

FIRE RISK ASSESSMENT



Logan Road, Block 2-6

**Block 2-6 Logan Road, Darnall,
Sheffield, South Yorkshire, S9 4PF**

ASSESSED BY	Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR
ASSESSED ON	31/03/2025
FIRE QC BY	Logan Thomas CFPA E Dip-TC MIFSM Tier 2 CFRAR
FIRE QC ON	28/04/2025
PROPERTY REF.	RB-C6TGQD
ASSESSMENT REF.	438866
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
438866

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
31/03/2025, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
28/04/2025, Logan Thomas CFPA E Dip-TC MIFSM Tier 2
CFRAR

ASSESSMENT SCOPE
Type 1 Fire Risk Assessment.

RECOMMENDED REVIEW DATE
31/03/2026

FINDINGS
15 Actions / 26 Controls

Assessed Property

PROPERTY NAME
Logan Road, Block 2-6

ADDRESS
Block 2-6 Logan Road
Darnall
Sheffield
South Yorkshire
S9 4PF

PROPERTY REFERENCE
RB-C6TGQD

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 **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 **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

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 risk is identified as 'Moderate' on the basis that there is a reasonable standard of fire safety systems present that would ensure escape, ignition sources were being adequately controlled and escape routes were mostly clear of obstructions. Areas for improvement were identified during the survey and these have been raised within the report to bring the building to a high standard of fire safety and support the recommended 'simultaneous' evacuation policy. If all actions are completed this would bring the overall risk rating down, however, should the management of fire safety deteriorate or the preventative and protective measures not be maintained, the overall level of fire risk may significantly increase.

3 PREMISES SUMMARY

Premises Summary

Description
Converted 3 story house in to 3 individual flats, maintaine entrance leading to a single staircase giving access to 3 internal flat doors. Two locked cupboards, one on the ground floor and one on the second floor. Small front garden with on road parking, rear communal garden area. Electric meters located are in the external walls.

Use of Premises
Residential.

Construction
Secular 1940s building with what appears to be a red engineer brick construction frog-up with thin mortar lines, Dorma roofed flat, pitched timber tiled roof, concrete foundation floors, wooden internal upper floors, solid masonry internal walls. 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 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	Number of Occupants
3.	3 variable.

People Especially at Risk	Stairways
None observed at the time.	1.

Final Exits
1.

Evacuation Procedure
Client notified the assessor of a 'stay put' policy in place. It has been recommended elsewhere in the assessment that this is changed to a 'simultaneous' evacuation procedure.

Recent Fire History	Additional Facilities
None reported.	None.

Client Name	Responsible Person
Arches Housing.	Arches Housing.

Competent Person	Guidance Used
Nicola Maguire - Compliance Officer.	LACORS, Housing Fire Safety

4 FINDINGS

9

9 negative answers

Out of a total of 31

15

15 actions to complete

Identified in this assessment

26

26 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

Timescale	
D	1
C	4
B	10

Sources of Ignition

2 Negative Answers 2 Actions 5 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 29/03/2022.

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

The Yale lock on the entrance door was left on the latch, leaving access to the building for anyone. Ensure that the entrance is kept secured.

B

To prevent unwanted access and malicious ignition.

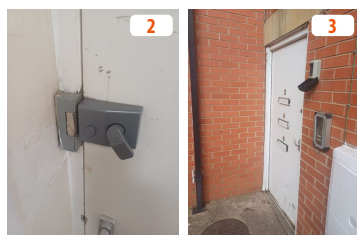
REFERENCE RB-N9UIRV DUE 28/07/2025

LOCATION Main entrance.

CATEGORY Building: Security

ACTION CONTINUES...

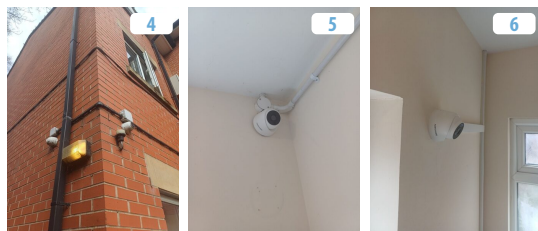
...ACTION CONTINUED



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



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



Are external waste bins stored in a suitable location?

