally be located on any corridor or stairway that will be used as an escape route.

REFERENCE RB-UPTZ2X DUE 28/06/2025

LOCATION Communal areas, including service risers.

CATEGORY Procedures: Housekeeping



Fire Doors and Compartmentation

1 Negative Answer 2 Actions 4 Controls

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

No access gained or available into the flats in order to review the entrance doors during time of assessment.

B

Ensure that all entrance doors to flats are checked to confirm that the flat doors are suitably fire rated, fitted with cold smoke seals and intumescent strips along with positive action self closing devices.

To protect the means of escape.

REFERENCE RB-6S6I21 DUE 28/06/2025

LOCATION Flats.

CATEGORY Building: Doors



Flat boiler room door on the first floor, has non fire rated vent fitted, the door has signs of damage, which would not be repairable to re-establish the door set as an FD30s. The door should be replaced for an FD30s Fire door set.

C

Fire doors are a life saving device, and should meet the fire rating as per the compartmentation they are situated.

REFERENCE RB-8RQ2MG DUE 28/09/2025

LOCATION Flat boiler room.

CATEGORY Building: Doors



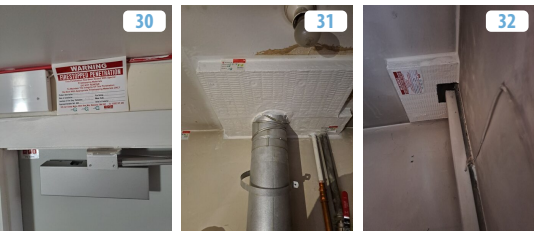
Is the compartmentation of the common areas and means of escape adequate?

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. There are certifying stickers affixed near compartmentation breaches which have been suitably sealed.

To ensure compartmentation is sound and fire spread is reduced/prevented.

CATEGORY Building: Compartmentation



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.
To reduce the risk of fire and smoke spread.

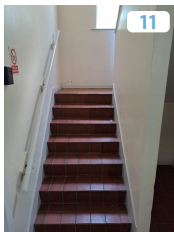
CATEGORY Building: Compartmentation



Are wall and ceiling linings appropriate to limit fire spread?

YES

Walls are concrete construction with painted surfaces and the ceilings are plastered with painted surfaces in good repair.
To prevent the spread of fire



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.

CATEGORY Building: Other



Means of Giving Warning

1 Negative Answer 2 Actions

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?

NO

An automatic fire alarm system covering the communal areas is not recommended when there is a stay put policy. It is recommended that the alarm is isolated and capped off from the communal areas.

C

To avoid any confusion and false alarms.

REFERENCE RB-149S3M DUE 28/09/2025

LOCATION Communal areas.

CATEGORY Maintenance: Fire Alarms



Flats not sampled at the time of the assessment, management are to confirm/ensure that all flats are fitted with a minimum of a Grade D LD3 Smoke Alarm system.

B

If new systems are required to be fitted a Grade D2 LD2 system in accordance with BS 5839 - Part 6 should be fitted.

To protect the sleeping occupants.

REFERENCE RB-GFBUP6 DUE 28/06/2025

LOCATION Inside the flats.

CATEGORY Maintenance: Fire Alarms

Firefighting Arrangements

5 Controls

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

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 shaft provided?

NOT REQUIRED

A firefighting shaft is not currently required for a building under 18 metres in height. In the United Kingdom, firefighting shafts are only required by fire regulations in buildings that are more than 18 metres in height or have a basement deeper than 10 metres. Specifically, for buildings with a storey more than 18 metres above the fire and rescue service vehicle access level, one or more firefighting shafts containing firefighting lifts are necessary. These regulations aim to enhance safety and ensure that firefighters can effectively access buildings during emergencies.

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

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 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.



Are there suitable floor numbers/wayfinding signage at each level?

N/A

This property is under 11m and therefore, is not required to be fitted with wayfinding signage.

Management and Housekeeping

1 Negative Answer 5 Controls

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?

NO

Refer to action raised elsewhere in the report.

Are suitable records held relating to maintenance and management?

