

FIRE RISK ASSESSMENT



Highfield Lane (Block 190-200)

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

ASSESSED BY
ASSESSED ON

Matt Whatley FSIDip DipFD MIFSM
01/04/2025

FIRE QC BY

Christopher Cotterill BSc (Hons)
MIFSM TechIOSH NAFRAR Tier 3
28/04/2025

FIRE QC ON

PROPERTY REF.

RB-FMXGS1

ASSESSMENT REF.

438760

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
438760

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
01/04/2025, Matt Whatley FSIDip DipFD MIFSM

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
28/04/2025, Christopher Cotterill BSc (Hons) MIFSM TechIOSH
NAFRAR Tier 3

ASSESSMENT SCOPE
Type 1 Fire Risk Assessment

RECOMMENDED REVIEW DATE
01/04/2026

FINDINGS
8 Actions / 32 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 979850 — 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.

3 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

12 based on two per flat.

People Especially at Risk

None reported.

Stairways

1.

Final Exits

2.

Evacuation Procedure

There is a 'Stay Put' Policy in place for the flats, with a 'Simultaneous Evacuation' for the communal areas.

Recent Fire History

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

Additional Facilities

None.

Client Name

Arches Housing.

Responsible Person

Arches Housing.

Competent Person

Nicola Maguire.

Guidance Used

Fire Safety in Purpose-Built Blocks of Flats

4 FINDINGS

5

5 negative answers

Out of a total of 31

8

8 actions to complete

Identified in this assessment

32

32 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

Timescale	
C	2
B	6

Sources of Ignition

1 Negative Answer 1 Action 4 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 27/02/2024

To ensure electrical equipment is safe to be used.

CATEGORY Maintenance: Electrical



Does basic security against arson by outsiders appear reasonable?

NO

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

B

To reduce the potential opportunity for arson

REFERENCE RB-KD19TA DUE 28/07/2025

LOCATION To the side of the property.

CATEGORY Building: Other



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

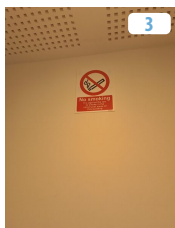
YES

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



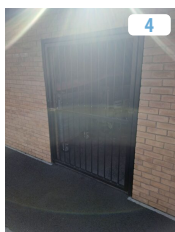
Are external waste bins stored in a suitable location?

YES

External waste bins are stored away from the premises, in a secured area.

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

2 Negative Answers 2 Actions 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

The open-plan single staircase means of escape is considered satisfactory for the building's current use and occupancy levels. There are two final exits located on the ground floor—one to the front and one to the rear of the building. Both exits are deemed appropriate in terms of width and quantity to support the safe evacuation of the building's occupants. To ensure that occupants have a suitable and satisfactory means of escape taking into account the use and occupancy of the building.

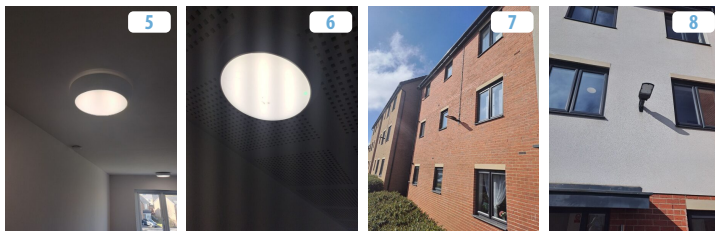
Is there suitable emergency lighting provided to illuminate the means of escape?

YES

Emergency lighting is provided throughout the means of escape internally and externally.

It should be noted that the emergency lighting luminosity levels have not been checked to determine if suitable levels of lighting are provided, and this was just a visual check and not a full audit of the emergency lighting system.

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



Are suitable maintenance records available?

YES

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

To comply with BS5266



Are the travel distances reasonable?

YES

The flats exit immediately onto the stairway lobby areas or onto the ground floor lobby area where a suitable means of escape leading to a final exit doors. The travel distances are within acceptable limits for a building of this height and design.

