

FIRE RISK ASSESSMENT



Burngreave Road 36-38 **36-38 Burngreave Road, Sheffield, S3 9DD**

VALID BETWEEN	27/03/2024 - 27/03/2025
ASSESSED BY	Thomas Bowett
ASSESSED ON	27/03/2024
PROPERTY REF.	RB-FDGDQT
ASSESSMENT REF.	391247
VERSION	1



Oakleaf Surveying Ltd

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

01604 643100 • www.theoakleafgroup.co.uk

1 INTRODUCTION

OVERVIEW

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

ENFORCEMENT

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

ASSESSMENT REVIEW

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

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

MANAGING FIRE SAFETY

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

SIGNIFICANT FINDINGS

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

What is a Fire Risk Assessment?

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

Who is the Responsible Person?

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

Assessment Risk Scoring & Methodology

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

SEVERITY ▾ LIKELIHOOD ▾	SLIGHT HARM	MODERATE HARM	EXTREME HARM
LOW	TRIVIAL	TOLERABLE	MODERATE
MEDIUM	TOLERABLE	MODERATE	SUBSTANTIAL
HIGH	MODERATE	SUBSTANTIAL	INTOLERABLE

SLIGHT HARM	SEVERITY	Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.
MODERATE HARM	SEVERITY	Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.
EXTREME HARM	SEVERITY	Significant potential for serious injury or death of one or more occupants. Includes high dependency occupants such as a care home or properties with poor compartmentation.
LOW	LIKELIHOOD	Very low likelihood of fire as a result of negligible potential sources of ignition.
MEDIUM	LIKELIHOOD	Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
HIGH	LIKELIHOOD	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.
TRIVIAL	RATING	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
TOLERABLE	RATING	No major additional controls required. However, there might be a need for some improvements.
MODERATE	RATING	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
SUBSTANTIAL	RATING	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
INTOLERABLE	RATING	Imminent risk of significant harm. Immediate action required.

Action Priorities

Separately from the building's risk score, every action is given a priority. Priorities are defined based on how easily an action can be completed and how much it should reduce the risk.

D	C	B	A
These actions should be implemented when the opportunity arises (such as the refurbishment of a building), but ideally within 2 years.	These actions may be more complicated or require a greater degree of planning. They should be completed within 6 months.	These actions should be implemented with a reasonable degree of urgency but at least within 3 months.	These actions should be implemented as soon as possible. Where they cannot be affected immediately, interim measures may be required to ensure occupant safety.

CERTIFICATE OF CONFORMITY

LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Oakleaf Surveying Ltd (BAFE 301310) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE
391247

PRODUCED FOR THE RESPONSIBLE PERSON
Oakleaf Surveying Ltd

ASSESSED ON, BY
27/03/2024, Thomas Bowett TIFSM

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
10/04/2024, Andy Whiting AIFSM, CFRAR Tier 2

ASSESSMENT SCOPE
Assessment applies only to the building specified.

START DATE RECOMMENDED REVIEW DATE
27/03/2024 — 27/03/2025

FINDINGS
3 Actions / 30 Controls

Assessed Property

PROPERTY NAME
Burngreave Road 36-38

ADDRESS
36-38 Burngreave Road
Sheffield
S3 9DD

PROPERTY REFERENCE
RB-FDGDQT

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 Surveying Ltd
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



Assessor Remarks

The risk is identified as 'Tolerable' on the basis that there is a good standard of fire safety systems present that would assist in escape. Ignition sources were being adequately controlled and escape routes were clear of obstructions and to an adequate 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 and support the evacuation strategy. These areas may have an impact on the overall fire strategy of the building if not correctly installed, maintained or actioned.

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

A three-storey, purpose-built block providing six flats constructed in 1987. Two ground floor flats have their own individual entrances with no access to the internal common areas. Two flats are located on the first floor with two further flats being located on the second floor. Access to the roof void can be made via a roof hatch within the communal stairwell on the top floor. In addition there are ground floor service cupboards accessed externally via the pathway leading to the rear common areas.

Use of Premises

Residential - General Needs.

Construction

Cavity brick with a pitched tile roof and uPVC framed window units throughout. Internal floors and stairs are of concrete construction with internal walls being of painted plaster.