NO

External waste bins are located against, or in very close proximity of, the building. These should be relocated to a safe distance and secured in place. Best practice is to locate external waste bins 6-10m away from the premises and secured from unauthorised access. There has also been some fly tipping in the vicinity of the bins. This should be removed and residents should be told that fly tipping in this area is unacceptable.

B

Provides opportunity for deliberate or accidental ignition of the waste material. Where this occurs, smoke and fire may enter the premises through openings in the building and, or, this may prevent occupants evacuating the building safely.

REFERENCE RB-75JVQN DUE 28/07/2025

LOCATION Rear garden.

CATEGORY Procedures: Housekeeping

ACTION CONTINUES...



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

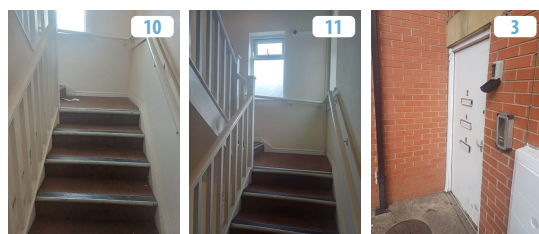
3 Negative Answers 6 Actions 7 Controls

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



Are suitable maintenance records available?

NO

Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266. Records for 3 monthly testing were provided and last dated 11/02/2025. Recommend monthly testing.

C

Records were either not made available, or within the recommended testing frequency and, or, identified faults or remedial actions being required.

REFERENCE RB-DZYNPJ DUE 28/10/2025

LOCATION Records held centrally.

CATEGORY Procedures: Log Books

No evidence was seen, at the time of the assessment, to confirm that the emergency lighting is subject to monthly or annual testing.

C

Arches Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with current recommended guidance from Approved Document B, BS 9999 and BS 5266-1, taking into account any revised additions.

To ensure that the emergency lighting system remains operational.

REFERENCE RB-W38HMY DUE 28/10/2025

CATEGORY Maintenance: Emergency Lighting

Are the travel distances reasonable?

YES

Travel distances conform with the recommendations given in the relevant approved guidance.

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.

CATEGORY Building: Other

Are all doors on escape routes easily opened?

NO

The final exit door has two methods of opening. Recommend the removal of the locks in place and a fit for purpose, single method of opening and securing the building be fitted.

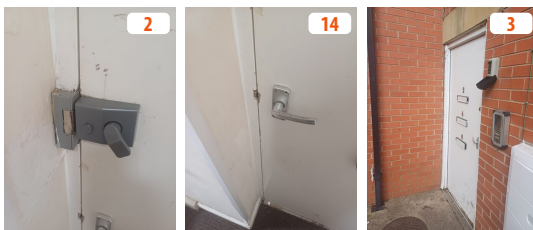
B

To ensure safe and immediate egress.

REFERENCE RB-PYZ328 DUE 28/07/2025

LOCATION Main entrance door.

CATEGORY Building: Doors



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

NO

The fire action notice in place is very undetailed. Recommend replacing the fire action notice with one that details the evacuation procedure in full.

B

To ensure that building occupants know what to do in the event of fire.

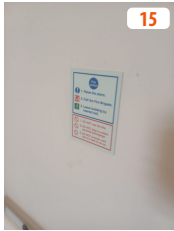
ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-NU8ZVS DUE 28/07/2025

LOCATION Common areas.

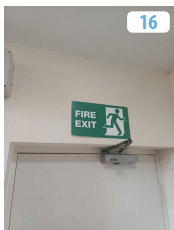
CATEGORY Building: Signage



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

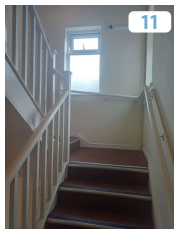
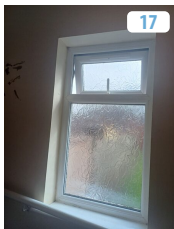


Is smoke ventilation provided?

YES

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

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?

NO

Storage of combustible items noted in the electrical cupboards.

Remove the combustible items and keep the cupboards locked shut.

