

# Fire Risk Assessment



## Logan Road, Block 2-6

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

**VALID BETWEEN** 10/04/2024 - 10/04/2025

**ASSESSED BY** Billy Khatib  
**ASSESSED ON** 10/04/2024

**PROPERTY REF.** RB-C6TGQD

**ASSESSMENT REF.** 392109

**VERSION** 2



**Oakleaf Surveying Ltd**

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

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# 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
<b>Slight Harm</b>	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		
<b>Moderate Harm</b>	Severity	Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built		
<b>Extreme Harm</b>	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		
<b>Low</b>	Likelihood	Very low likelihood of fire as a result of negligible potential sources of ignition.		
<b>Medium</b>	Likelihood	Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).		
<b>High</b>	Likelihood	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.		
<b>Trivial</b>	Rating	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.		
<b>Tolerable</b>	Rating	No major additional controls required. However, there might be a need for some improvements.		
<b>Moderate</b>	Rating	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.		
<b>Substantial</b>	Rating	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.		
<b>Intolerable</b>	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**  
392109

**Produced For the Responsible Person**  
Oakleaf Surveying Ltd

**Assessed On, By**  
10/04/2024, Billy Khatib

**Specification Conforms To**  
Our own internal quality system.

**Fire QC On, By**  
23/05/2024, Andy Whiting AIFSM, CFRAR Tier 2

**Assessment Scope**  
Assessment applies only to the building specified.

**Start Date — Recommended Review Date**  
10/04/2024 — 10/04/2025

**Findings**  
3 Actions / 32 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 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 979850 — [www.theoakleafgroup.co.uk](http://www.theoakleafgroup.co.uk)



### Third Party Certification Body

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



# Assessor Remarks

The premises has been assigned a 'Tolerable' risk rating based on the actions and controls that have been identified and described in this report. However, note the overall risk rating could be reduced if all the recommended actions are completed.

# Premises Summary

## Premises Summary

**Description**

Converted 3 story house in to 3 individual flats, maintained secure 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 single private dwelling flats, tenant with supported living.

**Construction**

Secular 1940s building with what appears to be a red engineer brick construction frog-up with thin mortar lines, Dormer 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**

3.

**Number of Occupants**

3 variable.

**People Especially at Risk**

None observed at the time.

**Stairways**

1.

**Final Exits**

1.

**Evacuation Procedure**

Simultaneous Evacuation.

**Recent Fire History**

None reported.

**Additional Facilities**

None.

**Responsible Person**

Arches Housing.

**Competent Person**

Compliance Officer.

**Guidance Used**

LACORS, Housing Fire Safety

# Findings

- 2** 2 negative answers  
Out of a total of 33
- 3** 3 actions to complete  
Identified in this assessment
- 32** 32 controls describe existing measures  
1 was identified in a previous assessment and reviewed in this assessment

## Summary of Actions

Timescale	
B	2
A	1

## Sources of Ignition

1 Negative Answer  
1 Action 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 ignition sources, such as fixed wiring & PAT, being adequately maintained and tested?

No

Labels on the main fuse box indicated that the latest inspection was carried out in 03/22 however the Electrical Installations Condition Report (EICR) was not available to view. Obtain a copy of the EICR and ensure that it has been marked as "Satisfactory". If it is not marked as "Satisfactory" ensure that the recommended remedial works are completed by a competent person at the earliest opportunity.  
To ensure electrical equipment is maintained in a safe condition and to identify faults before they lead to injury and or outbreak of fire.

B

Reference RB-P9WJA8 Due 23/08/2024  
Category Maintenance: Electrical

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

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 in the common areas.  
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...

### ...Control Continued



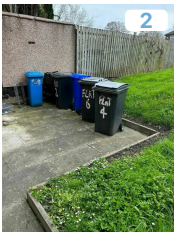
Are external waste bins stored in a suitable location?

Yes

External waste bins are stored away from the premises.

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** Procedures: Housekeeping



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

10 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

Single stairway means of escape is acceptable.

**Category** Building: Other

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

Yes

Emergency lighting is provided throughout the means of escape.

Control Continues...

### ...Control Continued



Are suitable maintenance records available?

Yes

The emergency lighting system is tested monthly by staff and serviced annually by WM Burns & Sons who are the 3rd party accredited contractors for all sites. The last service date is: 02/24 and deemed satisfactory with no remedial works reported.

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

**Category** Maintenance: Emergency Lighting

Are the travel distances reasonable?

Yes

Travel distances are within acceptable limits.

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?

Yes

A Fire Action Notice, detailing the evacuation procedure, is in place in the common areas.

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

**Category** Building: Signage



Are the directional signs correct?

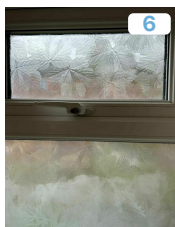
Yes

No way 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.  
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.

**Category** Procedures: Policy

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

Yes

The means of escape are readily available.  
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.

**Category** Procedures: Housekeeping

## Fire Doors and Compartmentation

5 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?

Yes

Flat entrance doors are FD30s fire doorsets, incorporating intumescent strips, cold smoke seals and self closing devices.

Control Continues...

### ...Control Continued



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.

