

FIRE RISK ASSESSMENT



Burngreave Road 36-38

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

| | |
|-----------------|--|
| ASSESSED BY | Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR |
| ASSESSED ON | 25/03/2025 |
| FIRE QC BY | Christopher Cotterill BSc (Hons) MIFSM TechIOSH NAFRAR Tier 3 |
| FIRE QC ON | 31/03/2025 |
| PROPERTY REF. | RB-FDGDQT |
| ASSESSMENT REF. | 438589 |
| VERSION | 1 |



Oakleaf Surveying Ltd

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

01604 979850 • www.theoakleafgroup.co.uk

1 INTRODUCTION

OVERVIEW

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

ENFORCEMENT

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

ASSESSMENT REVIEW

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

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

MANAGING FIRE SAFETY

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

SIGNIFICANT FINDINGS

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

What is a Fire Risk Assessment?

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

Who is the Responsible Person?

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

Assessment Risk Scoring & Methodology

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

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

Action Priorities

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

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

CERTIFICATE OF CONFORMITY

LIFE SAFETY FIRE RISK ASSESSMENT



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

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

ASSESSMENT AND CERTIFICATE REFERENCE
438589

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
25/03/2025, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
31/03/2025, Christopher Cotterill BSc (Hons) MIFSM TechIOSH
NAFRAR Tier 3

ASSESSMENT SCOPE
Type 1 Fire Risk Assessment.

RECOMMENDED REVIEW DATE
25/03/2026

FINDINGS
8 Actions / 33 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 979850 — 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 are a good standard of fire safety systems present that would ensure escape, ignition sources were 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 'stay put' 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

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.

Client Name

Arches Housing.

Responsible Person

Arches Housing.

Competent Person

Nicola Maguire.

Guidance Used

Fire Safety in Purpose-Built Blocks of Flats

4 FINDINGS

6

6 negative answers

Out of a total of 30

8

8 actions to complete

Identified in this assessment

33

33 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

| Timescale | |
|-----------|---|
| C | 3 |
| B | 5 |

Sources of Ignition

3 Negative Answers 3 Actions 5 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?

NO

Gas meters and supply pipework were located within the electrical cupboard but were insufficiently separated from the electrical equipment by fire-resisting construction or by distance in accordance with BS 6891 (required to be at least 150mm from electricity meters and associated excess current controls, electrical switches or sockets, distribution boards or consumer units; and at least 25mm away from electricity supply and distribution cables).

C

The gas and electrical installations sharing the same enclosure should be assessed by the relevant services engineers to determine if the lack of separation (by either recommended distances or fire-resisting construction) requires remedial work.

To prevent ignition of the gas supply within this area.

REFERENCE RB-CDCEMK DUE 01/10/2025

LOCATION Gas and electric meter cupboard.

CATEGORY Maintenance: Other



It could not be verified that the gas boiler to the premises had been serviced within the past 12 months. Ensure that appropriate servicing has been carried out and that a valid gas safe certificate is held for the property.

B

The gas installations are maintained to ensure that the system has not deteriorated and is safe for use.

ACTION CONTINUES...

...ACTION CONTINUED

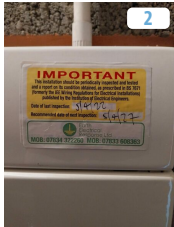
REFERENCE RB-D5RTKP DUE 01/07/2025

LOCATION Gas boiler

CATEGORY Maintenance: Gas

The mains electrical system testing records are held centrally and are available by request. A service label was observed on the distribution board stating the last service date to be 5/4/22.

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.



Does basic security against arson by outsiders appear reasonable?

NO

Some bins are being stored close to the building and some fly tipping has occurred. This could readily provide fuel for an arson attack. The bins should be moved further from the building and fly tipped materials removed.

B

To prevent fire loading close to the premises.

REFERENCE RB-69XLTP DUE 01/07/2025

LOCATION To the front of properties 36 and 38.

