

# FIRE RISK ASSESSMENT



## Abbeydale Road 418A-418C

**418A-418C Abbeydale Road,  
Abbeydale, Sheffield,  
South Yorkshire, S7 1FQ**

|                 |   |
|-----------------|---|
| ASSESSED BY     | Luke Colwell FSIDip, DipFD MIFSM,<br>Tier 2 CFRAR |
| ASSESSED ON     | 26/03/2025  |
| FIRE QC BY      | Andy Whiting AIFSM, CFRAR Tier 2                  |
| FIRE QC ON      | 09/04/2025  |
| PROPERTY REF.   | RB-U8YBPJ   |
| ASSESSMENT REF. | 438636  |
| VERSION         | 1   |



**Oakleaf Surveying Ltd**

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

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# 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 ▴<br>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  
438636

PRODUCED FOR THE RESPONSIBLE PERSON  
Arches Housing.

ASSESSED ON, BY  
26/03/2025, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

SPECIFICATION CONFORMS TO  
ISO 9001 Quality Management System

FIRE QC ON, BY  
09/04/2025, Andy Whiting AIFSM, CFRAR Tier 2

ASSESSMENT SCOPE  
Type 1 Fire Risk Assessment.

RECOMMENDED REVIEW DATE  
26/03/2026

FINDINGS  
7 Actions / 28 Controls

### Assessed Property

PROPERTY NAME  
Abbeydale Road 418A-418C

ADDRESS  
418A-418C Abbeydale Road  
Abbeydale  
Sheffield  
South Yorkshire  
S7 1FQ

PROPERTY REFERENCE  
RB-U8YBPJ

#### FIRE RISK RATING

LIKELIHOOD **MEDIUM**

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

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

RISK **MODERATE**

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

#### ASSESSING / ACCREDITED ORGANISATION

Oakleaf Surveying Ltd  
McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD  
01604 979850 — [www.theoakleafgroup.co.uk](http://www.theoakleafgroup.co.uk)

#### THIRD PARTY CERTIFICATION BODY

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

## Assessor Remarks

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

# 3 PREMISES SUMMARY

## Premises Summary

### Description

The property: 418A, B & C Abbeydale Road is a three storey converted house containing three general use flats which offer services to homeless people. 418A has its own external front door, 418B and 418C have a separate side access to an internal single stairwell. There is also a small electric cupboard situated in the ground floor stairwell.

### Use of Premises

Residential converted general let flats.

### Construction

The building is located in a residential area, has 3 storeys and is brick built, concrete and wooden flooring, solid brick and plaster internal walls with a pitched and tiled roof. 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 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).

### Number of Floors

3.

### Number of Occupants

4 variable.

### People Especially at Risk

None reported.

### Stairways

1.

### Final Exits

1.

### Evacuation Procedure

There is a 'Stay Put' Policy in place however, a simultaneous evacuation has been recommended in this assessment.

### Recent Fire History

None reported.

### Additional Facilities

Living accommodation extends to the roof space.

### Client Name

Arches Housing.

### Responsible Person

Arches Housing.

### Competent Person

Compliance Officer.

### Guidance Used

LACORS, Housing Fire Safety

## 4 FINDINGS

5

### 5 negative answers

Out of a total of 31

7

### 7 actions to complete

Identified in this assessment

28

### 28 controls describe existing measures

Identified in this assessment

#### SUMMARY OF ACTIONS

| Timescale |   |
|-----------|---|
| D         | 1 |
| B         | 6 |

## Sources of Ignition

### 7 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 11/02/24.

To ensure the system is maintained in good working order and effective condition. Additionally, to identify potential faults and safety issues that require remediation and to minimise the risk of personal injury and/or outbreaks of fire.

CATEGORY Maintenance: Electrical



There are no portable appliances provided to the block of flats that fall under the responsibility of the client.

**Does basic security against arson by outsiders appear reasonable?**

YES

There is secure access to the premises, available to authorised persons only. During the inspection, there did not appear to be significant fire loads which may be ignited by others and which would pose a significant fire risk to the building occupants. To reduce the likelihood of deliberate ignition inside, or within close proximity to openings in, the building.

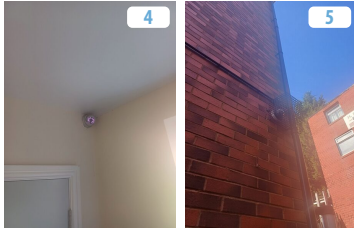
CATEGORY Building: Security



CCTV is provided throughout the premises, this is considered to act as a deterrent to those who may wish to deliberately set fires and other criminal activity.

To reduce the likelihood of deliberate ignition inside, or within close proximity to openings in the building.

CATEGORY Building: Security



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

YES

No smoking is permitted within the building, or within close proximity of the building, as part of the organisations smoking policy.