Number of Floors

Three.

Number of Occupants

The exact number of persons within the building was unknown at the time of assessment. We would estimate 1-2 persons within each flat for the purpose of this assessment.

People Especially at Risk

None identified, but due to the nature and use of the building block, it is foreseeable that vulnerable groups could be accommodated that would include the elderly, young children and persons with a disability.

Stairways

One.

Final Exits

One.

Evacuation Procedure

'Stay Put' Policy.

Recent Fire History

None reported.

Additional Facilities

External car parking to the front of the property.

Responsible Person

Arches Housing.

Competent Person

Nicola Maguire.

Guidance Used

Fire Safety in Purpose-Built Blocks of Flats

Flat Door Audits

Flat 38B.

SINGLE

30

SPECIFICATION

3 HINGES PRESENT Pass

LEAF GAPS 3-4MM Fail

SELF CLOSER PRESENT Pass

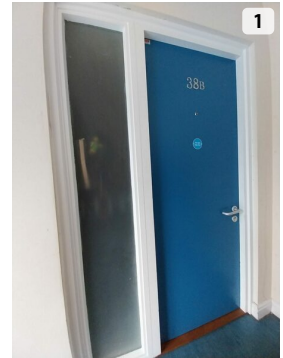
INTUMESCENT SEALS PRESENT Pass

COLD SMOKE SEALS PRESENT Pass

SUITABLE GLAZING IN VISION PANEL Pass

COMMENTS

Cold smoke seals do not meet door leaf to frame.



4 FINDINGS

This assessment identifies 3 actions and 30 controls.

3 ACTIONS

INCOMPLETE

30 CONTROLS

ONGOING

B

3

ALL

30

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 testing records are held centrally and are available by request.

WHY To ensure property fixed installations are 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.



● There were no portable electrical, or gas 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.

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



? 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.

Persons are able to smoke outside but away from the premises.

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.



? 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.

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

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

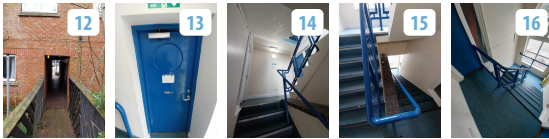
Means of Escape

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**

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. An escape route is also provided from the rear communal area of the property.

WHY To ensure that occupants have a suitable and satisfactory means of escape taking into account the use and occupancy of the building.

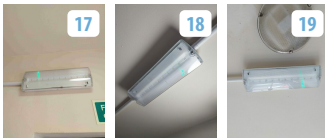


? Is there suitable emergency lighting provided to illuminate the means of escape? **YES**

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

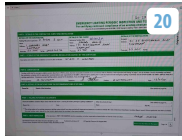
It should be noted that the emergency lighting luminosity levels have not been checked to determine if suitable levels of lighting are provided, and this was just a visual check and not a full audit of the emergency lighting system.

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



? Are suitable 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 were made available, were within the recommended testing frequency and did not identify any faults or remedial actions being required.



? Are the travel distances reasonable?

YES

Travel distances are within acceptable limits.

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.

? Are all doors on escape routes easily opened?

NO

At the time of assessment it was noted the access gate leading from the rear of the property can be locked with a key potentially being required to open the final exit door. The door would benefit from changing the latch to a thumb turn type.

WHY To ensure egress is available in a timely manner and without delay. LOCATION Exit gate from the rear communal areas.



B REFERENCE RB-RTPRWX DUE 11/07/2024 CATEGORY Building: Security

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

NO

The Fire Safety (England) Regulations 2022 require Responsible Persons to provide residents of all multi-occupied residential buildings with two or more sets of domestic premises (that have common parts) 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, as 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.

No appropriate 'Stay Put' 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.

WHY To ensure occupants of the building are aware of the action to take in the event of a fire. LOCATION Internal common areas.

B REFERENCE RB-CNAUSK DUE 11/07/2024 CATEGORY Building: Signage



? Is smoke ventilation provided? **NOT REQUIRED**

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

? 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.

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.