CATEGORY Procedures: Housekeeping

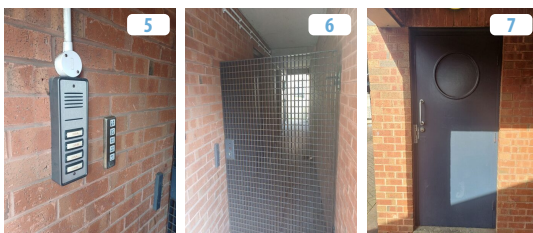


There is secure access to the premises, available to authorised persons only.

To reduce the likelihood of deliberate ignition inside the building.

LOCATION Entrance.

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?

NO

External waste bins are stored in close proximity to the building. An action has already been raised for this elsewhere in this assessment.

To prevent fire loading in close proximity of the building.



Is lightning protection fitted to the building?

NO

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

CATEGORY Maintenance: Electrical

Means of Escape

2 Negative Answers 2 Actions 10 Controls

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

Are the means of escape adequate?

YES

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.

CONTROL CONTINUES...



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

YES

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

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

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



Are suitable maintenance records available?

YES

Records for the monthly functional testing of the emergency lighting system are kept onsite. Annual testing records are held centrally and were available at the time of inspection.

To comply with BS5266

Are the travel distances reasonable?

YES

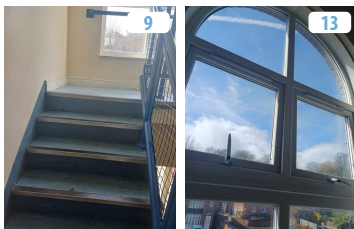
The guidance document 'Purpose built block of flats' states benchmarks for existing blocks of flats with flats opening directly on to a single stairway -

- Up to four storeys in height, should be acceptable in most situations, provided the stairway has openable windows or vents.

This property satisfies the recommended benchmark and has an openable window at each storey height.

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.

CATEGORY Building: Other



Are all doors on escape routes easily opened?

NO

The external garden gate allows access from the rear garden. If this is to be used as an escape route it is recommended that a thumb turn lock be fitted on the inside.

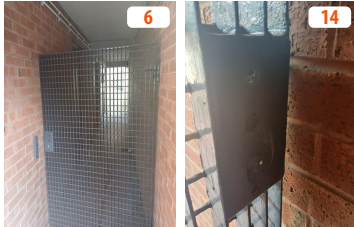
B

To allow easy and immediate egress.

REFERENCE RB-VTP22L DUE 01/07/2025

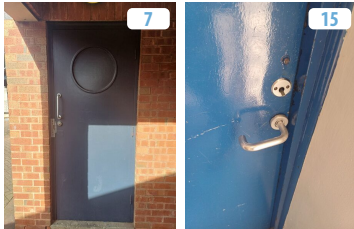
LOCATION Garden gate.

CATEGORY Building: Doors



All remaining 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

Current Fire Action Notices on display indicate to sound the alarm and evacuate. However, the property operates a stay put policy. Fire Action Notices should be updated to reflect the policy which is in place.

B

To ensure individuals are aware as to what to do in the event of a fire.

REFERENCE RB-ZJLZ9R DUE 01/07/2025

LOCATION Entrance lobby area.

CATEGORY Building: Signage



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

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

CATEGORY Building: Signage

CONTROL CONTINUES...



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

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

CATEGORY Building: Signage



Is smoke ventilation provided?

NOT REQUIRED

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

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



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

YES

Noticeboards are in use along the means of escape. However, these are limited, and the noticeboards are fitted with suitable covers. Suitable glazing reduces the exposure of combustible paperwork along the means of escape.

To prevent the surface spread of fire.



The means of escape are readily available.

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



Fire Doors and Compartmentation

1 Negative Answer 2 Actions 6 Controls

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

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

NO

Flat 36C was sampled however, it was very brief due to the apparent language barrier between the resident and assessor. The entrance door appeared to be of a mostly acceptable standard but the cold smoke seals were missing. The door gaps were not checked as part of this Type 1 FRA. Fit cold smoke seals to the door and ensure that the door jambs are between 2mm and 4mm.