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

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

CATEGORY Procedures: Policy



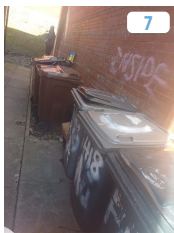
Are external waste bins stored in a suitable location?

YES

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

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 Building: Other



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

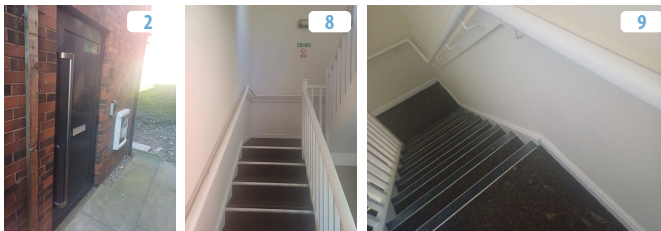
2 Negative Answers 4 Actions 6 Controls

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

Are the means of escape adequate?

YES

An open plan single staircase means of escape is deemed satisfactory for the use and occupancy of the building. A single ground floor final exit is provided and is deemed suitable in width and number for the current occupancy of the building. To ensure that occupants have a suitable and satisfactory means of escape taking into account the use and occupancy of the building.

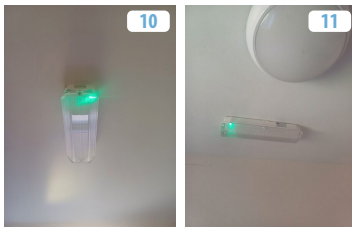


Is there suitable emergency lighting provided to illuminate the means of escape?

YES

Emergency lighting is provided throughout the means of escape internally.

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?

NO

Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266. Records for 3 monthly testing were on site. Recommend monthly testing.

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

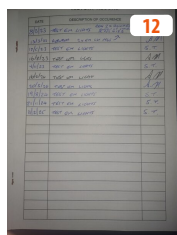
REFERENCE RB-LH32ES DUE 09/07/2025

LOCATION Records held centrally.

CATEGORY Maintenance: Emergency Lighting

ACTION CONTINUES...

...ACTION CONTINUED



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 door is provided. The travel distances are within acceptable limits for a building of this height and design.

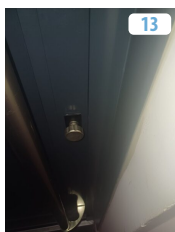
It is important to limit the distance to travel in an emergency; so that occupants are not exposed to the effects of fire and where they are it is for a limited period of time and which would not prevent them from making a safe escape from the premises.

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.



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

NO

No Fire Action Notice has been provided in the common areas. Install a Fire Action Notice in the entrance lobby to advise residents of the evacuation procedure.

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

REFERENCE RB-CF91FM DUE 09/07/2025

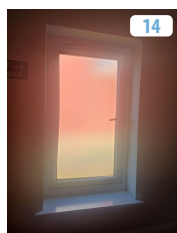
CATEGORY Building: Signage

Is smoke ventilation provided?

YES

An easily openable window is provided to the 1st floor common area that once opened will assist in the ventilation of smoke from the common areas.

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



Is the smoke ventilation system being regularly serviced?

NOT APPLICABLE

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

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

NO

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

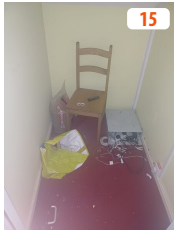
B

To prevent fire loading in hazard rooms.

REFERENCE RB-Q1JBS8 DUE 09/07/2025

LOCATION Electric cupboard.

CATEGORY Procedures: Housekeeping



Items are being stored on the stairwell. Recommend removing all items in the stairway.

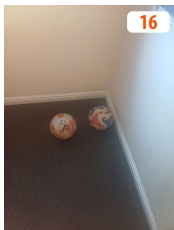
B

To prevent trip hazards in the means of escape.

REFERENCE RB-1645DP DUE 09/07/2025

LOCATION Stairwell.

CATEGORY Procedures: Housekeeping



## Fire Doors and Compartmentation

1 Negative Answer 2 Actions 4 Controls

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

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

YES

The assessor did not gain access to assess the flat entrance doors on the day of the assessment, although informed that they were duly FD30S doors. Action - Confirmation is required that all flat entrance doors are fitted with self closing devices, intumescent strips and smoke seals with the relevant ironmongery attachments.

B

To prevent the passage of fire and smoke between compartments.

REFERENCE RB-I3FF2A DUE 09/07/2025

LOCATION Flat entrances.

CATEGORY Building: Doors



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

NO

Electric meter boxes are not fire rated and situated on the escape route externally. Recommended that these are changed with fire rated units.

D

To protect the means of escape.

REFERENCE RB-4B825H DUE 09/04/2027

LOCATION External access path.

