

FIRE RISK ASSESSMENT



Richmond Street (8-18)

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

VALID BETWEEN 28/02/2022 - 28/02/2023

ASSESSED BY Jeff Smith
ASSESSED ON 28/02/2022

APPROVED BY Jeff Smith
APPROVED ON 04/03/2022

ASSESSMENT REF. RB-C1G6MP

VERSION 1

1 INTRODUCTION

OVERVIEW

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement. This assessment comes complete with a Certificate of Conformity to the BAFE SP205 Life Safety Fire Risk Assessment scheme.

ENFORCEMENT

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

ASSESSMENT REVIEW

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

MANAGING FIRE SAFETY

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

SIGNIFICANT FINDINGS

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

What is a Fire Risk Assessment?

A fire risk assessment is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

Who is the Responsible Person?

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

1.1 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.

1.2 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 (BAFE) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE
RB-C1G6MP

PRODUCED FOR THE RESPONSIBLE PERSON
Oakleaf

ASSESSED BY, ON
Jeff Smith, 28/02/2022

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

APPROVED / VALIDATED BY, ON
Emma Hood, 04/03/2022

ASSESSMENT SCOPE
Assessment applies only to the building specified.

START DATE — RECOMMENDED REVIEW DATE
28/02/2022 — 28/02/2023

SIGNIFICANT FINDINGS
5 Actions
28 Controls

Assessed Property

PROPERTY NAME
Richmond Street (8-18)

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

PROPERTY REFERENCE
RB-MYVLWX

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

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

SEVERITY **SLIGHT HARM**

Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.

RISK **TOLERABLE**

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

ASSESSING / ACCREDITED ORGANISATION

Oakleaf
McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD
01604 643100 — www.theoakleafgroup.co.uk



THIRD PARTY CERTIFICATION BODY

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

2.2 Assessor Remarks

The risk is identified as 'Tolerable' on the basis that there is a good standard of fire safety systems present that would ensure escape. Ignition sources were being adequately controlled and escape routes were generally clear of obstructions and to a good standard. A number of 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. If all actions are completed, this would reduce the overall risk rating further, 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 PROPERTY

3.1 Address

PROPERTY NAME

Richmond Street (8-18)

PROPERTY REFERENCE

RB-MYVLWX

OCCUPANT TYPES

Residents, Visitors

ADDRESS

8-18 Richmond Street

Burngreave

Sheffield

South Yorkshire

S3 9EA

3.2 Premises Summary

Premises Summary

Description

Detached purpose built modern residential flats, contains 6 self-contained supported living flats. There are no communal areas in the property. The site is managed by DuPaul.

Type 3 Fire Risk Assessment.

Common parts and flats (non-destructive). A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment. This risk assessment considers the arrangements for means of escape, fire detection and compartmentation of flats where access is gained (i.e. smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered. A fire door survey completed in January 2022 identifies specific remedial action. Measures to prevent fire are not considered unless the measures are within the control of the landlord (e.g. in the case of maintenance of the electrical and heating installations).

Use of Premises

Residential. Individuals with supported living.

Construction

Brick building, concrete and wooden floors, brick and plaster internal walls, pitched tiled roof.

Number of Floors

2

Number of Occupants

6 variable

People Especially at Risk

Individuals can be provided with PEEPs if deemed necessary

Stairways

1

Final Exits

1

Evacuation Procedure

Simultaneous Evacuation

Recent Fire History

None reported

Additional Facilities

Small private car park

Responsible Person

Arches Housing

Competent Person

Nicola Maguire

Guidance Used

Fire Safety in Specialised Housing

3.3 Flat Door Audits

Flats 14 and 18

SINGLE

30

SPECIFICATION

3 HINGES PRESENT Pass

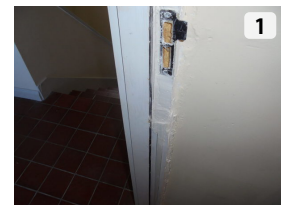
LEAF GAPS 3-4MM Fail

SELF CLOSER PRESENT Pass

INTUMESCENT SEALS PRESENT Pass

COLD SMOKE SEALS PRESENT Pass

SUITABLE GLAZING IN VISION PANEL No Vision Panel



COMMENTS

The architrave on the internal side of the doors and gaps were excessive for flat 18 where door filler had been used, Flat 14 was sticking on the carpet preventing self closure.