YES

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

To ensure systems are available for use and correctly maintained.

Are staff located at the premises?

NO

No staff are based on the site.

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

YES

Arches Housing are seen as to 'Responsible Person' for the premises. The designated 'Safety Assistant' for the premises is Nicola Maguire.

Have any occupants been identified that 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.

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

NO

Flats within the property were not accessed however, actions regarding this have already been raised in this assessment.

5 ACTION PLAN

Build up of waste due to fly tipping. Better controls on waste removal are required. Have the area cleared and measures implemented/improved to reduce reoccurrences!

B

Prevent fire loading and reduce the chance of arson attacks.

REFERENCE RB-9V5TPC DUE 28/06/2025

LOCATION Front area, and near main final exit.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

Current Fire Action Notices on display indicate to sound the alarm and evacuate. However, the property operates a stay put policy. Fire Action Notices should be updated to reflect the policy which is in place.

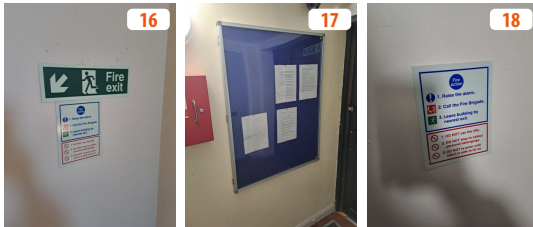
B

To ensure individuals are aware as to what to do in the event of a fire.

REFERENCE RB-B8CWJQ DUE 28/06/2025

LOCATION Entrance lobby area.

CATEGORY Building: Signage



COMPLETED ON / BY

Flats not sampled at the time of the assessment, management are to confirm/ensure that all flats are fitted with a minimum of a Grade D LD3 Smoke Alarm system.

B

If new systems are required to be fitted a Grade D2 LD2 system in accordance with BS 5839 - Part 6 should be fitted.

To protect the sleeping occupants.

REFERENCE RB-GFBUP6 DUE 28/06/2025

LOCATION Inside the flats.

CATEGORY Maintenance: Fire Alarms

COMPLETED ON / BY

Gas meter covers were found to be missing or damaged. Have the gas meter covers repaired/replaced.

B

To reduce the potential opportunity for arson.

REFERENCE RB-YPJ6R4 DUE 28/06/2025

LOCATION Gas meters.

CATEGORY Procedures: Other



COMPLETED ON / BY

General housekeeping issues were noted throughout, i.e. boxes/combustibles/general obstructions etc. Remove the increased fire loading to ensure fuel is kept to a minimum.

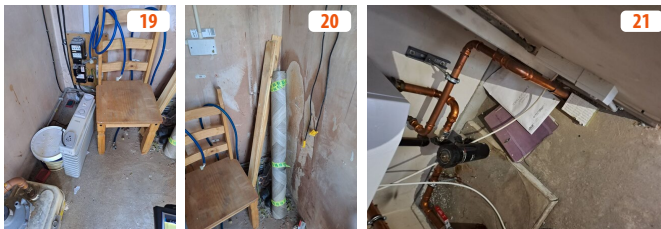
B

All emergency routes and exits must lead as directly as possible to a place of safety and be adequate for everyone to escape quickly and safely. It is essential that escape routes, and the means provided can be used safely, are managed and maintained to ensure that they remain usable and available at all times when the premises are occupied. Corridors and stairways that form part of escape routes should be kept clear and hazard free at all times. Items that may be a source of fuel or pose an ignition risk should not normally be located on any corridor or stairway that will be used as an escape route.

REFERENCE RB-UPTZ2X DUE 28/06/2025

LOCATION Communal areas, including service risers.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

No access gained or available into the flats in order to review the entrance doors during time of assessment.

B

Ensure that all entrance doors to flats are checked to confirm that the flat doors are suitably fire rated, fitted with cold smoke seals and intumescent strips along with positive action self closing devices.

To protect the means of escape.

REFERENCE RB-6S6I21 DUE 28/06/2025

LOCATION Flats.