CATEGORY Building: Compartmentation



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. However, due to the age, original purpose, and construction of the building, it is unlikely to support significant compartmentation works. It is recommended that an alarm system be installed and the property changed to a simultaneous evacuation procedure. An action has been raised elsewhere in the report for this. To prevent the passage of fire and smoke.

CATEGORY Building: Compartmentation

Are roof voids adequately compartmented?

YES

The roof void was accessed; the fire curtain continues to the underside of the roof with no fire stopping breaches noted. To reduce the risk of fire and smoke spread.

CATEGORY Building: Compartmentation

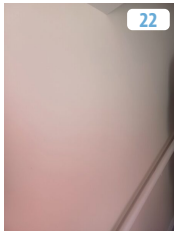


Are wall and ceiling linings appropriate to limit fire spread?

YES

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

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



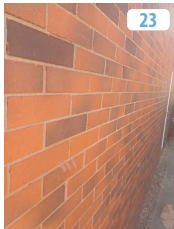
Does the exterior of the building adequately resist the spread of fire?

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

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 common areas. 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:part 6. This should include a smoke detector and sounder within the communal area and heat detectors and sounders within the flat entrance hallways. In addition, a Grade D1 Category LD3 AFD system should be installed in each flat (not connected to the communal system) to protect the sleeping occupants. Any works should be undertaken by a competent contractor.

To alert the building occupants to the presence of fire.

REFERENCE RB-ZWQBJ DUE 09/07/2025

LOCATION Whole site.

CATEGORY Maintenance: Fire Alarms

B

## 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 provided or required in the common areas.

Fire Extinguishers are not provided in the common areas of flats as residents are unlikely to be trained in their use and it could result in a potentially unsafe situation, where a resident exits the flat to retrieve a fire extinguisher and then re-enters the flat of fire origin putting themselves at increased risk.

Is adequate fire brigade access available to the building?

YES

Suitable Fire Brigade access is available to the front of the property, from the street.

To support the Fire Service when attending the property to position fire appliances as close to the building as reasonably practical.

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

N/A

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

## Management and Housekeeping

1 Negative Answer 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?

NO

Actions regarding this have already been raised.

Are suitable records held relating to maintenance and management?

YES

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

Are staff located at the premises?

NO

No staff are based on the site.

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

YES

Arches Housing are seen to be the 'responsible person' for the premises. The designated 'safety assistant/competent person' is Nicola Maguire.

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

NO

No persons were identified at the time of the assessment, however, due to the nature and use of the building block, it is foreseeable that vulnerable groups including the elderly, young children and persons with a disability may occupy or visit the building.

To ensure any individuals who require further assistance are addressed as required.

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

NO

No flats were accessed as none of the residents answered their doors. Actions have been raised elsewhere for this.

## 5 ACTION PLAN

Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266. Records for 3 monthly testing were on site. Recommend monthly testing.

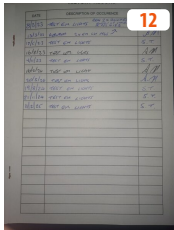
B

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

REFERENCE RB-LH32ES DUE 09/07/2025

LOCATION Records held centrally.

CATEGORY Maintenance: Emergency Lighting



COMPLETED ON / BY

Items are being stored on the stairwell. Recommend removing all items in the stairway.

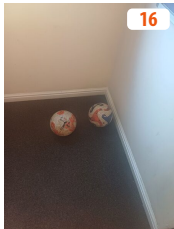
B

To prevent trip hazards in the means of escape.

REFERENCE RB-1645DP DUE 09/07/2025

LOCATION Stairwell.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

No Fire Action Notice has been provided in the common areas. Install a Fire Action Notice in the entrance lobby to advise residents of the evacuation procedure.

B

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

REFERENCE RB-CF91FM DUE 09/07/2025

CATEGORY Building: Signage

COMPLETED ON / BY



No fire alarm system currently installed within the common areas. 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:part 6. This should include a smoke detector and sounder within the communal area and heat detectors and sounders within the flat entrance hallways. In addition, a Grade D1 Category LD3 AFD system should be installed in each flat (not connected to the communal system) to protect the sleeping occupants. Any works should be undertaken by a competent contractor.

B

To alert the building occupants to the presence of fire.

REFERENCE RB-ZWJQBJ DUE 09/07/2025

LOCATION Whole site.

CATEGORY Maintenance: Fire Alarms

COMPLETED ON / BY

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

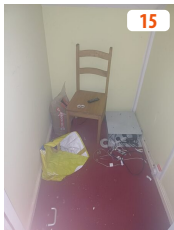
B

To prevent fire loading in hazard rooms.

