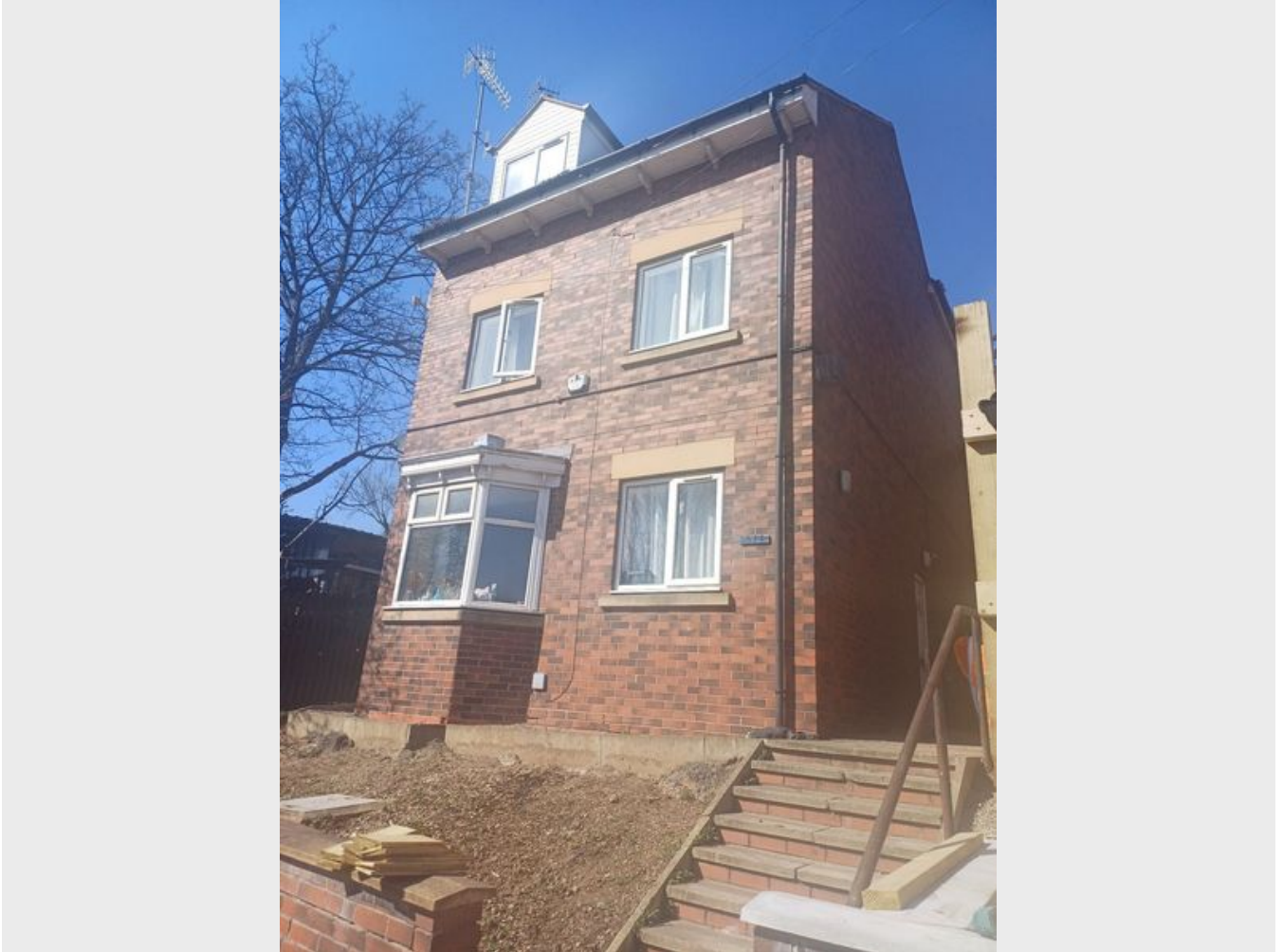


FIRE RISK ASSESSMENT



Abbeydale Road 418A-418C

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

ASSESSED BY	Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR
ASSESSED ON	19/03/2026
FIRE QC BY	Richard Hennelly Eng Tech, AIFireE, MIFSM, MIFPO, ACABE, Tech IOSH, Tier 3 NAFRAR, IFE FRR
FIRE QC ON	30/03/2026
PROPERTY REF.	RB-U8YBPJ
ASSESSMENT REF.	558163
VERSION	1



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.

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the "Fire Safety Order"), which requires that a suitable and sufficient fire risk assessment be carried out.

The fire risk assessment has been undertaken in accordance with BS 9792:2025 – Fire Risk Assessment. Housing. Code of Practice.