Fire Doors and Compartmentation

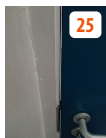
The provision of passive fire protection, in the form of fire resisting walls, ceilings and doors play an important part in the fire safety provisions in the building. The extent to which they are required has been assessed, and we have reviewed the provision of fire resisting doors, fire resisting walls, 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? **YES**

- At the time of the assessment it was noted the cold smoke seals for the doorset of Flat 38B do not meet the door leaf to frame. Have the door leaf re-hung by a suitably qualified contractor to ensure the cold smoke seals meet the door leaf to frame in order to prevent the passage of smoke between compartments. Ensure that all fire doors comply with current recognised guidance in BS 476, BS 8214 and BS EN 1634.

B	
REFERENCE	RB-JAZ6GD
DUE	11/07/2024
CATEGORY	Building: Doors

WHY To protect the integrity of the escape route.
LOCATION Flat 38B.



- Access was provided to Flat 38B where it was found that the flat entrance door was an FD30s fire doorset, incorporating intumescent strips, cold smoke seals and a self-closing device.

WHY To protect the integrity of the escape route.



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

- Internal walls are of solid brick/block/plasterboard construction and no major penetrations or breaches were seen that may cause concern.

WHY To ensure the means of escape is protected from the effect of fire and smoke.

? Are roof voids adequately compartmented? **YES**

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

WHY To reduce the risk of fire and smoke spread.



? Are wall and ceiling linings appropriate to limit fire spread? **YES**

Wall and ceiling surfaces appear to be of an appropriate standard in good repair.

WHY 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 premises is under 18m in height, the external walls appear to be largely of non-combustible construction.

Where attachments, possibly comprising of combustible materials, form part of the building exterior they do not appear to present a significant risk to occupants being able to make a safe evacuation from the premises or from one building to another (that are controlled by separate organisations).

WHY External walls should adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building.

An intrusive inspection has not been undertaken, we cannot confirm or deny that systems are installed correctly or are compliant with the relevant codes of practice, but that we have considered the fire safety provisions installed within the premises, the means of escape and warning and the external routes away from the building in consideration of the systems installed within the construction of these 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? **NOT REQUIRED**

It was confirmed that domestic smoke detection is provided within the flats; sample check made in Flat 38B.

WHY To provide early warning to occupants of individual flats in the event of a fire.

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

Firefighting Arrangements

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? **N/A**

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.

<p>❓ Where required are the correct fire extinguishers provided, and are they suitably positioned?</p> <ul style="list-style-type: none"> ● Fire extinguishers are not provided or required in the common areas. 	NOT REQUIRED
<p>❓ Is adequate fire brigade access available to the building?</p> <ul style="list-style-type: none"> ● Suitable Fire Brigade access is available to the front of the building. <p><small>WHY</small> 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 to be readily accessed without delay.</p>	YES
<p>❓ Are there suitable floor numbers/wayfinding signage at each level?</p> <ul style="list-style-type: none"> ● This property is under 18m and therefore, is not required to be fitted with wayfinding signage. 	N/A

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.

<p>❓ Is the evacuation procedure suitable, and supported by the provisions on site?</p> <ul style="list-style-type: none"> ● 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. 	YES
<p>❓ Are suitable records held relating to maintenance and management?</p> <ul style="list-style-type: none"> ● Testing and maintenance records are held centrally, and are available for inspection. 	YES
<p>❓ Are staff located at the premises?</p> <ul style="list-style-type: none"> ● No staff are based on the site. 	NO
<p>❓ Is there a designated responsible person and safety assistant for fire safety management in the premises?</p> <ul style="list-style-type: none"> ● Arches Housing are seen to be the 'Responsible Person' for the premises. The designated 'Safety Assistant/Competent Person' is Nicola Maguire. 	YES
<p>❓ Have any occupants been identified that may be deemed to be especially at risk?</p> <ul style="list-style-type: none"> ● None identified, but due to the nature and use of the building block, it is foreseeable that vulnerable groups that would include the elderly, young children and persons with a disability may occupy or visit the building. 	NO
<p>❓ Were all relevant areas of the building accessed as part of the assessment?</p> <ul style="list-style-type: none"> ● The risk assessor accessed all areas of the property and Flat 38B only. 	YES

5 ACTION PLAN

At the time of assessment it was noted the access gate leading from the rear of the property can be locked with a key potentially being required to open the final exit door. The door would benefit from changing the latch to a thumb turn type.