**Category** Building: Compartmentation

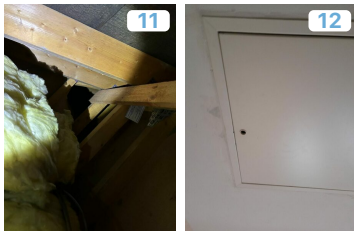
Are roof voids adequately compartmented?

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 and ceilings are plastered with painted surfaces in good repair. These surface linings are considered to be to the Class 0 / B-s3,d2 standards and suitable for the use of the building.

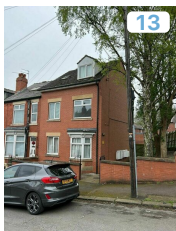
Does the exterior of the building adequately resist the spread of fire?

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  
1 Action 1 Control

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

No fire alarm system currently installed within the premises. 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 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 5839-6:2019. 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 aid in providing adequate early warning to occupants.

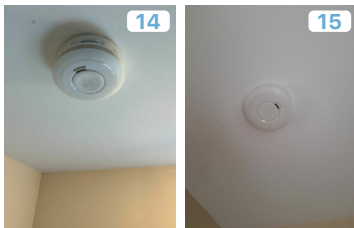
**Reference** RB-8E9X2B **Due** 23/08/2024

**Location** Communal area.

**Category** Maintenance: Fire Alarms

B

It was confirmed that domestic smoke detection is provided within the flats.



# 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.

Is a firefighting shaft provided?

Not required

A firefighting shaft is not currently required for a building under 18 metres in height.

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.

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.

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

No

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

## Management and Housekeeping

6 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?

Yes

A stay put policy is in place, and this is supported by adequate compartmentation. The flat of fire origin should evacuate and request Fire Brigade attendance; all other flats should stay in place.

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

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.

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

No

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

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

Yes

The risk assessor accessed all areas of the property.

## Additional Services

Additional Services

No

## Other Actions and Controls

1 Action

Findings in this section have not been linked to a section or question.

Ensure the relevant information is provided to tenants as per the duties of the responsible person under the Fire Safety (England) Regulations 2022.

No evidence has been provided to suggest that as per the duties of the responsible person under the Fire Safety (England) Regulations 2022 the following information has been provided to residents.

You must display fire safety instructions in a conspicuous part of the building. The instructions must be in a comprehensible form that residents can reasonably be expected to understand.

The instructions must cover the following matters:

- The evacuation strategy for the building (e.g. stay put or simultaneous evacuation).
- Instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc).

- Any other instruction that tells residents what they must do when a fire has occurred.

These instructions must also be provided directly to new residents as soon as reasonably practicable after they move into their accommodation, it should also be the case if there are any material changes to the instructions (e.g. as a result of alterations to the building). In addition, these instructions should be reissued to all existing residents at periods not exceeding 12 months.

You must also provide relevant information about fire doors, particularly residents flat entrance doors, as these play an important part in containing any fire within the flat in which it starts. In particular, you

must provide information to all residents to the effect that:

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

Again, the information about fire doors must be provided to residents as soon as reasonably practicable after they move into their flat and at periods not exceeding 12 months thereafter.

**Reference** RB-ERUHBM **Due** 23/06/2024

**Location** Throughout premises

**Category** Procedures: Housekeeping

A

# Action Plan

Ensure the relevant information is provided to tenants as per the duties of the responsible person under the Fire Safety (England) Regulations 2022.

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- Any other instruction that tells residents what they must do when a fire has occurred. These instructions must also be provided directly to new residents as soon as reasonably practicable after they move into their accommodation, it should also be the case if there are any material changes to the instructions (e.g. as a result of alterations to the building). In addition, these instructions should be reissued to all existing residents at periods not exceeding 12 months.

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**Reference** RB-ERUHBM **Due** 23/06/2024

**Location** Throughout premises

**Category** Procedures: Housekeeping

Completed On / By

A

Labels on the main fuse box indicated that the latest inspection was carried out in 03/22 however the Electrical Installations Condition Report (EICR) was not available to view. Obtain a copy of the EICR and ensure that it has been marked as "Satisfactory". If it is not marked as "Satisfactory" ensure that the recommended remedial works are completed by a competent person at the earliest opportunity.

To ensure electrical equipment is maintained in a safe condition and to identify faults before they lead to injury and or outbreak of fire.

**Reference** RB-P9WJA8 **Due** 23/08/2024

**Category** Maintenance: Electrical

Completed On / By

B

No fire alarm system currently installed within the premises. 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 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 5839-6:2019. 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 aid in providing adequate early warning to occupants.

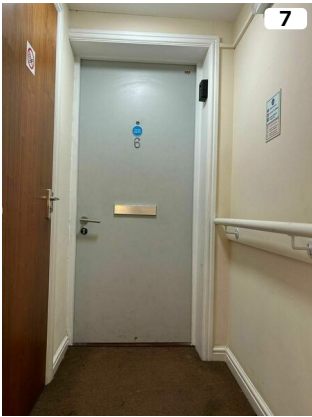
**Reference** RB-8E9X2B **Due** 23/08/2024

**Location** Communal area.

**Category** Maintenance: Fire Alarms

Completed On / By

# Photos





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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