# Fire Risk Assessment



# Fenton Fields Block 54-84

54-84 Fenton Fields, Leatham Avenue, Rotherham, South Yorkshire, S61 1AD **VALID BETWEEN** 11/04/2024 - 11/04/2025

ASSESSED BY Billy Khatib ASSESSED ON 11/04/2024

PROPERTY REF. RB-77B8RF

**ASSESSMENT REF.**391841

VERSION 1



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# Introduction

#### **OVERVIEW**

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

#### **ENFORCEMENT**

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

#### **ASSESSMENT REVIEW**

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

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

#### **MANAGING FIRE SAFETY**

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

#### SIGNIFICANT FINDINGS

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

#### What is a Fire Risk Assessment?

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

#### Who is the Responsible Person?

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



# Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

Severity ▼ Likeliho	ood	Slight Harm	Moderate Harm	Extreme Harm
Low		Trivial	Tolerable	Moderate
Medium Tolerable Moderate		Substantial		
High	1	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		
Moderate Harr	<b>n</b> Severity	Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built		
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		
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 mig should be undertaken urger	ght have to be allocated to re ntly.	duce the risk. Improvements
Intolerable	Rating	Imminent risk of significant	harm. Immediate action requ	ired.

### **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	С	В	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**

391841

Assessed On, By

11/04/2024, Billy Khatib

Fire QC On, By

14/05/2024, Jeff Smith

Start Date — Recommended Review Date

11/04/2024 — 11/04/2025

**Findings** 

6 Actions / 29 Controls

#### **Assessed Property**

**Property Name** 

Fenton Fields Block 54-84

**Property Reference** 

RB-77B8RF

#### **Produced For the Responsible Person**

Oakleaf Surveying Ltd

#### **Specification Conforms To**

Our own internal quality system.

#### **Assessment Scope**

Assessment applies only to the building specified.

#### **Address**

54-84 Fenton Fields Leatham Avenue Rotherham South Yorkshire S61 1AD

#### **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



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### **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 of the recommended actions are completed.

# **Premises Summary**

# **Premises Summary**

#### Description

Property 54-84 Fenton Fields is a shared ownership block of 16 flats over 4 floors. There is a single stairwell and Ground Floor exit door. Each floor has a lobbied area. Neighbouring premises do not represent a significant hazard. There is no history of any recent fires at the premises.

Arches Housing Ltd are a leaseholder of 3 flats within this building and sublet on a shared ownership scheme to their individual tenants. The communal areas are the responsibility of the Landlord/Agent, Edmund Winder Watts Limited.

#### **Use of Premises**

Residential general let.

#### Construction

The building is located in a residential area and is detached, 4 storeys and a modern brick built structure, concrete floors, brick and plasterboard 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 of concrete beam and block type with a floating chipboard deck above and plasterboard ceilings below (supported off battens to the soffit of the structural floor). The roof gives the visual appearance that upper flat compartmentation continues throughout.

#### **Number of Floors**

#### **Number of Occupants**

4.

32 based on 2 residents per flat, variable.

#### People Especially at Risk

None, reported that the letting agent will establish any PEEPs should any resident disclose a Disability.

#### Stairways

1

Final Exits

#### **Evacuation Procedure**

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

#### **Recent Fire History**

None reported.

#### **Additional Facilities**

There is a small Car Park as well as a Bin Store to the rear of the property.

#### **Responsible Person**

#### **Competent Person**

Edmund Winder Watts Limited.

Arches Housing only for Arches Housing tenants.

#### **Guidance Used**

Fire Safety in Purpose-Built Blocks of Flats



# **Findings**

2 negative answers
Out of a total of 33

6 actions to complete
Identified in this assessment

29 controls describe existing measures
Identified in this assessment

#### **Summary of Actions**

Timescale	
В	5
Α	1

## 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 ignition sources, such as fixed wiring & PAT, being adequately maintained and tested?

No

There is no evidence that the fixed electrical installation has been periodically inspected and tested.

ь

Arrange for the fixed electrical installation to be tested and inspected in accordance with BS 7671.