REFERENCE RB-Q1JBS8 DUE 09/07/2025

LOCATION Electric cupboard.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

The assessor did not gain access to assess the flat entrance doors on the day of the assessment, although informed that they were duly FD30S doors. Action - Confirmation is required that all flat entrance doors are fitted with self closing devices, intumescent strips and smoke seals with the relevant ironmongery attachments.

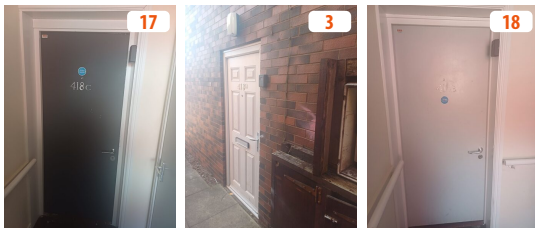
B

To prevent the passage of fire and smoke between compartments.

REFERENCE RB-I3FF2A DUE 09/07/2025

LOCATION Flat entrances.

CATEGORY Building: Doors



COMPLETED ON / BY

Electric meter boxes are not fire rated and situated on the escape route externally. Recommended that these are changed with fire rated units.

D

To protect the means of escape.

REFERENCE RB-4B825H DUE 09/04/2027

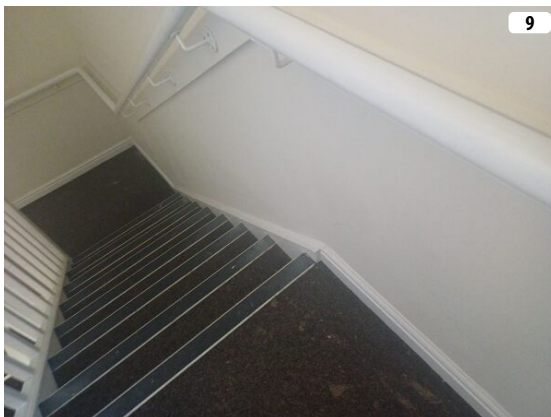
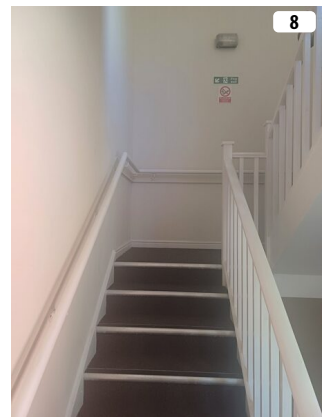
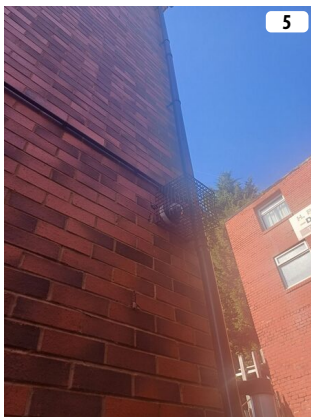
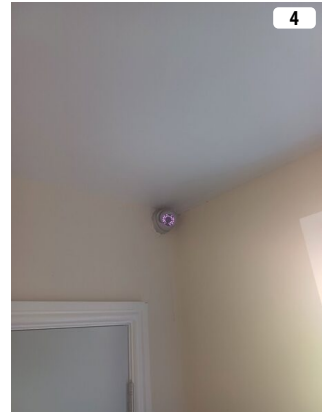
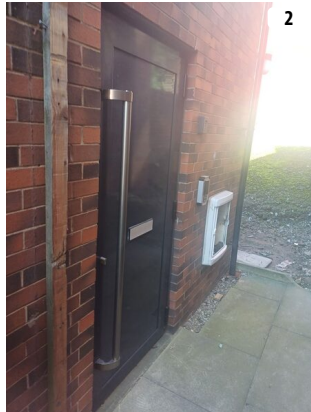
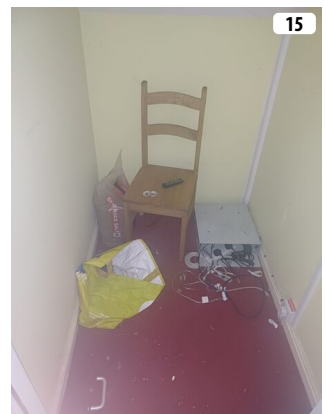
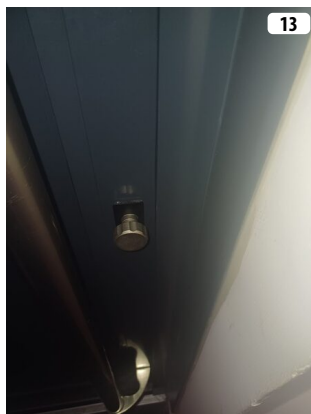
LOCATION External access path.

CATEGORY Building: Compartmentation



COMPLETED ON / BY

## 6 PHOTOS

[illegible]

Photos Continued...