To prevent fire loading in high risk areas.

REFERENCE RB-1JETZ7 DUE 28/07/2025

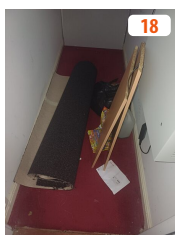
LOCATION Electric cupboard.

CATEGORY Procedures: Housekeeping

B

ACTION CONTINUES...

...ACTION CONTINUED



There is a build up of unwanted mail near the entrance to the building. The mail should be correctly disposed of and the residents should be told to correctly dispose of their unwanted mail in future.

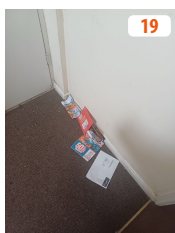
B

To prevent fire loading in the means of escape.

REFERENCE RB-XPUCYV DUE 28/07/2025

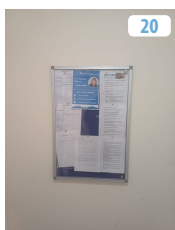
LOCATION Entrance.

CATEGORY Procedures: Housekeeping



Noticeboards are in use along the means of escape. However, these are limited, and the noticeboards are fitted with suitable covers. Suitable glazing reduces the exposure of combustible paperwork along the means of escape.

To prevent the surface spread of fire in the means of escape.



Fire Doors and Compartmentation

2 Negative Answers 5 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

The entrance to flat 2 has badly damaged smoke seals, that protrude out onto the face of the door. Replace the smoke seals.

B

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

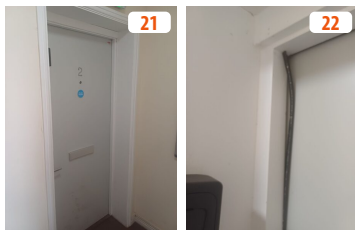
ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-ZUUSF4 DUE 28/07/2025

LOCATION Flat 2.

CATEGORY Building: Doors



No residents answered their front doors so they could not be checked. Responsible person to confirm that flat entrance doors are at least FGD30S standard, with fire rated hinges and overhead closers.

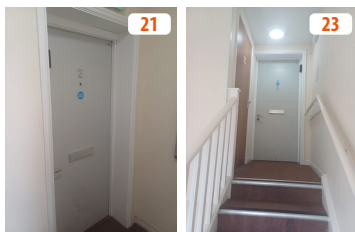
B

To protect the means of escape from fire and smoke.

REFERENCE RB-T1GFER DUE 28/07/2025

LOCATION Flat entrances.

CATEGORY Building: Doors



The electric cupboard door has high damage to the door face, edge and frame. The door should be repaired by a qualified contractor.

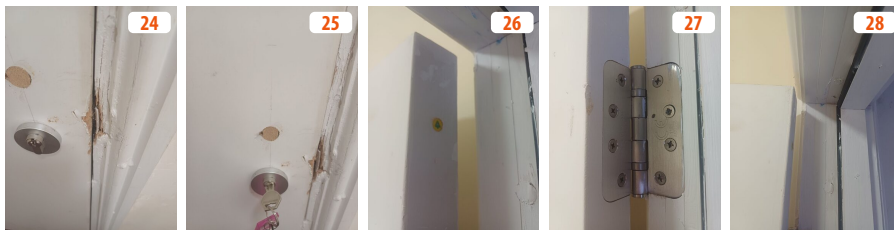
C

To protect the means of escape from fire and smoke.

REFERENCE RB-VXKPVR DUE 28/10/2025

LOCATION Electric cupboard.

CATEGORY Building: Doors



The uppermost flat has a store room situated in the stairwell with a notional door fitted. There are no ignition sources within the store room. Recommend upgrading the store room door to an FD30S fire door during future remediation works.

D

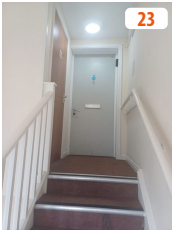
To protect the means of escape and prevent fire loading.

REFERENCE RB-L9T3YI DUE 28/04/2027

LOCATION Uppermost floor.

CATEGORY Building: Doors

ACTION CONTINUES...



