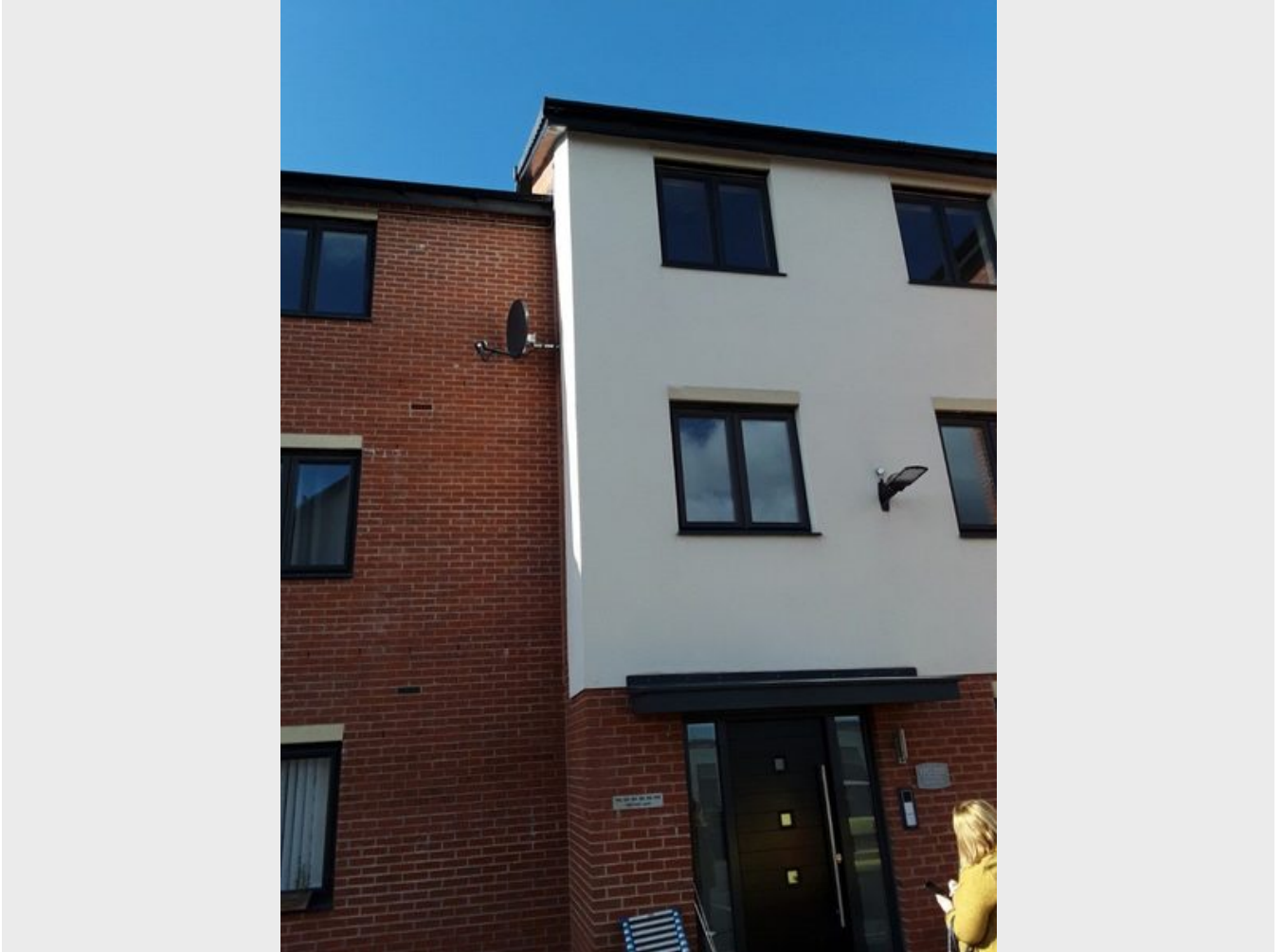


FIRE RISK ASSESSMENT



Highfield Lane (Block 190-200)

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

VALID BETWEEN	27/02/2023 - 27/02/2024
ASSESSED BY	Brian Smith
ASSESSED ON	27/02/2023
APPROVED ON	02/04/2023
PROPERTY REF.	RB-FMXGS1
ASSESSMENT REF.	RB-YPNZ2T
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.