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.

CONTROL CONTINUES...



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

NO

It was noted during the assessment that the fire action notice instructs occupants, in the event of a fire, to activate the manual call points. As there are no manual call points located within the communal areas, the fire action notices should be replaced for appropriate signage.

C

To ensure individuals know what to do in the event of a fire.

REFERENCE RB-BBV2ER DUE 28/10/2025

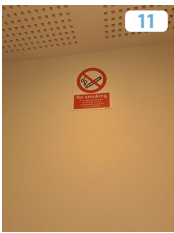
LOCATION Communal areas

CATEGORY Building: Signage

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

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

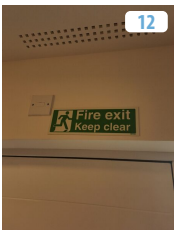
CATEGORY Building: Signage



The provision of 'Fire Exit' signage is sufficient to aid personnel to a place of relative safety, leading to ultimate safety and fresh air.

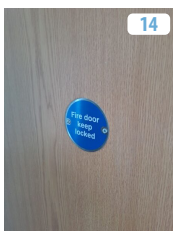
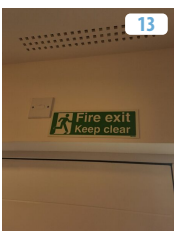
To indicate to occupants that are unfamiliar to the property the final exit from the building to a place of relative safety

CATEGORY Building: Signage



'Fire Door Keep Locked and Keep Clear' signs were suitably noted on doors throughout the premises.

To remind all occupants that the fire doors must be kept closed where applicable, all doors on hold open devices must be kept clear to ensure the doors can fully close protecting the means of escape.



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

At the time of the assessment, there were fire loading materials found throughout the building, have these items removed and reiterate to residents that the communal areas are to be kept clear.

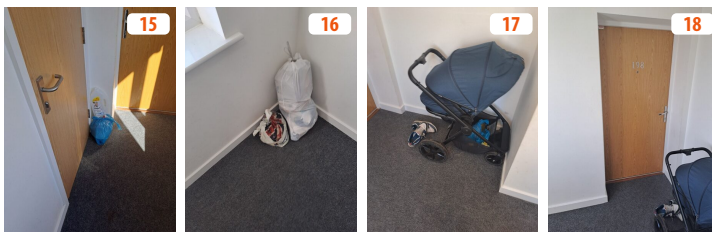
B

High fire loading in blocks of flats poses serious risks to life, property, and fire safety compliance. It can accelerate fire development, compromise safe evacuation, obstruct firefighters, and significantly increase the danger for residents and emergency staff.

REFERENCE RB-WIRW33 DUE 28/07/2025

LOCATION Communal areas.

CATEGORY Procedures: Housekeeping



Fire Doors and Compartmentation

1 Negative Answer 4 Actions 6 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

At the time of the assessment, the electrical cupboard door was found to be unlocked. It was noted that the door is not currently fitted with a locking mechanism. Have a lock fitted to the door.

B

All electrical cupboards should be kept locked to avoid tampering, and additional arson risk.

REFERENCE RB-I8FFMN DUE 28/07/2025

LOCATION Electrical cupboard

CATEGORY Building: Doors

ACTION CONTINUES...

...ACTION CONTINUED



At the time of the assessment, the tenant's door was inspected, and minor damage was observed on the door frame. Additionally, the door handle was found to be loose and may become problematic over time if not addressed. Have the identified issues rectified to ensure the door is suitable and sufficient.

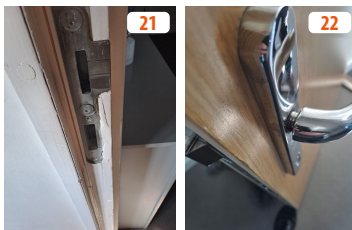
B

To ensure compartmentation is suitable and that the door can be used for egress in the event of a fire.