4 SIGNIFICANT FINDINGS

This assessment identifies 5 actions and 28 controls.

5 ACTIONS	INCOMPLETE	28 CONTROLS	ONGOING
A	1	ALL	28
B	1		
C	3		

Sources of Ignition

The assessor has reviewed the potential sources of ignition in and around the premises. This includes electrical ignition sources, smoking, arson and lightning protection.

? Are electrical ignition sources, such as fixed wiring & PAT, being adequately maintained and tested? **YES**

The mains electrical system has been tested in accordance with BS 7671, last test date listed as January 2022 on labels within the premises and data base system.

WHY Statutory test
LOCATION Throughout premises.



? 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.

WHY To reduce the likelihood of deliberate ignition inside, or within close proximity to openings in the building.
LOCATION both internal & external



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

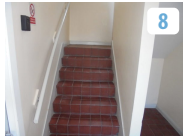
Smoking is prohibited within the premises.
Signage has been installed to inform occupants and visitors to the premises that smoking is not permitted.

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

WHY Smoke-free legislation was introduced in England in 2007, banning smoking in nearly all enclosed workplaces and public spaces.

The enforcement is for public health but also mitigates and reduces the risk of accidental ignition and fires within all buildings.

LOCATION Premises



? Are external waste bins stored in a suitable location? **YES**

External waste bins are stored to the front of the property.

WHY This reduces the likelihood of arson attacks, limits potential fire growth and reduces the likelihood of external fires entering the building through its openings.

LOCATION Boundary wall of premises.



? Is lightning protection fitted to the building? **NO**

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

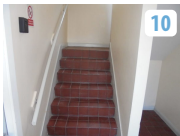
Means of Escape

The proper provision of means of escape is an essential part of fire safety measures in any and all premises. We have reviewed whether adequate escape routes are provided, whether they can be easily used and navigated, and whether the provision of emergency lighting, or other means of lighting, are sufficient. Statements in the report regarding escape lighting are based on visual inspection only. The mains services were live at the time of inspection. No test of luminance levels was carried out.

? Are the means of escape adequate? **YES**

Single stairway means of escape is acceptable.

LOCATION The premises



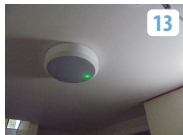
? Is there suitable emergency lighting provided to illuminate the means of escape? **YES**

Emergency lighting is provided throughout the means of escape internally 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. This was just a visual check and not a full audit of the emergency lighting system.

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

LOCATION Premises



? Does the emergency lighting appear to be in good condition/working order, and are maintenance records available? **YES**

● A visual inspection was undertaken and no test of the illuminance levels or verification of full compliance with the relevant British Standard has been carried out. Records made available, were within the recommended testing frequency and did not identify any faults or remedial actions being required. Records are retained on the clients database systems Pentana and ActiveH available for review at their head office.

LOCATION Premises

❓ Are the travel distances reasonable?

YES

● Travel distances are within acceptable limits in this single protected stair premises with simultaneous evacuation.

WHY 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.

LOCATION The premises



❓ Are all doors on escape routes easily opened?

YES

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

WHY To enable easy and immediate egress.

LOCATION Premises

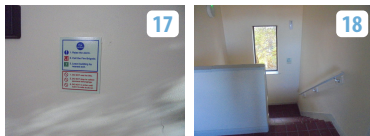
❓ Is adequate fire exit and other fire safety related signage provided?

YES

● A fire action notice, detailing the evacuation procedure, is in place in the common areas.

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

LOCATION Staircase landings.



❓ Are the directional signs correct?

N/A

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

LOCATION The premises

❓ Is smoke ventilation provided?

YES

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

WHY The primary objective of ventilation is to protect the staircase and protect the common circulation areas.

LOCATION Staircase landing.



❓ Is the smoke ventilation system being regularly serviced?

NOT APPLICABLE

❓ 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. Access should be limited to staff and approved persons.

LOCATION external electric room

A

REFERENCE RB-6FRM2C

DUE 04/04/2022

CATEGORY Procedures:
Housekeeping



- The secure covers to the external gas meter boxes were damaged, requiring remedial action to secure these boxes.

LOCATION Boundary wall of premises.