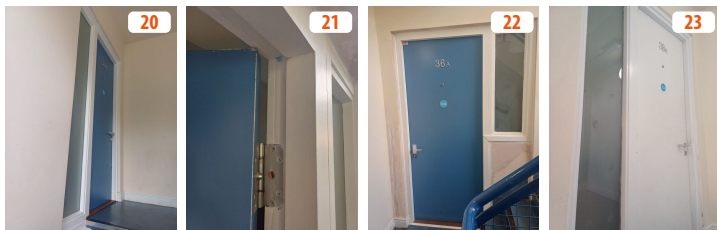
C

To protect the means of escape from fire and smoke.

REFERENCE RB-4NZY4N DUE 01/10/2025

LOCATION Flat 36C

CATEGORY Building: Doors



The electric cupboard and electric and gas meter room doors appear to be notional fire doors. It would be beneficial to fit fire rated hinges, intumescent seals and cold smoke seals to the doors to bring them to a nominal standard.

C

To prevent the passage of fire and smoke.

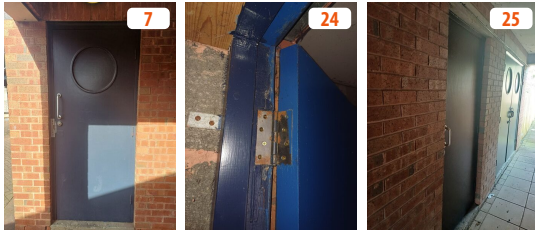
REFERENCE RB-GKGJ94 DUE 01/10/2025

LOCATION External electric cupboard and meter room.

CATEGORY Building: Doors

ACTION CONTINUES...

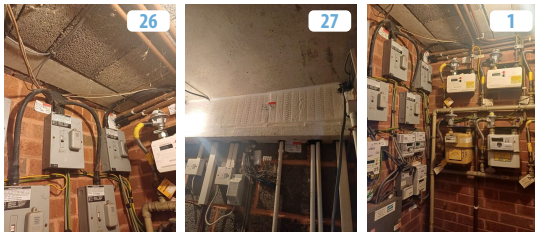
...ACTION CONTINUED



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

YES

There is adequate compartmentation within service cupboards.
To prevent the passage of fire and smoke between compartments.



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.
To prevent the surface spread of fire and smoke between compartments.

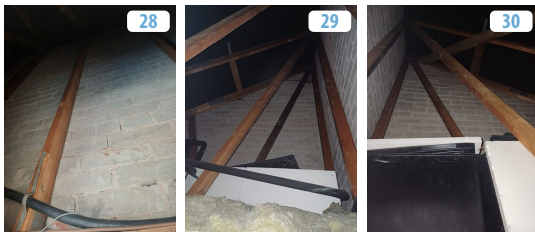
CATEGORY Building: Compartmentation

Are roof voids adequately compartmented?

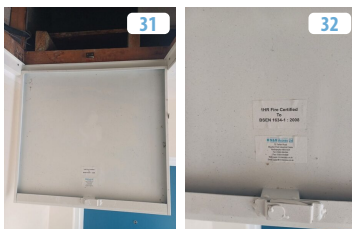
YES

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

CATEGORY Building: Compartmentation



The loft hatch is noted to be 60 minute fire rated.
To prevent the spread of smoke and flame into the roof void.



Are wall and ceiling linings appropriate to limit fire spread?

YES

Walls are concrete construction with painted surfaces and the ceilings are plastered with painted surfaces in good repair.
To prevent the surface spread of fire.



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 Action 1 Control

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

Is a suitable fire detection and alarm system in place?

NOT REQUIRED

Flat 36C was sampled. There was a smoke detector fitted in the hallway but due to a language barrier the assessor could not confirm the presence in any other rooms in the premises. The responsible person should confirm that there is a Grade D LD3 detection system fitted within each flat.

To alert the residents to the presence of fire within their property.