REFERENCE RB-NHPEQX DUE 28/07/2025

LOCATION Flat 200

CATEGORY Building: Doors



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



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

NO

It could not be confirmed that there is adequate compartmentation within the ceiling on each floor as access was not possible. Ensure all areas have been compartmented above the acoustic ceilings.

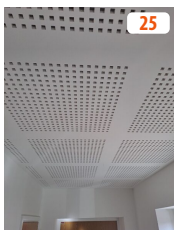
B

To ensure adequate compartmentation is in place.

REFERENCE RB-QE1WGV DUE 28/07/2025

LOCATION Ceilings.

CATEGORY Building: Compartmentation



Minor damage penetrations / fire stopping breaches noted into the riser cupboards. Seal breaches with suitable fire resistant materials, ensure this is carried out by a competent contractor.

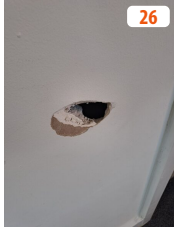
B

To prevent smoke and fire entering the building and ensure the means of escape route is available.

REFERENCE RB-HG9GAZ DUE 28/07/2025

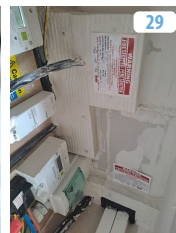
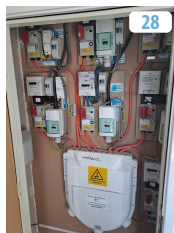
LOCATION Into service risers.

CATEGORY Building: Compartmentation



Adequate compartmentation within electric cupboards.

To ensure compartmentation is adequate.



Adequate compartmentation within riser cupboard.

To ensure compartmentation is adequate.



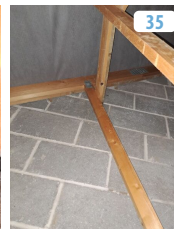
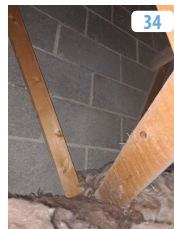
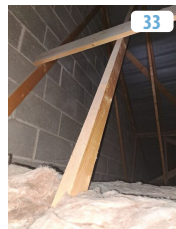
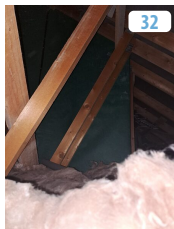
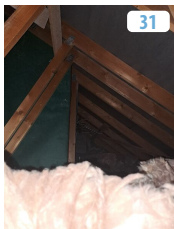
Are roof voids adequately compartmented?

YES

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

To reduce the risk of fire and smoke spread.

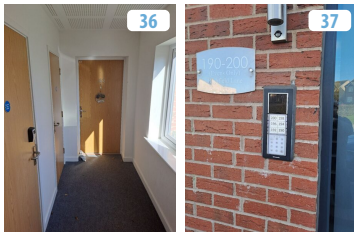
CATEGORY Building: Compartmentation



Are wall and ceiling linings appropriate to limit fire spread?

YES

Walls are concrete construction with painted surfaces and the ceilings are plastered with painted surfaces in good repair.



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

YES

The exterior of the building is of predominantly brick construction and would not promote external flame spread. There is minimal external cladding, fixed only to the outside of the first and second floor stairwells. 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

Due to previous actions having been raised it is known that issues have occurred in the past. The responsible person is required to confirm that suitable fire detection is present within the flats, as access could not be gained during the assessment due to no residents answering the door.

To ensure individuals can be alerted to a fire.

REFERENCE RB-S1VWXJ DUE 28/10/2025

LOCATION Flats.

CATEGORY Maintenance: Fire Alarms

No fire alarm system is provided or required for the common parts of this purpose-built property with a Stay Put evacuation policy.

Firefighting Arrangements

5 Controls

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

Is a sprinkler system provided?

NOT REQUIRED

A sprinkler system is not currently required for a building under 11 metres in height.
Currently, Approved Document B (ADB) only requires sprinkler systems for domestic buildings above 11m.