C
 REFERENCE RB-BLZJQ9
 DUE 04/09/2022
 CATEGORY Building: Doors

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

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

LOCATION Throughout premises.



Firefighting Arrangements

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

- ? Is a sprinkler system provided? **NOT REQUIRED**
- ? Is a firefighting shaft provided? **NOT REQUIRED**
- ? Where required are the correct fire extinguishers provided, and are they suitably positioned? **NOT REQUIRED**

- Fire extinguishers are not provided or required in the common areas.

LOCATION Throughout premises.

- ? Is adequate fire brigade access available to the building? **YES**

- Suitable fire brigade access is available to the front of the building.

WHY To ensure that the fire service can locate their fire appliances as close to the building as possible to enable resources required for fighting a fire are readily accessed without delay.



Fire Doors and Compartmentation

The provision of passive fire protection, in the form of fire resisting walls, ceilings and doors play an important part in the fire safety provisions in the building. The extent to which they are required has been assessed, and we have reviewed the provision of fire resisting doors, fire resisting walls, and the separation of roof voids, where possible. Statements regarding the fire resistance of the structure have been based on typical expected resistances of materials and construction. They comprise a visual inspection of the readily accessible areas only.

Are flat entrance doors and doors to the common parts of a suitable fire resisting standard?

NO

- A fire door survey has been undertaken with a full report dated 27th January 2022, the findings within this report will be addressed as part of ongoing remedial maintenance work.

WHY Access was gained to flats 14 & 18 during this survey, where faults requiring remedial action were noted. These are to be addressed as part of the remedial maintenance work. Sticking door on new carpet, missing architrave, door frame infilled with wood filler with gap in excess of 4mm.

LOCATION Throughout the premises



C

REFERENCE RB-Y68VD6
DUE 04/09/2022
CATEGORY Building: Doors
QUANTITY 2

- The boiler room door on the first floor has a vent hole cut into the fire door, rendering it fire resistance invalid.

WHY To maintain FD30.

LOCATION 1st floor boiler room



C

REFERENCE RB-K6W227
DUE 04/09/2022
CATEGORY Building: Doors

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

YES

- Adequate compartmentation within external electric cupboard.

LOCATION Premises



- As part of the Type 3 survey, the bath panel in flat 14 was removed to check the compartmentation separating wall between the adjacent flat. There were no obvious breaches noted in the wall. The u-bend under the bath protrudes into the concrete floor where part of the concrete is removed, this is not of sufficient depth to impact the overall fire resistance of the floor.

LOCATION Flat 14



Are roof voids adequately compartmented?

YES

- Secure the access into the roof void from flat 14, ensuring uncontrolled storage is limited.

WHY To prevent unauthorised storage and additional fire loading to the premises.

LOCATION Flats 14, 18.

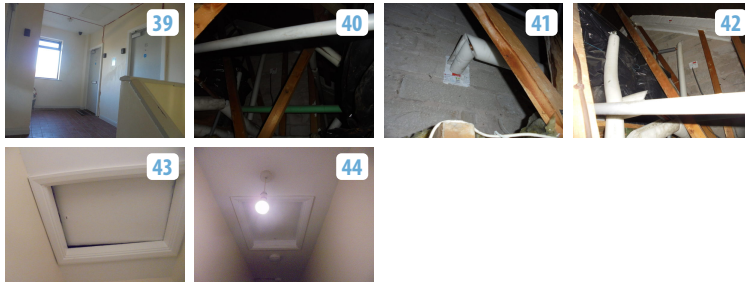


B

REFERENCE RB-PSAFBB
DUE 04/06/2022
CATEGORY Building:
Compartmentation

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

LOCATION Examination of both flats 14, 18 & the common stairway landing.



- 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.

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

LOCATION The premises



- Does the exterior of the building adequately resist the spread of fire? **YES**

- The exterior of the building is of brick construction and would not promote external flame spread.

LOCATION Premises



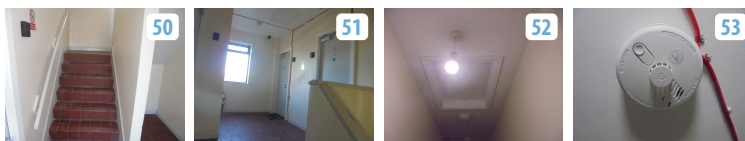
Means of Giving Warning

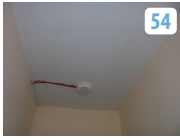
We have reviewed the provision of a fire detection and alarm system in the building, and its suitability in line with the evacuation procedure, and other fire safety systems. For domestic premises we have where possible reviewed whether domestic smoke alarms have been provided in the individual flats. Statements regarding the fire alarm system are based on visual inspection only; no audibility tests have been carried out.