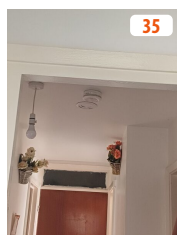
REFERENCE RB-P64NBJ DUE 01/07/2025

LOCATION Within the flats.

CATEGORY Maintenance: Fire Alarms

B

ACTION CONTINUES...



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

Firefighting Arrangements

5 Controls

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

Is a sprinkler system provided?

NOT REQUIRED

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

Is a firefighting shaft provided?

NOT REQUIRED

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

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

NOT REQUIRED

Fire extinguishers are not 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

6 Controls

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

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

YES

A stay put policy is in place, and this is supported by adequate compartmentation (Subject to recommendations made elsewhere in this report). The flat of fire origin should evacuate and request Fire Brigade attendance; all other flats should stay in place.

Are suitable records held relating to maintenance and management?

YES

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

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?

YES

The Risk Assessor accessed all relevant areas of the property at the time of this type 1 Fire Risk Assessment.

5 ACTION PLAN

Current Fire Action Notices on display indicate to sound the alarm and evacuate. However, the property operates a stay put policy. Fire Action Notices should be updated to reflect the policy which is in place.

B

To ensure individuals are aware as to what to do in the event of a fire.

REFERENCE RB-ZJLZ9R DUE 01/07/2025

LOCATION Entrance lobby area.

CATEGORY Building: Signage



COMPLETED ON / BY

Flat 36C was sampled. There was a smoke detector fitted in the hallway but due to a language barrier the assessor could not confirm the presence in any other rooms in the premises. The responsible person should confirm that there is a Grade D LD3 detection system fitted within each flat.

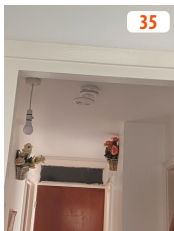
B

To alert the residents to the presence of fire within their property.

REFERENCE RB-P64NBJ DUE 01/07/2025

LOCATION Within the flats.

CATEGORY Maintenance: Fire Alarms



COMPLETED ON / BY

It could not be verified that the gas boiler to the premises had been serviced within the past 12 months. Ensure that appropriate servicing has been carried out and that a valid gas safe certificate is held for the property.

B

The gas installations are maintained to ensure that the system has not deteriorated and is safe for use.

REFERENCE RB-D5RTKP DUE 01/07/2025

LOCATION Gas boiler

CATEGORY Maintenance: Gas

COMPLETED ON / BY

Some bins are being stored close to the building and some fly tipping has occurred. This could readily provide fuel for an arson attack. The bins should be moved further from the building and fly tipped materials removed.

B

To prevent fire loading close to the premises.

REFERENCE RB-69XLTP DUE 01/07/2025

LOCATION To the front of properties 36 and 38.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

The external garden gate allows access from the rear garden. If this is to be used as an escape route it is recommended that a thumb turn lock be fitted on the inside.

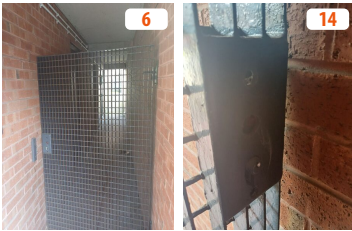
B

To allow easy and immediate egress.

REFERENCE RB-VTP22L DUE 01/07/2025

LOCATION Garden gate.

CATEGORY Building: Doors



COMPLETED ON / BY

Flat 36C was sampled however, it was very brief due to the apparent language barrier between the resident and assessor. The entrance door appeared to be of a mostly acceptable standard but the cold smoke seals were missing. The door gaps were not checked as part of this Type 1 FRA. Fit cold smoke seals to the door and ensure that the door jambs are between 2mm and 4mm.