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

YES

This is a converted street property and the construction of the building is unlikely to support significant compartmentation/firestopping works however, there are no obvious service breaches and the walls and ceilings appear to be of an acceptable condition.

To prevent the passage of fire and smoke.

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

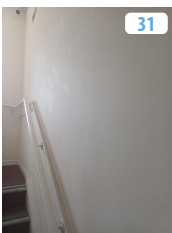


Are wall and ceiling linings appropriate to limit fire spread?

YES

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

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



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

NO

Externally accessed services have been enclosed within a wooden (damaged) service box, that may encourage external fire spread and allow fire and smoke to hinder the external escape route. The services should be enclosed by a fire rated unit.

To protect the exterior of the building and means of escape.

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-JMDPAD DUE 28/10/2025

LOCATION Exterior.

CATEGORY Maintenance: Other



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 1 Action

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

There is a fire alarm system currently installed within the common areas however, it is presumed that it is not used due to the current 'stay put' evacuation procedure in place. This property has been assessed as a pre-1991 conversion. Structural protection and compartmentation in these types of properties is generally lower than in purpose-built flats and consequently a working fire alarm system and a "simultaneous evacuation" is recommended for this property. In order to initiate an evacuation of the premises this would likely rely on a means of detecting fire and alerting occupants of fire within the building. In this instance all occupants should evacuate the premises to a place of total safety should the alarm sound. As such, in accordance with LACORS guidance for a converted property over two storeys, a Grade D 1 LD2 automatic fire detection system should be installed, in accordance with BS 5839:part 6. This should include a smoke detector and sounder within the communal area and heat detectors and sounders within the flat entrance hallways. In addition, a Grade D1 Category LD3 AFD system should be installed in each flat (not connected to the communal system) to protect the sleeping occupants. Any works should be undertaken by a competent contractor.

B

To alert residents to the presence of fire and support the recommended 'simultaneous' evacuation procedure.

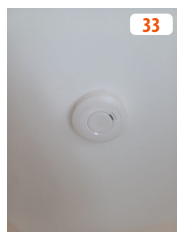
ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-RM6GHH DUE 28/07/2025

LOCATION Whole site.

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 provided in the block as this was not a requirement at the time of construction.
To suppress a fire.

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 18m and therefore, is not required to be fitted with wayfinding signage.

Management and Housekeeping

1 Negative Answer 1 Action 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

The client has informed the assessor of a 'stay put' policy in place. This is a converted street property and so the construction of the building is unlikely to support a 'stay put' evacuation policy. It is recommended that other actions in this assessment are carried out and the evacuation policy be changed to a 'simultaneous' evacuation procedure.

B

To ensure that residents can escape the building in a fire.

REFERENCE RB-ZAK724 DUE 28/07/2025

LOCATION Whole site.

CATEGORY Procedures: Policy

Are suitable records held relating to maintenance and management?

YES

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

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 is seen to be the 'responsible person' for the premises. The designated 'Safety Assistant' 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

No flats were accessed as no residents answered their front doors. Actions have been raised elsewhere within this assessment regarding this.

5 ACTION PLAN

External waste bins are located against, or in very close proximity of, the building. These should be relocated to a safe distance and secured in place. Best practice is to locate external waste bins 6-10m away from the premises and secured from unauthorised access. There has also been some fly tipping in the vicinity of the bins. This should be removed and residents should be told that fly tipping in this area is unacceptable.

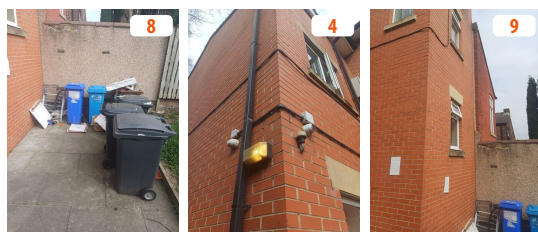
B

Provides opportunity for deliberate or accidental ignition of the waste material. Where this occurs, smoke and fire may enter the premises through openings in the building and, or, this may prevent occupants evacuating the building safely.