- Is a suitable fire detection and alarm system in place? **YES**

- Hard wired interlinked fire detection system is provided throughout, comprising smoke detection within both common areas and flats for simultaneous evacuation.

LOCATION Throughout premises.





? Are there records for the fire alarm system? **YES**

● Service records were provided and dated. Weekly testing is recorded on the clients database systems.

WHY To ensure the system is maintained in good condition, effective working order and a good state of repair.
LOCATION The premises

Management and Housekeeping

As part of the fire risk assessment, fire safety management needs to be regarded as of equal importance to fire protection measures. In its broadest sense, fire safety management includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards. We have assessed the standard of housekeeping in the building, the evacuation procedure that is in place, the presence of staff, and any occupants that have been deemed to be especially at risk.

? Is the evacuation procedure suitable, and supported by the provisions on site? **YES**

● A simultaneous evacuation procedure is in place, and this is supported by a fire detection and alarm system throughout.

WHY Tenants evacuate to assembly point awaiting arrival of fire service and DePaul's fire warden. The fire box provided is yet to be updated with information, although discussion agreeing the contents for the fire service has been undertaken.

LOCATION The premises



? 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 site.

LOCATION Richmond St



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

Arches Compliance Manager is the point of contact.

? 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.

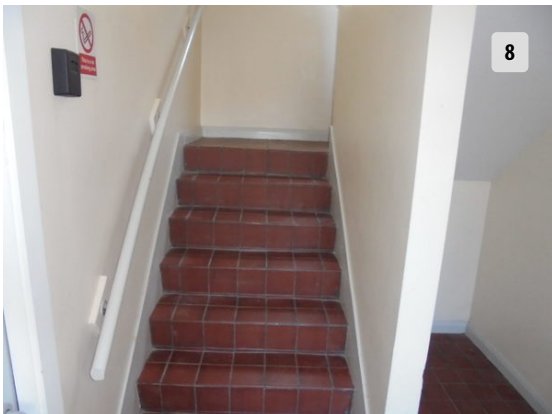
LOCATION The premises

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

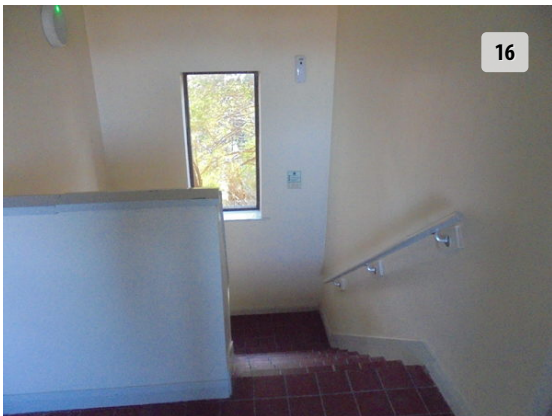
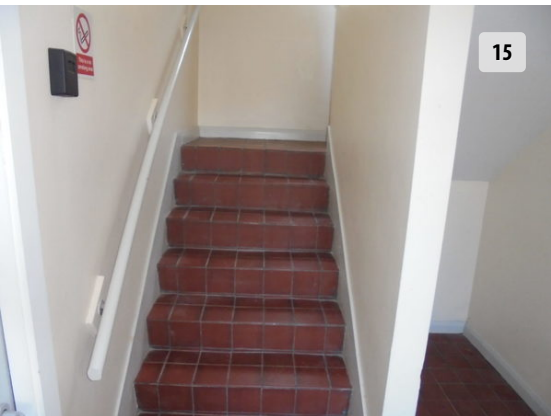
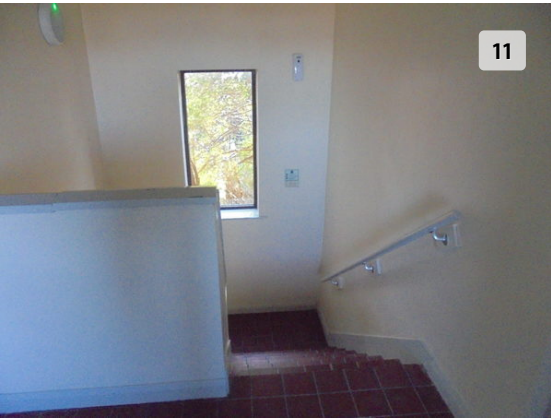
● The risk assessor accessed all areas of the property.