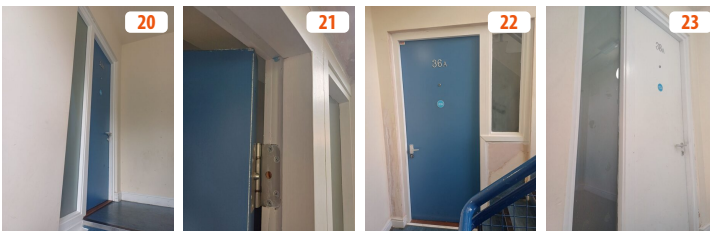
C

To protect the means of escape from fire and smoke.

REFERENCE RB-4NZY4N DUE 01/10/2025

LOCATION Flat 36C

CATEGORY Building: Doors



COMPLETED ON / BY

C

Gas meters and supply pipework were located within the electrical cupboard but were insufficiently separated from the electrical equipment by fire-resisting construction or by distance in accordance with BS 6891 (required to be at least 150mm from electricity meters and associated excess current controls, electrical switches or sockets, distribution boards or consumer units; and at least 25mm away from electricity supply and distribution cables).

The gas and electrical installations sharing the same enclosure should be assessed by the relevant services engineers to determine if the lack of separation (by either recommended distances or fire-resisting construction) requires remedial work.

To prevent ignition of the gas supply within this area.

REFERENCE RB-CDCEMK DUE 01/10/2025

LOCATION Gas and electric meter cupboard.

CATEGORY Maintenance: Other



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The electric cupboard and electric and gas meter room doors appear to be notional fire doors. It would be beneficial to fit fire rated hinges, intumescent seals and cold smoke seals to the doors to bring them to a nominal standard.

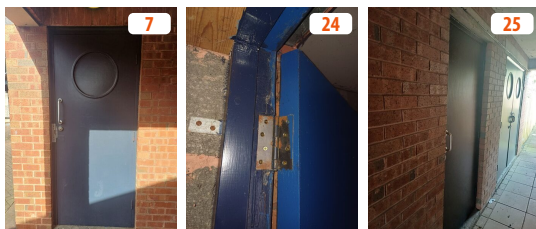
C

To prevent the passage of fire and smoke.

REFERENCE RB-GKGJ94 DUE 01/10/2025

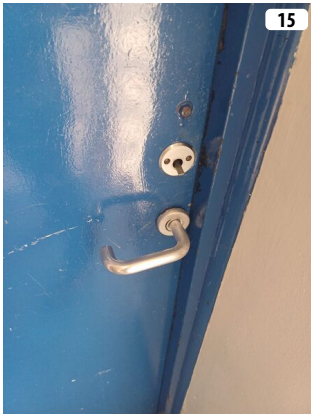
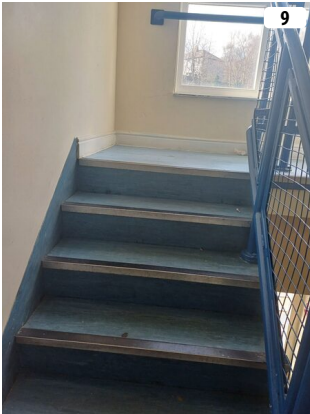
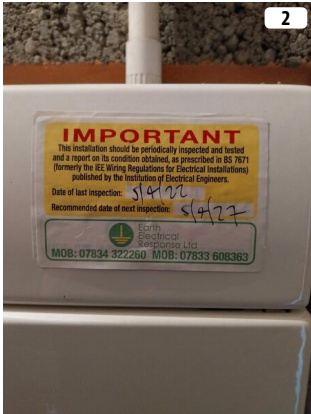
LOCATION External electric cupboard and meter room.

CATEGORY Building: Doors

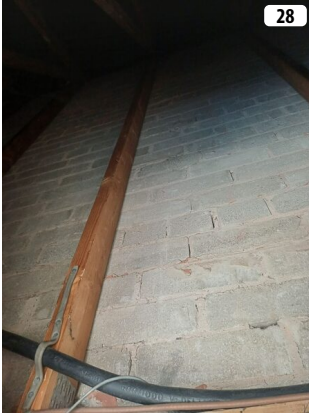


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6 PHOTOS



Photos Continued...



Photos Continued...