Fixed wire testing checks the condition of the electrics against the UK standard for the safety of electrical installations, BS 7671. Each circuit's cable and accessories is inspected for visual damage and wear and tear, followed by a series of tests to verify the wiring is safe and the circuit is wired correctly. Fixed wire testing is a legal requirement for any organisation to ensure compliance with legal requirements to ensure the building's electrical system is safe, maintained and tested by competent, qualified individuals. In doing so you are ensuring the provision of a safe and hazardfree environment for employees, visitors and the public at large. Electrical installations deteriorate with age and use. Regular testing and inspections will identify potential or existing electrical faults or hazards to be remedied. Fixed wire testing is also usually mandatory for insurance purposes. Fixed wire testing should be performed by competent persons – generally this would mean a qualified electrical engineer. Following the electrical testing and inspection, you will be issued an Electrical Condition Report (EICR) for the fixed wire test. A satisfactory EICR issued by a competent and qualified individual confirms compliance with the Health and Safety at Work Act 1974 and the Electricity at Work Regulations 1989.

Reference RB-ZA1EWZ Due 14/08/2024 Category Maintenance: Electrical

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



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

Yes

No smoking is permitted in the common areas.

Category Procedures: Policy



Are external waste bins stored in a suitable location?

Yes

External waste bins are suitably located away from the building.

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

1 Action 9 Controls

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

Are the means of escape adequate?

Yes

Single stairway means of escape is acceptable.

Category Building: Other



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

Yes

Emergency lighting is provided throughout the means of escape internally.



Are suitable maintenance records available?

No

Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266.

В

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

Reference RB-XR3VK6 Due 14/08/2024 Category Maintenance: Emergency Lighting

Are the travel distances reasonable?

Yes

The maximum travel distances on all floors are within the accepted limits for this type of occupancy.

Category Building: Other

Are all doors on escape routes easily opened?

Yes

The final exit door is provided with a single method of opening.







#### 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.

Category Building: Signage



#### 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.

#### Is smoke ventilation provided?

Not required

Smoke ventilation is not required for a building of this size and height.

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.



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

Yes

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

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

#### Category Procedures: Housekeeping





#### 1 Negative Answer 1 Action 4 Controls

### 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

The door to Flat 54 is not an adequate fire door; door is missing a self closing device. To enable the door to self close.

В

Reference RB-6V4CQ8 Due 14/08/2024 Category Building: Doors











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

Yes

Floors and walls appeared to be in good condition, with no apparent openings or breaches that would permit the uncontrolled spread of fire and smoke.

Category Building: Compartmentation

Are roof voids adequately compartmented?

No hatch within the common areas.

There is no loft hatch within the common parts.

Are wall and ceiling linings appropriate to limit fire spread?

Yes

Wall and ceiling surfaces appear to be of an appropriate standard; that is B-s3, d2 (European classification) [example plasterboard] in the escape routes, C-s3,d2 (or better) in other areas and D-s3,d2 in small rooms (less than 30m2).

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

Category Building: Other

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.

Category Building: Other

**Control Continues...** 



#### ...Control Continued



# Means of Giving Warning

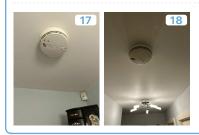
2 Controls

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

It was confirmed that domestic smoke detection is provided within the flats; sample check made in flat 54.



Are there records for the fire alarm system?

Yes

Service records are held centrally.

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

# Firefighting Arrangements

5 Controls

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

Is a sprinkler system provided?

Not required

A sprinkler system is not currently required for a building under 11 metres in height.

Is a firefighting shaft provided?

Not required

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

**Findings** 

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Where required are the correct fire extinguishers provided, and are they suitably positioned?	Not required
Fire extinguishers are not provided or required in the common areas.	
Is adequate fire brigade access available to the building?	Yes
Suitable Fire Brigade access is available to the front of the property, from the street.	
Are there suitable floor numbers/wayfinding signage at each level?	N/A
This property is under 18m and therefore, is not required to be fitted with wayfinding sign.	age.

# Management and Housekeeping

2 Actions 5 Controls

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

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

Yes

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

Are suitable records held relating to maintenance and management?

Yes

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

Are staff located at the premises?

No

No staff are based on the site.

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

Yes

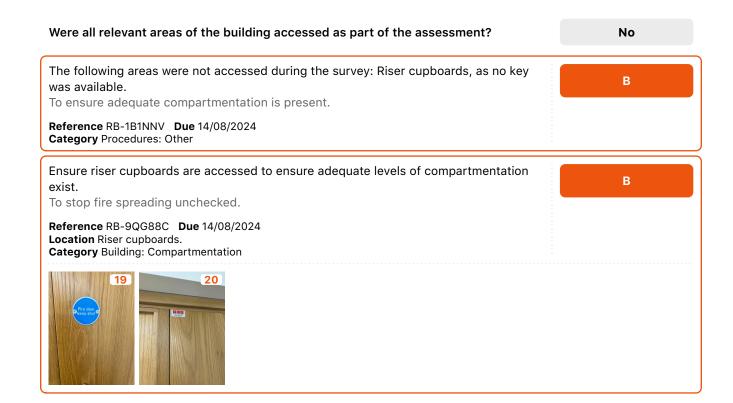
The RP is Edmund Winder Watts Ltd with designated 'safety assistant' competent person for the premises is Arches |Housing only for Arches Housing tenants.