LOCATION Richmond St

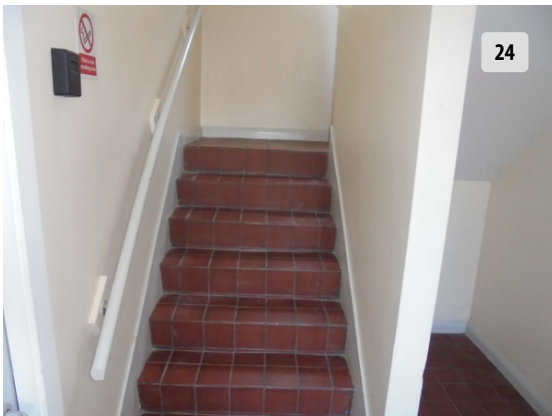
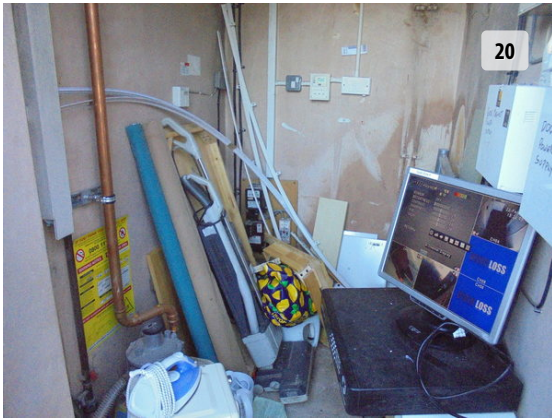
5 PHOTOS