REFERENCE RB-75JVQN DUE 28/07/2025

LOCATION Rear garden.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

No residents answered their front doors so they could not be checked. Responsible person to confirm that flat entrance doors are at least FGD30S standard, with fire rated hinges and overhead closers.

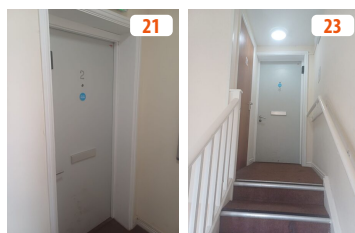
B

To protect the means of escape from fire and smoke.

REFERENCE RB-T1GFER DUE 28/07/2025

LOCATION Flat entrances.

CATEGORY Building: Doors



COMPLETED ON / BY

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

B

To prevent fire loading in high risk areas.

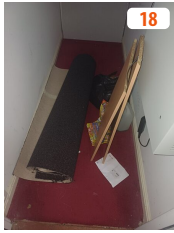
REFERENCE RB-1JETZ7 DUE 28/07/2025

LOCATION Electric cupboard.

CATEGORY Procedures: Housekeeping

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

The Yale lock on the entrance door was left on the latch, leaving access to the building for anyone.
Ensure that the entrance is kept secured.

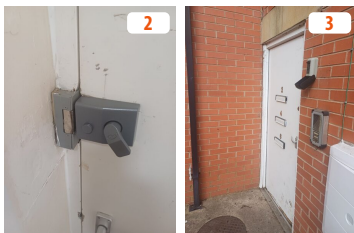
B

To prevent unwanted access and malicious ignition.

REFERENCE RB-N9UIRV DUE 28/07/2025

LOCATION Main entrance.

CATEGORY Building: Security



COMPLETED ON / BY

The client has informed the assessor of a 'stay put' policy in place. This is a converted street property and so the construction of the building is unlikely to support a 'stay put' evacuation policy. It is recommended that other actions in this assessment are carried out and the evacuation policy be changed to a 'simultaneous' evacuation procedure.

B

To ensure that residents can escape the building in a fire.

REFERENCE RB-ZAK724 DUE 28/07/2025

LOCATION Whole site.

CATEGORY Procedures: Policy

COMPLETED ON / BY

The entrance to flat 2 has badly damaged smoke seals, that protrude out onto the face of the door.
Replace the smoke seals.

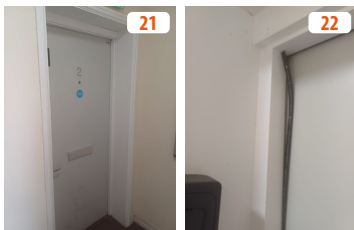
B

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

REFERENCE RB-ZUUSF4 DUE 28/07/2025

LOCATION Flat 2.

CATEGORY Building: Doors



COMPLETED ON / BY

The final exit door has two methods of opening. Recommend the removal of the locks in place and a fit for purpose, single method of opening and securing the building be fitted.

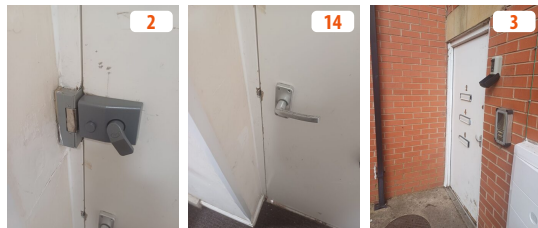
B

To ensure safe and immediate egress.

REFERENCE RB-PYZ328 DUE 28/07/2025

LOCATION Main entrance door.

CATEGORY Building: Doors



COMPLETED ON / BY

The fire action notice in place is very undetailed. Recommend replacing the fire action notice with one that details the evacuation procedure in full.

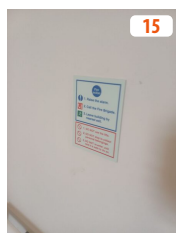
B

To ensure that building occupants know what to do in the event of fire.

REFERENCE RB-NU8ZVS DUE 28/07/2025

LOCATION Common areas.

CATEGORY Building: Signage



COMPLETED ON / BY

There is a build up of unwanted mail near the entrance to the building. The mail should be correctly disposed of and the residents should be told to correctly dispose of their unwanted mail in future.