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
RB-YPNZ2T

PRODUCED FOR THE RESPONSIBLE PERSON
Oakleaf Surveying Ltd

ASSESSED ON, BY
27/02/2023, Brian Smith

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
30/03/2023, Andy Whiting

ASSESSMENT SCOPE
Highfield Lane Block 190 - 200.

APPROVED / VALIDATED ON
02/04/2023

ASSESSMENT SCOPE CHANGE
None.

START DATE — RECOMMENDED REVIEW DATE
27/02/2023 — 27/02/2024

SIGNIFICANT FINDINGS
5 Actions / 31 Controls

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.

ASSESSING / ACCREDITED ORGANISATION

Oakleaf Surveying Ltd
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

Assessor Remarks

The risk is identified as Tolerable on the basis that there are reasonable standards of housekeeping on site. There are some actions that need addressing but review the Fire Risk Assessment as recommended and address the actions have been raised.

3 PROPERTY

Address

PROPERTY NAME

Highfield Lane (Block 190-200)

PROPERTY REFERENCE

RB-FMXGS1

OCCUPANT TYPES

Residents, Visitors

ADDRESS

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

Premises Summary

Premises Summary

Description

Property 190-200 Highfield Lane is a newly constructed 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.

Use of Premises

Residential general let.

Construction

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. The structural floor construction is that of 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 an upper flats compartmentation continues throughout.

Number of Floors

3.

Number of Occupants

10 variable.

People Especially at Risk

None reported.

Stairways

1.

Final Exits

2.

Evacuation Procedure

Evacuation is Stay Put Policy - Questionable - see comments within the report.

Recent Fire History

There is no history of any recent fires at the premises.

Additional Facilities

None.

Responsible Person

Arches Housing.

Competent Person

Nichola Maguire.

4 SIGNIFICANT FINDINGS

This assessment identifies 5 actions and 31 controls.

5 ACTIONS	INCOMPLETE	31 CONTROLS	ONGOING
A	2	ALL	31
B	3		

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? **NO**

B

REFERENCE RB-KUJ3JN
DUE 02/07/2023
CATEGORY Maintenance: Electrical

● There is no evidence that the fixed electrical installation has been periodically inspected and tested.

Arrange for the fixed electrical installation to be tested and inspected in accordance with BS 7671.

WHY Fixed wire testing checks the condition of the electrics against the UK standard for the safety of electrical installations, BS 7671. Each circuit's cable and accessories is inspected for visual damage and wear and tear, followed by a series of tests to verify the wiring is safe and the circuit is wired correctly.

Fixed wire testing is a legal requirement for any organisation to ensure compliance with legal requirements to ensure the building's electrical system is safe, maintained and tested by competent, qualified individuals. In doing so you are ensuring the provision of a safe and hazard-free environment for employees, visitors and the public at large.

Electrical installations deteriorate with age and use. Regular testing and inspections will identify potential or existing electrical faults or hazards to be remedied.

Fixed wire testing is also usually mandatory for insurance purposes.

Fixed wire testing should be performed by competent persons – generally this would mean a qualified electrical engineer.

Following the electrical testing and inspection, you will be issued an Electrical Condition Report (EICR) for the fixed wire test.

A satisfactory EICR issued by a competent and qualified individual confirms compliance with the Health and Safety at Work Act 1974 and the Electricity at Work Regulations 1989.


● There are no portable 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 persons 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 Ground floor main entrance.



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

YES

● At the time of inspection it was noted a lot of disposed cigarette butts had been disposed to the right of the main entrance doors within the shrubs.

A

1. Remind all residents to cease disposing of cigarette butts in this way as in hotter weather, it could cause a fire.

2. As discussed, install a metal bucket with sand in it, to enable residents to extinguish and safely dispose of their cigarette butts and have a procedure in place to regularly empty the bucket.

WHY To minimise the risk of an accidental fire occurring.

LOCATION Righthand side of main entrance doors.

REFERENCE RB-16HZVA

DUE 02/05/2023

CATEGORY Building: Security

● Smoking is prohibited within the premises.

Signage has been installed to inform occupants and visitors to the premises that smoking is not permitted.

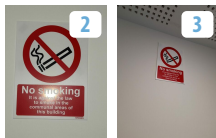
During the inspection, there was no obvious evidence that persons were smoking within the communal areas.