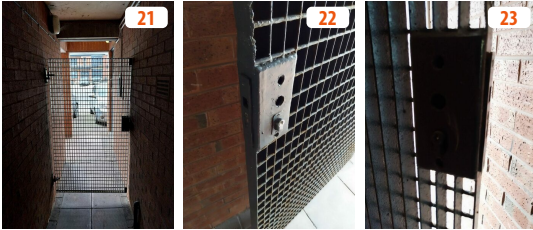
To ensure egress is available in a timely manner and without delay.

REFERENCE RB-RTPRWX DUE 11/07/2024

LOCATION Exit gate from the rear communal areas.

CATEGORY Building: Security

B



COMPLETED ON / BY

At the time of the assessment it was noted the cold smoke seals for the doorset of Flat 38B do not meet the door leaf to frame. Have the door leaf re-hung by a suitably qualified contractor to ensure the cold smoke seals meet the door leaf to frame in order to prevent the passage of smoke between compartments. Ensure that all fire doors comply with current recognised guidance in BS 476, BS 8214 and BS EN 1634.

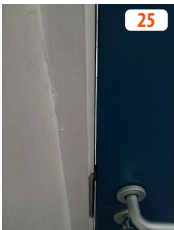
To protect the integrity of the escape route.

REFERENCE RB-JAZ6GD DUE 11/07/2024

LOCATION Flat 38B.

CATEGORY Building: Doors

B



COMPLETED ON / BY

No appropriate 'Stay Put' 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 ensure occupants of the building are aware of the action to take in the event of a fire.

REFERENCE RB-CNAUSK DUE 11/07/2024

LOCATION Internal common areas.

CATEGORY Building: Signage

B

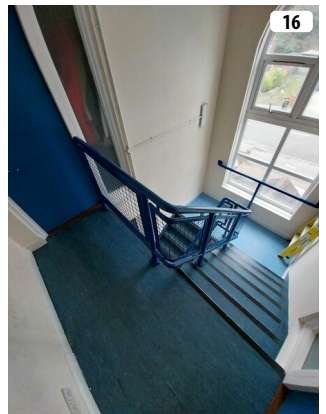
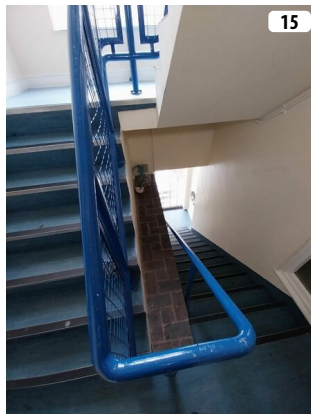
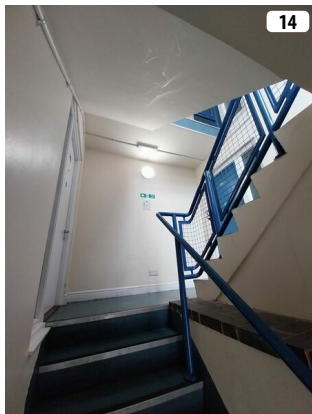
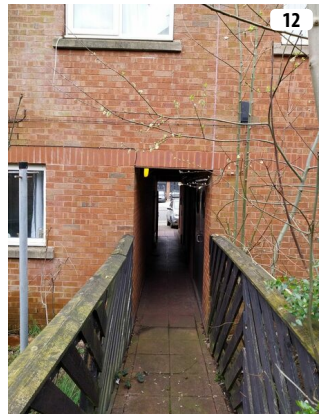
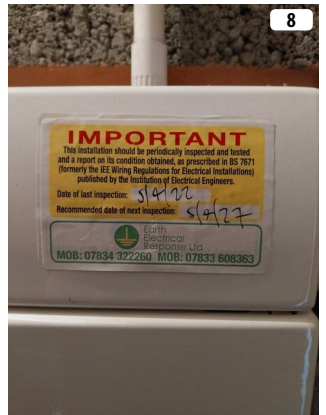
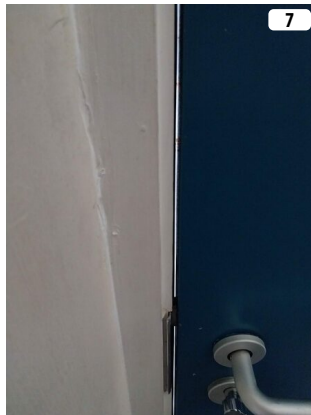
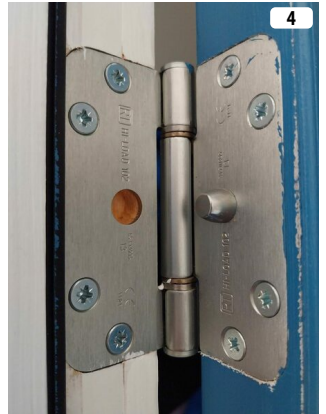
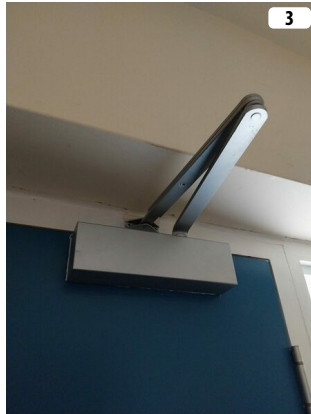
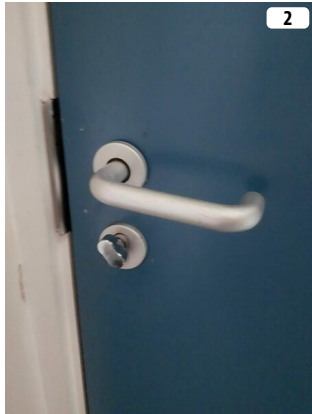