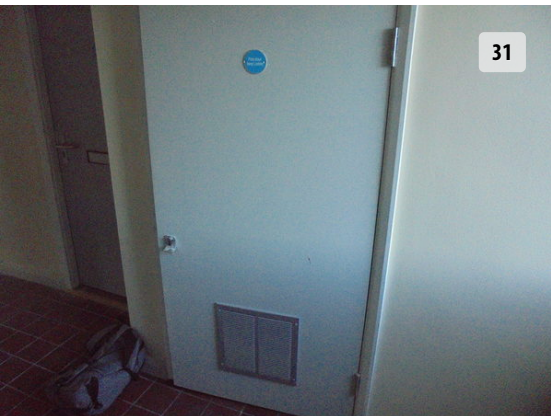
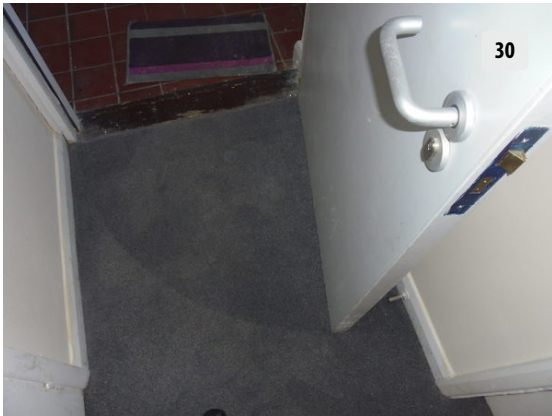
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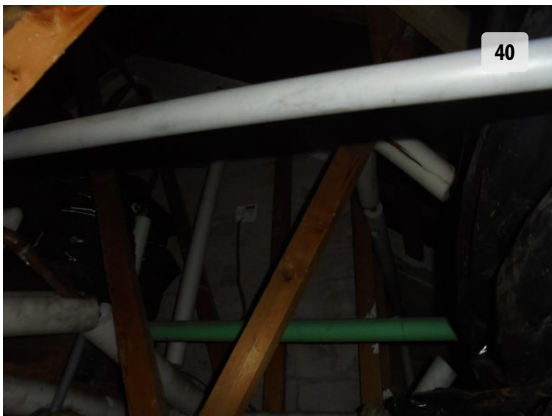
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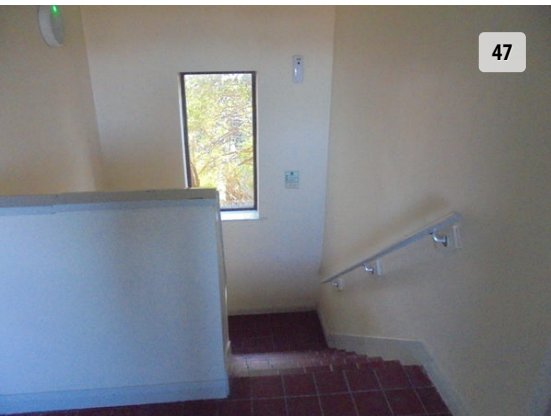
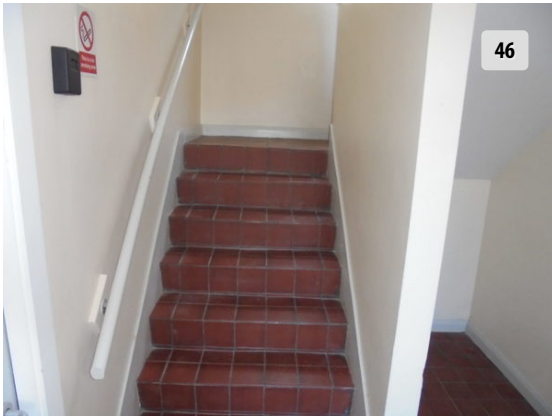
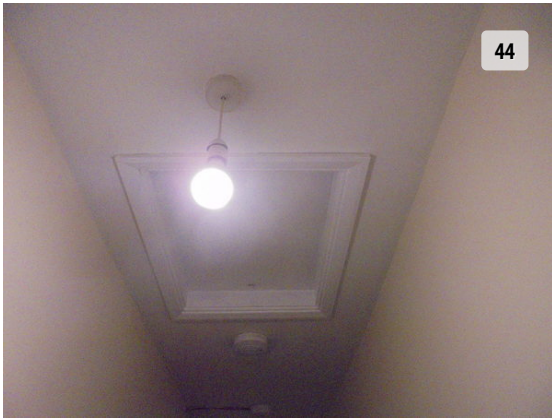
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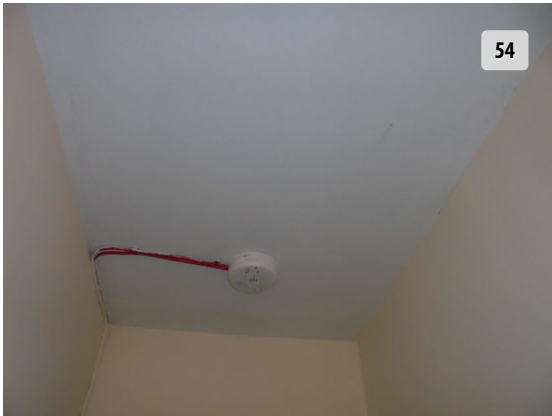
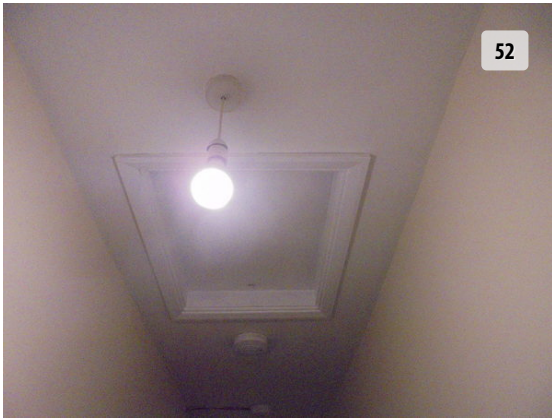
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Photos Continued...



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Photos Continued...





Rely on us on for clear and practical advice. Small enough to respond and care, big enough to deliver consistency and quality every time.

We believe strongly in third party approval, that's why our consultants hold professional accreditations from the IFE and IFSM and the business itself is accredited by UKAS and NSI.

RISK ASSESSMENT • STRATEGY • CONSULTANCY • ENGINEERING • COMPARTMENTATION

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