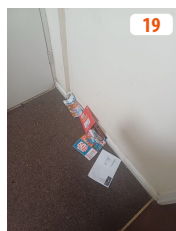
B

To prevent fire loading in the means of escape.

REFERENCE RB-XPUCYV DUE 28/07/2025

LOCATION Entrance.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

B

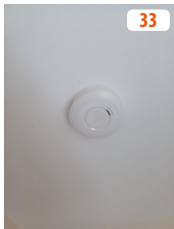
There is a fire alarm system currently installed within the common areas however, it is presumed that it is not used due to the current 'stay put' evacuation procedure in place. This property has been assessed as a pre-1991 conversion. Structural protection and compartmentation in these types of properties is generally lower than in purpose-built flats and consequently a working fire alarm system and a "simultaneous evacuation" is recommended for this property. In order to initiate an evacuation of the premises this would likely rely on a means of detecting fire and alerting occupants of fire within the building. In this instance all occupants should evacuate the premises to a place of total safety should the alarm sound. As such, in accordance with LACORS guidance for a converted property over two storeys, a Grade D 1 LD2 automatic fire detection system should be installed, in accordance with BS 5839:part 6. This should include a smoke detector and sounder within the communal area and heat detectors and sounders within the flat entrance hallways. In addition, a Grade D1 Category LD3 AFD system should be installed in each flat (not connected to the communal system) to protect the sleeping occupants. Any works should be undertaken by a competent contractor.

To alert residents to the presence of fire and support the recommended 'simultaneous' evacuation procedure.

REFERENCE RB-RM6GHH DUE 28/07/2025

LOCATION Whole site.

CATEGORY Maintenance: Fire Alarms



COMPLETED ON / BY

C

Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266. Records for 3 monthly testing were provided and last dated 11/02/2025. Recommend monthly testing.

Records were either not made available, or within the recommended testing frequency and, or, identified faults or remedial actions being required.

REFERENCE RB-DZYNPJ DUE 28/10/2025

LOCATION Records held centrally.

CATEGORY Procedures: Log Books

COMPLETED ON / BY

C

Externally accessed services have been enclosed within a wooden (damaged) service box, that may encourage external fire spread and allow fire and smoke to hinder the external escape route. The services should be enclosed by a fire rated unit.

To protect the exterior of the building and means of escape.

REFERENCE RB-JMDPAD DUE 28/10/2025

LOCATION Exterior.

CATEGORY Maintenance: Other



...ACTION CONTINUED

COMPLETED ON / BY

No evidence was seen, at the time of the assessment, to confirm that the emergency lighting is subject to monthly or annual testing.

C

Arches Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with current recommended guidance from Approved Document B, BS 9999 and BS 5266-1, taking into account any revised additions.

To ensure that the emergency lighting system remains operational.

REFERENCE RB-W38HMY DUE 28/10/2025

CATEGORY Maintenance: Emergency Lighting

COMPLETED ON / BY

The electric cupboard door has high damage to the door face, edge and frame. The door should be repaired by a qualified contractor.

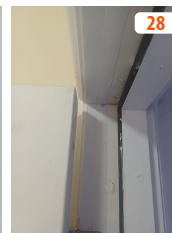
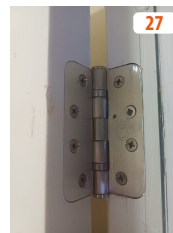
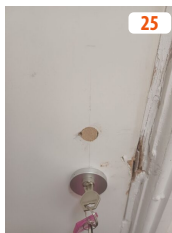
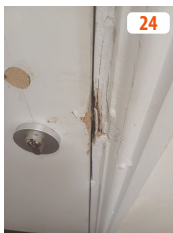
C

To protect the means of escape from fire and smoke.

REFERENCE RB-VXKPVR DUE 28/10/2025

LOCATION Electric cupboard.

CATEGORY Building: Doors



COMPLETED ON / BY

The uppermost flat has a store room situated in the stairwell with a notional door fitted. There are no ignition sources within the store room. Recommend upgrading the store room door to an FD30S fire door during future remediation works.