Is a firefighting shaft provided?

NOT REQUIRED

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

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

NOT REQUIRED

Fire extinguishers are not required for this type of property taking into consideration the use and occupancy of the building.

Is adequate fire brigade access available to the building?

YES

Suitable Fire Brigade access is available to the front of the property, from the street.
To support the Fire Service when attending the property to position fire appliances as close to the building as reasonably practical.

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

N/A

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

Management and Housekeeping

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 (Subject to recommendations made elsewhere in this report). 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.
To ensure systems are available for use and correctly maintained.

Are staff located at the premises?

NO

No staff are based on the site.

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

YES

The designated 'safety assistant' for the premises is Nichola McGuire, and they were consulted in order to complete this fire risk assessment.

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?

YES

The risk assessor accessed all areas of the property.

5 ACTION PLAN

At the time of the assessment, the electrical cupboard door was found to be unlocked. It was noted that the door is not currently fitted with a locking mechanism. Have a lock fitted to the door.

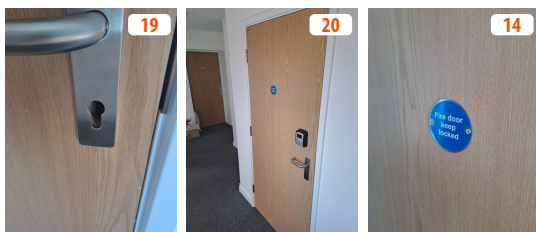
B

All electrical cupboards should be kept locked to avoid tampering, and additional arson risk.

REFERENCE RB-I8FFMN DUE 28/07/2025

LOCATION Electrical cupboard

CATEGORY Building: Doors



COMPLETED ON / BY

At the time of the assessment, the tenant's door was inspected, and minor damage was observed on the door frame. Additionally, the door handle was found to be loose and may become problematic over time if not addressed. Have the identified issues rectified to ensure the door is suitable and sufficient.

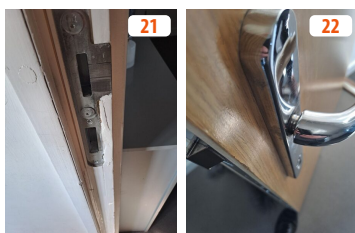
B

To ensure compartmentation is suitable and that the door can be used for egress in the event of a fire.

REFERENCE RB-NHPEQX DUE 28/07/2025

LOCATION Flat 200

CATEGORY Building: Doors



COMPLETED ON / BY

At the time of the assessment, there were fire loading materials found throughout the building, have these items removed and reiterate to residents that the communal areas are to be kept clear.

B

High fire loading in blocks of flats poses serious risks to life, property, and fire safety compliance. It can accelerate fire development, compromise safe evacuation, obstruct firefighters, and significantly increase the danger for residents and emergency staff.

REFERENCE RB-WIRW33 DUE 28/07/2025

LOCATION Communal areas.

CATEGORY Procedures: Housekeeping

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

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

B

To reduce the potential opportunity for arson

REFERENCE RB-KD19TA DUE 28/07/2025

LOCATION To the side of the property.

CATEGORY Building: Other



COMPLETED ON / BY

It could not be confirmed that there is adequate compartmentation within the ceiling on each floor as access was not possible. Ensure all areas have been compartmented above the acoustic ceilings.

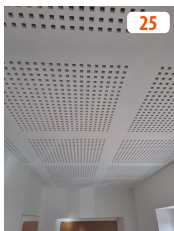
B

To ensure adequate compartmentation is in place.

REFERENCE RB-QE1WGV DUE 28/07/2025

LOCATION Ceilings.

CATEGORY Building: Compartmentation



COMPLETED ON / BY

Minor damage penetrations / fire stopping breaches noted into the riser cupboards. Seal breaches with suitable fire resistant materials, ensure this is carried out by a competent contractor.

B

To prevent smoke and fire entering the building and ensure the means of escape route is available.