Persons are able to smoke outside but away from the premises.

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 Ground and first floor.



? Are external waste bins stored in a suitable location?

YES

● External waste bins are stored away from the premises, behind a locked metal gate.

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.



? Is lightning protection fitted to the building?

NO

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

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.

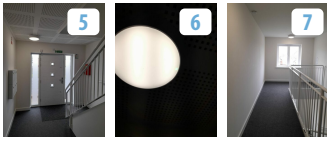
WHY To ensure occupants have sufficient escape provisions to allow for a quick and safe evacuation of all occupants expected to use the premises following the fire alarm activating and or a fire occurring.

LOCATION Throughout 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.

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



? Are suitable maintenance records available? **YES**

● The emergency lighting system is tested monthly by staff and serviced annually by W Burns and Son who are the 3rd party accredited contractors for all sites. The last service date is 15/02/23 and is deemed satisfactory with no remedial works reported.

WHY To ensure escape routes are protected and lighting is in good working order.

? Are the travel distances reasonable? **YES**

● The maximum travel distances on all floors are within the accepted limits for this type of occupancy.

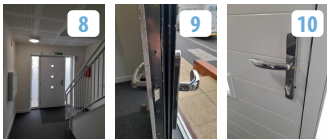
WHY To ensure occupants can reach a place of safety in the shortest travel time.

LOCATION Throughout the premises.

? 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.



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

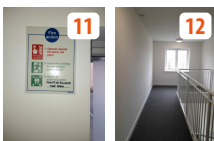
● Fire Action Notice (FAN) has been provided in the common areas but it represents a Simultaneous Evacuation Policy. No smoke detection within the common areas.

Install a fire action notice in the entrance lobby to advise residents and visitors of the evacuation procedure the "Stay Put Policy".

WHY There are no communal alarms to support a simultaneous evacuation policy reference document LGA Fire safety in purpose built blocks of flats.

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

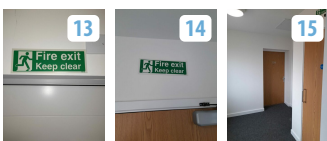
LOCATION Throughout the premises.



● The provision of fire exit signage is sufficient to aid personnel to a place of relative safety leading to ultimate safety and fresh air.

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

LOCATION Throughout the premises.



? Are the directional signs correct? **NO**

B

REFERENCE	RB-WCUPUW
DUE	02/07/2023
CATEGORY	Building: Signage

● No signage is necessary due to the simple layout of the escape route that leads directly to ultimate safety.

? 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.



? Is the smoke ventilation system being regularly serviced?

NOT APPLICABLE

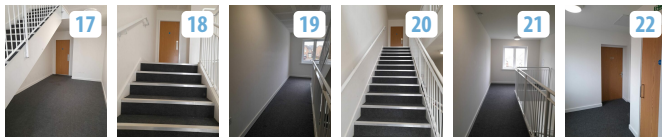
● The ventilation window is opened / closed manually. Service / maintenance is not required.

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

YES

● The means of escape were free of combustible items at the time of the assessment.

WHY 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.



Fire Doors and Compartmentation

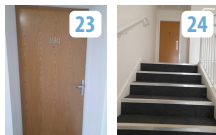
The provision of passive fire protection, in the form of fire resisting walls, ceilings and doors play an important part in the fire safety provisions in the building. The extent to which they are required has been assessed, and we have reviewed the provision of fire resisting doors, fire resisting walls, 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?

YES

● Fire doors are fitted throughout the property. The flats have FD30s type, incorporating intumescent strips, cold smoke seals and self closing devices. Flat 190 inspected.

LOCATION Throughout the premises.



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

YES

● Fire stopping breaches noted in the riser cupboards, it appears that the gaps have been sealed using plaster board adhesive and there is no protection at floor level where the mains intake comes into the building.

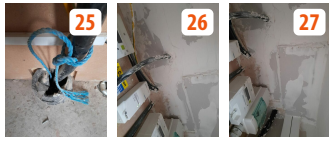
The ceiling and walls within the riser cupboard, should be protected to 60 minutes protection as per the fire doors attached.