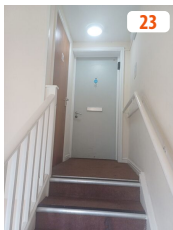
D

To protect the means of escape and prevent fire loading.

REFERENCE RB-L9T3YI DUE 28/04/2027

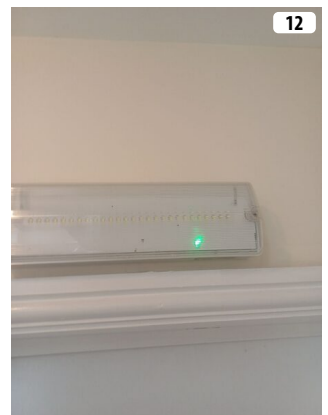
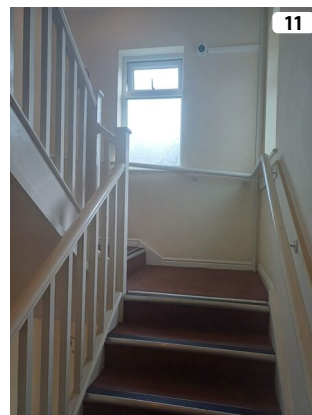
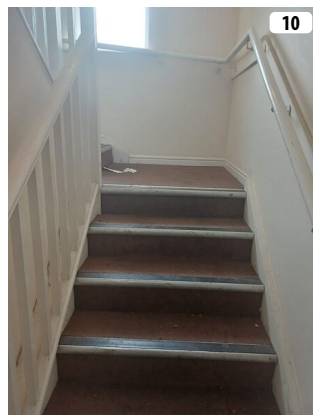
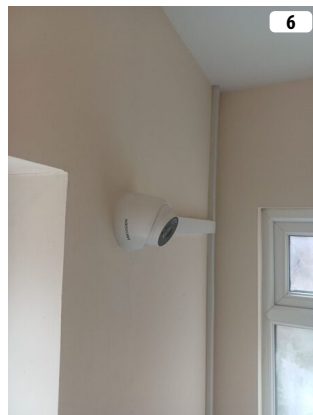
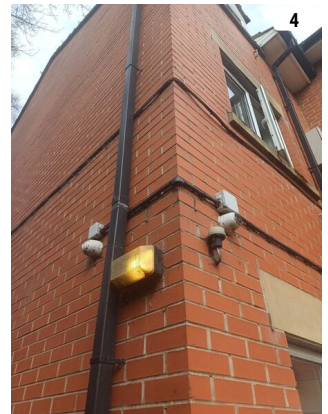
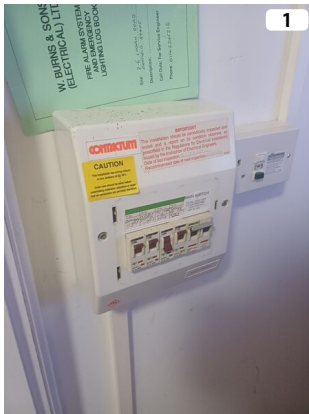
LOCATION Uppermost floor.

CATEGORY Building: Doors

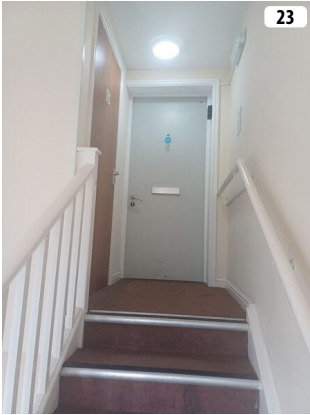
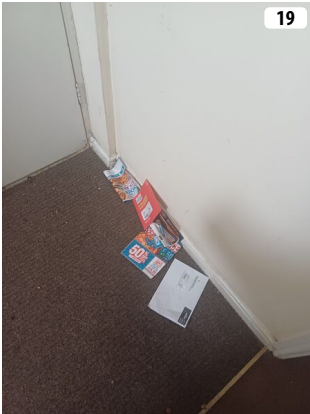


COMPLETED ON / BY

6 PHOTOS



Photos Continued...



Photos Continued...