REFERENCE RB-HG9GAZ DUE 28/07/2025

LOCATION Into service risers.

CATEGORY Building: Compartmentation

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

Due to previous actions having been raised it is known that issues have occurred in the past. The responsible person is required to confirm that suitable fire detection is present within the flats, as access could not be gained during the assessment due to no residents answering the door.

C

To ensure individuals can be alerted to a fire.

REFERENCE RB-S1VWXJ DUE 28/10/2025

LOCATION Flats.

CATEGORY Maintenance: Fire Alarms

COMPLETED ON / BY

It was noted during the assessment that the fire action notice instructs occupants, in the event of a fire, to activate the manual call points. As there are no manual call points located within the communal areas, the fire action notices should be replaced for appropriate signage.

C

To ensure individuals know what to do in the event of a fire.

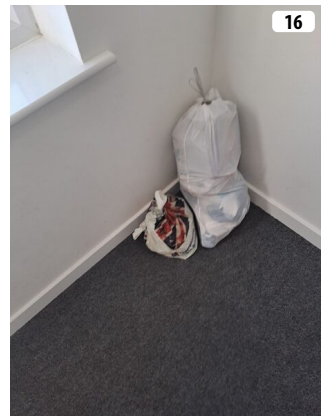
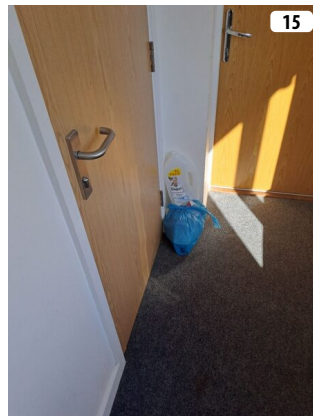
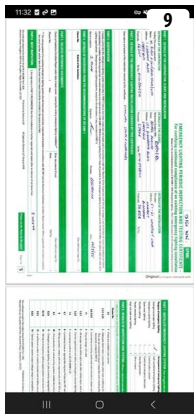
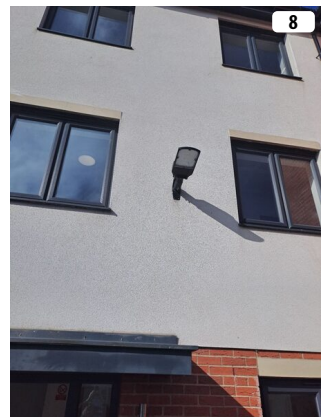
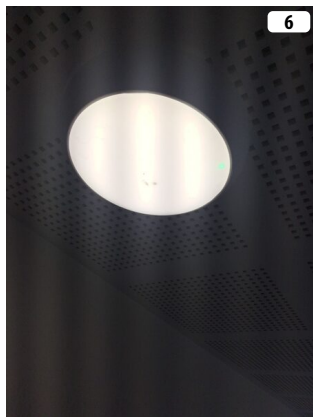
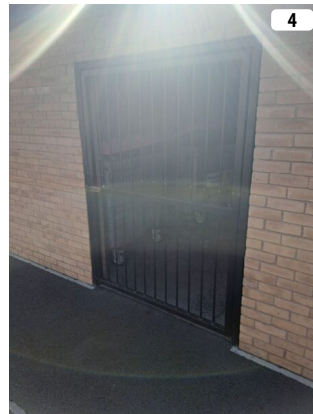
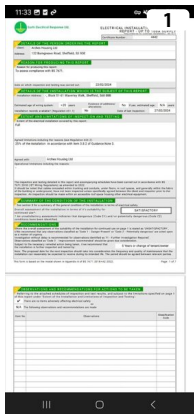
REFERENCE RB-BBV2ER DUE 28/10/2025

LOCATION Communal areas

CATEGORY Building: Signage

COMPLETED ON / BY

6 PHOTOS



Photos Continued...



17



18



19



20



21



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24



25



26



27



28



29



30



31

Photos Continued...