A

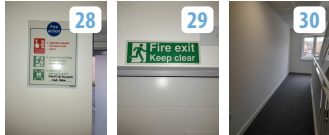
REFERENCE RB-WG5122
DUE 02/05/2023
CATEGORY Building:
Compartmentation

WHY Instruct a competent qualified fire stopping contractor to survey the riser cupboard and rectify any breaches that are highlighted, making sure the breaches are sealed with 3rd party accredited fire resistant materials.

LOCATION Ground Floor Riser cupboard floor and ceiling.



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.



Are roof voids adequately compartmented?

YES

The roof void was accessed and blockwork continues to the underside of the roof with no fire stopping breaches noted.

LOCATION Loft Space.



Are wall and ceiling linings appropriate to limit fire spread?

YES

Wall surfaces for the most part appear to be of an appropriate standard and that is to EN 13501.

LOCATION Throughout the premises.



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.

WHY To reduce the risk of fire and smoke spread.



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

No fire alarm system is provided or required for the common areas.

LOCATION Throughout the common areas.

- It was confirmed that domestic smoke detection is provided within the flats and sample check made in Flat 190 and there was a heat detector within the kitchen and smoke within the hallway.

LOCATION Throughout the individual flats.



- Are there records for the fire alarm system?

- No records of maintenance of testing were available at the time of the survey.

If not suitably maintained Arches Housing must ensure that the fire alarm installation is suitably maintained and tested as soon as possible by a 3rd party accredited contractor.

WHY To ensure that the installation has not deteriorated and is functional.

NO

B

REFERENCE RB-T58AKH

DUE 02/07/2023

CATEGORY Maintenance: Fire Alarms

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

- A sprinkler system is not currently required for a building under 11 metres in height.

- Is a firefighting shaft provided?

NOT REQUIRED

- 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.

WHY Not recommend for use by untrained tenants.

LOCATION Throughout the premises.

- 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.



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

NO

- Floor numbering not required on this building due to the simple layout of 2 floors.

LOCATION Throughout the premises.

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.

As of the 23 January 2023: The Fire Safety (England) Regulations 2022 will become a legal requirement in all multi-occupied

residential buildings in England. The regulations will require Responsible Persons to provide residents of all multi-occupied residential buildings with two or more sets of domestic premises (that have common parts) information on the importance of fire doors to a building's fire safety. Regulation 10 of The Fire Safety (England) Regulations 2022 requires that residents are given information that:

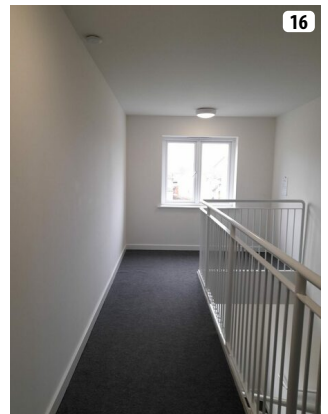
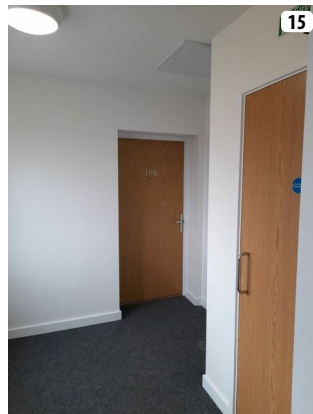
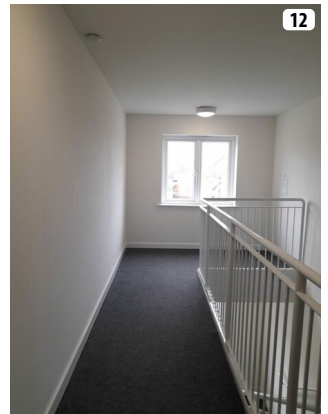
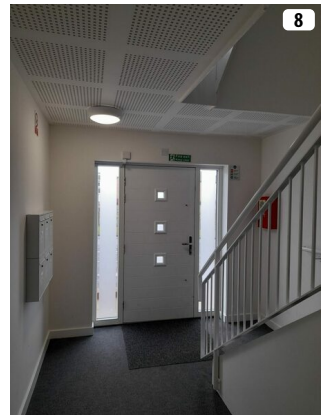
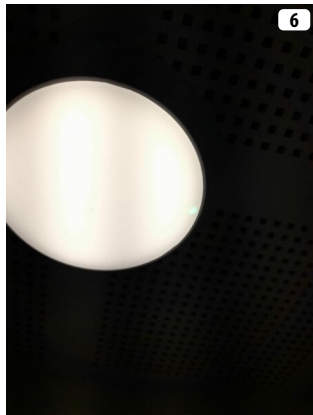
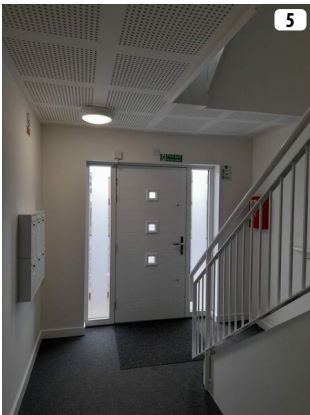
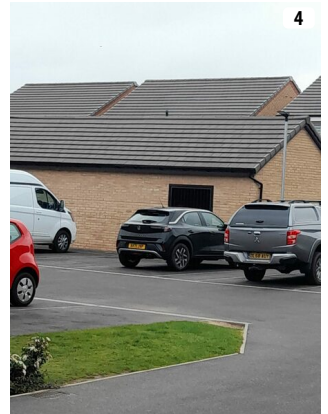
- Fire doors should be kept shut when not in use.
- Residents or their guests should not tamper with self-closing devices.
- Residents should report any fault or damage immediately to the Responsible Person.