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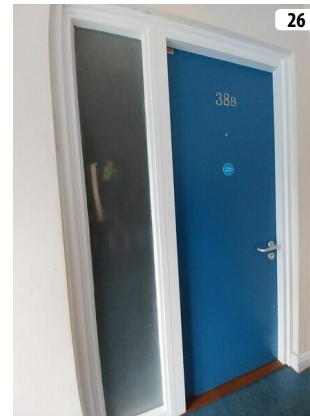
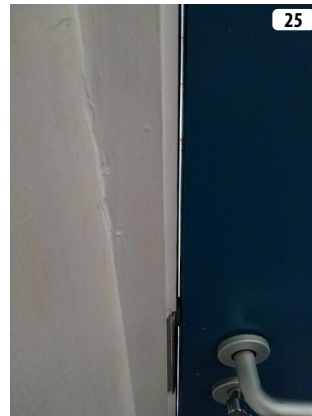
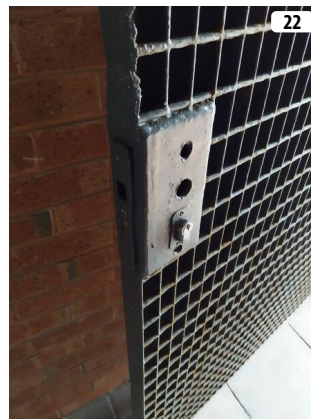
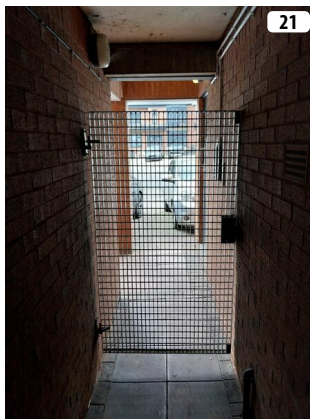
...ACTION CONTINUED

COMPLETED ON / BY

6 PHOTOS



Photos Continued...



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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ADDRESS
Oakleaf Surveying Ltd
McGowan House
10 Waterside Way
The Lakes
Northampton
NN4 7XD

TELEPHONE
01604 643100
EMAIL
info@theoakleafgroup.co.uk
WEBSITE
www.theoakleafgroup.co.uk