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.





### **Additional Services**

**Additional Services** 

No additions noted.

No

# Other Actions and Controls

1 Action

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

Α

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

No evidence has been provided to suggest that as per the duties of the responsible person under the Fire Safety (England) Regulations 2022 the following information has been provided to residents. You must display fire safety instructions in a conspicuous part of the building. The instructions must be in a comprehensible form that residents can reasonably be expected to understand.

The instructions must cover the following matters:

- -The evacuation strategy for the building (e.g. 'Stay Put' or Simultaneous Evacuation').
- -Instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the Fire and Rescue Service, etc).
- -Any other instruction that tells residents what they must do when a fire has occurred.

These instructions must also be provided directly to new residents as soon as reasonably practicable after they move into their accommodation, it should also be the case if there are any material changes to the instructions (e.g. as a result of alterations to the building). In addition, these instructions should be reissued to all existing residents at periods not exceeding 12 months. You must also provide relevant information about fire doors, particularly residents flat entrance doors, as these play an important part in containing any fire within the flat in which it starts.

In particular, you must provide information to all residents to the effect that:

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

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

Reference RB-ITVQKP Due 14/06/2024 Location Throughout premises. Category Procedures: Housekeeping



# **Action Plan**

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

No evidence has been provided to suggest that as per the duties of the responsible person under the Fire Safety (England) Regulations 2022 the following information has been provided to residents. You must display fire safety instructions in a conspicuous part of the building. The instructions must be in a comprehensible form that residents can reasonably be expected to understand.

The instructions must cover the following matters:

- -The evacuation strategy for the building (e.g. 'Stay Put' or Simultaneous Evacuation').
- -Instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the Fire and Rescue Service, etc).
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Again, the information about fire doors must be provided to residents as soon as reasonably practicable after they move into their flat and at periods not exceeding 12 months thereafter.

Reference RB-ITVQKP Due 14/06/2024 Location Throughout premises. Category Procedures: Housekeeping

Completed On / By

Ensure riser cupboards are accessed to ensure adequate levels of compartmentation exist.

To stop fire spreading unchecked.

**Reference** RB-9QG88C **Due** 14/08/2024 **Location** Riser cupboards.

Category Building: Compartmentation



Completed On / By

Α

Е



Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266.

В

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

Reference RB-XR3VK6 Due 14/08/2024 Category Maintenance: Emergency Lighting

Completed On / By

The door to Flat 54 is not an adequate fire door; door is missing a self closing device. To enable the door to self close.

В

Reference RB-6V4CQ8 Due 14/08/2024 Category Building: Doors











Completed On / By

The following areas were not accessed during the survey: Riser cupboards, as no key was available.

To ensure adequate compartmentation is present.

Reference RB-1B1NNV Due 14/08/2024 Category Procedures: Other

Completed On / By

There is no evidence that the fixed electrical installation has been periodically inspected and tested.

Arrange for the fixed electrical installation to be tested and inspected in accordance with BS 7671.

Fixed wire testing checks the condition of the electrics against the UK standard for the safety of electrical installations, BS 7671. Each circuit's cable and accessories is inspected for visual damage and wear and tear, followed by a series of tests to verify the wiring is safe and the circuit is wired correctly. Fixed wire testing is a legal requirement for any organisation to ensure compliance with legal requirements to ensure the building's electrical system is safe, maintained and tested by competent, qualified individuals. In doing so you are ensuring the provision of a safe and hazardfree environment for employees, visitors and the public at large. Electrical installations deteriorate with age and use. Regular testing and inspections will identify potential or existing electrical faults or hazards to be remedied. Fixed wire testing is also usually mandatory for insurance purposes. Fixed wire testing should be performed by competent persons - generally this would mean a qualified electrical engineer. Following the electrical testing and inspection, you will be issued an Electrical Condition Report (EICR) for the fixed wire test. A satisfactory EICR issued by a competent and qualified individual confirms compliance with the Health and Safety at Work Act 1974 and the Electricity at Work Regulations 1989.

Reference RB-ZA1EWZ Due 14/08/2024 Category Maintenance: Electrical

Completed On / By

# **Photos**































# 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.

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