Additionally, the above information must be provided by the Responsible Person to any new resident as soon as reasonably practicable after the resident moves into their flat. The Responsible Person must also remind all residents about this information at periods not exceeding 12 months starting from when the regulations come into force.

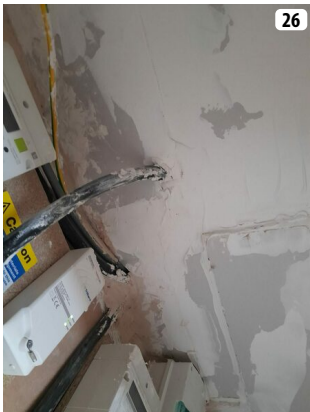
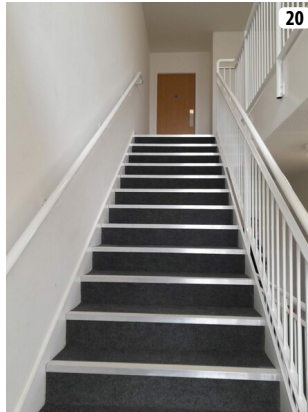
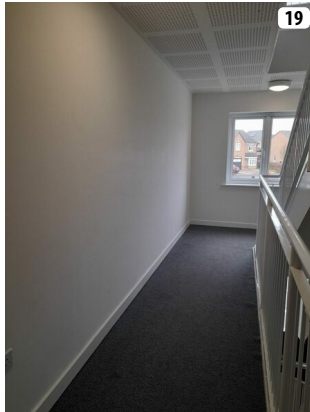
Where a resident wants to alter or change their front door, this should be done with the knowledge and agreement of the Responsible Person to ensure that it does not negatively impact upon the overarching fire risk assessment for the premises.

<p>? Is the evacuation procedure suitable, and supported by the provisions on site? See separate action raised in regards to "Is adequate fire exit and other fire safety related signage provided" raised earlier within this report.</p>	NO
<p>? Are suitable records held relating to maintenance and management? ● Testing and maintenance records are held centrally, and are available for inspection. <small>LOCATION Client's database ActiveH and Pentana.</small></p>	YES
<p>? Are staff located at the premises? ● No staff are based on the site.</p>	NO
<p>? Is there a designated responsible person and safety assistant for fire safety management in the premises? ● The designated 'safety assistant' for the premises is Nicola Maguire and they were consulted and present at time of fire risk assessment. The 'Responsible Person' is Arches Housing. <small>LOCATION Arches HQ.</small></p>	YES
<p>? Have any occupants been identified that may be deemed to be especially at risk? ● The assessor was not aware of any occupants that may be especially at risk at the time of the assessment. <small>LOCATION Throughout the premises.</small></p>	NO
<p>? Were all relevant areas of the building accessed as part of the assessment? ● The risk assessor accessed all areas of the property. <small>LOCATION Throughout the premises.</small></p>	YES

5 PHOTOS



Photos Continued...



Photos Continued...





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.

RISK ASSESSMENT • STRATEGY • CONSULTANCY • ENGINEERING • COMPARTMENTATION

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