CATEGORY Building: Doors

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

An automatic fire alarm system covering the communal areas is not recommended when there is a stay put policy. It is recommended that the alarm is isolated and capped off from the communal areas.

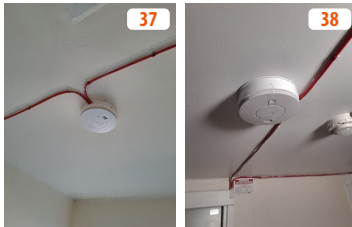
C

To avoid any confusion and false alarms.

REFERENCE RB-149S3M DUE 28/09/2025

LOCATION Communal areas.

CATEGORY Maintenance: Fire Alarms



COMPLETED ON / BY

Flat boiler room door on the first floor, has non fire rated vent fitted, the door has signs of damage, which would not be repairable to re-establish the door set as an FD30s. The door should be replaced for an FD30s Fire door set.

C

Fire doors are a life saving device, and should meet the fire rating as per the compartmentation they are situated.

REFERENCE RB-8RQ2MG DUE 28/09/2025

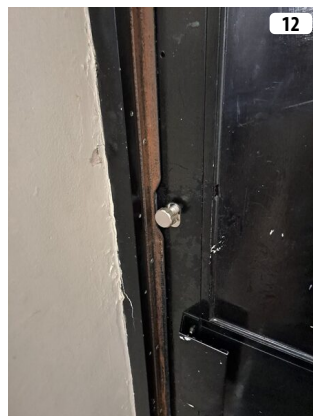
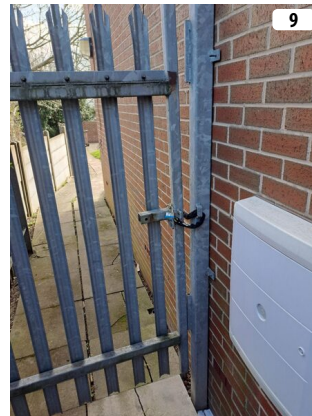
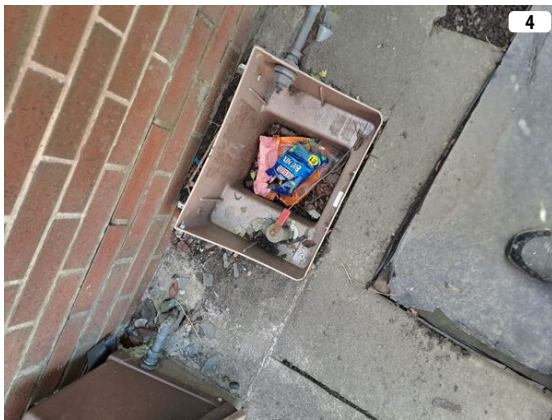
LOCATION Flat boiler room.

CATEGORY Building: Doors

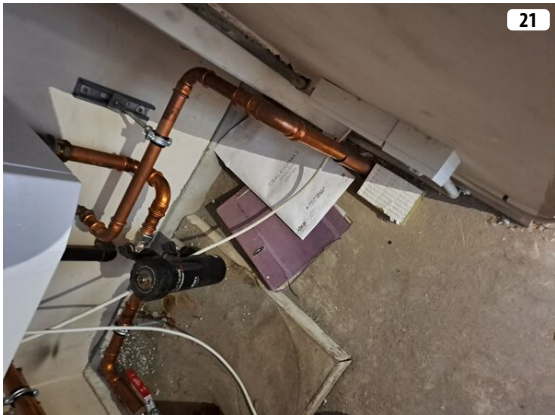
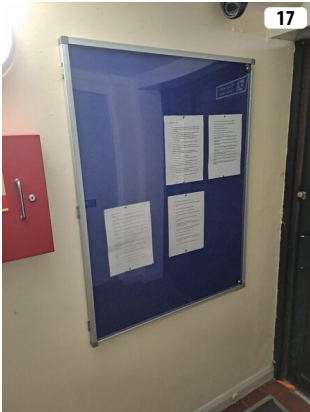


COMPLETED ON / BY

6 PHOTOS



Photos Continued...



Photos Continued...