The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is provided on the front of this report. However, you should review the report sooner if there is any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

However, you should review the report sooner should there be any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

LIMITATIONS

The observations and recommendations made in this report relate to conditions and documentation observed during the site inspection, and information provided by the client. The site inspection covered only areas that were safely accessible as listed within body of report. This risk assessment does not include a full audit of planned maintenance activities. A review of mechanical, electrical, plant and equipment inspection, testing and servicing records is undertaken, including any relevant statutory records. The risk assessment is not an audit of any health and safety policy, procedures and arrangements present within the client organisation.

The risk assessor used professional expertise and judgement in making their recommendations. Assessments are open to individual interpretation however and an enforcement officer may hold a different view. It must be stated the fire risk assessor has no control over the ongoing management of the premises, once this report has been completed. It is down to the Responsible Person (RP) to ensure all recorded findings are implemented.

- Information regarding the management setup and running of the premises can be reviewed via RP internal management systems.
- The responsibility for the on-going management of the premises which may include procedures for evacuation management, maintenance of firefighting equipment, maintenance of alarms and training lies with the RP.

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.

FINDINGS

The 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.

FURTHER CONSIDERATIONS

Dangerous Substances

This fire risk assessment has considered dangerous substances that are used or stored in the assessed areas of the premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored on your premises, you should ensure that you have met the duties under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) that apply to you, including carrying out a risk assessment of the relevant work activities.

External wall systems (Residential Only)

PAS 9980 provides guidance on the risk of fire spread via external wall construction. It sets out a methodology to conduct and record fire risk appraisals of external walls, which can be scaled up or down depending upon the complexity of individual buildings. Where a recommendation has been made for a FRAEW to be carried out, it is strongly recommended that you obtain advice from qualified and competent specialists, as described in PAS 9980: 2022.

Assessment Risk Scoring & Methodology

Risk ratings are calculated on an individual basis using the matrix below, whilst taking into account the existing controls in place. The Action Plan provides brief, but specific advice on the action to be taken to eliminate or reduce risks to an acceptable level.

Legal requirements within the action plan are prioritised as Trivial, Moderate or Substantial using the following risk matrix:

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

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 Timescales and Severities

All remedial actions are given a timescale. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

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.

All remedial actions are also given a severity which distinguishes between matters that constitute breaches of legislation and those that do not.

LOW	MEDIUM	HIGH
Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants	Matters that breach legislation but are not considered to constitute a serious threat to life safety	Serious breach of legislation, having the potential for serious injury to occupants

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.

Bellrock (Assets & Compliance) Consulting Ltd (BAFE 00395) 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
558163

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
19/03/2026, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
30/03/2026, Richard Hennelly Eng Tech, AIFireE, MIFSM,
MIFPO, ACABE, Tech IOSH, Tier 3 NAFRAR, IFE FRR

ASSESSMENT SCOPE
Assessment applies only to the building specified.

RECOMMENDED REVIEW DATE
19/03/2027

FINDINGS
● 3 actions to complete
● 52 control measures

Assessed Property

PROPERTY NAME
Abbeydale Road 418A-418C

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

PROPERTY REFERENCE
RB-U8YBPJ

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

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

SEVERITY **MODERATE HARM**

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

RISK **MODERATE**

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

ACCREDITED ORGANISATION

Bellrock (Assets & Compliance) Consulting Ltd
McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD
01604 979850 — <https://www.bellrock.co.uk/>

THIRD PARTY CERTIFICATION BODY

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

Assessor Remarks

The subject premises consists of a converted street property which currently operates under a stay-put evacuation strategy. Upon assessment of the internal construction and the age of the building, this policy appears to be fundamentally incorrect and poses a risk to life safety. In a converted property of this nature, it is often difficult to guarantee the high degree of fire-resisting compartmentation required to support a stay-put occupancy.

This risk is critically compounded by the total absence of any fire detection or alarm system within the communal areas. In the event of a fire starting in a common hallway or breaching a flat entrance door, there is currently no mechanism to provide an early warning to the other occupants. Residents are entirely reliant on smelling smoke or hearing a localised, non-interconnected alarm within their own flat, which may occur far too late to allow for a safe evacuation. The lack of a communal system means that the building fails to meet the basic requirements for a simultaneous evacuation, which is the only appropriate strategy given the likely structural limitations of the conversion.

Because of the combination of an inappropriate evacuation policy and the lack of a communal warning system, the building is assigned a moderate risk rating. This rating reflects the fact that while a fire may not be any more likely to start here than in a purpose-built block, the consequences of a fire are significantly more severe due to the potential for rapid, undetected spread through the escape route. The most urgent remedial action required is the installation of a communal fire alarm system that is audible throughout all dwellings. This would facilitate a formal change in policy from stay-put to simultaneous evacuation, ensuring that all residents are alerted immediately upon the detection of fire or smoke in any part of the premises.

Furthermore, until these structural and systemic improvements are made, the building's fire risk cannot be downgraded to tolerable. The "moderate" status serves as a clear indicator that the current fire safety management plan is not fit for purpose. It is essential that a comprehensive survey of the compartmentation, particularly around the floor-to-ceiling voids, is conducted alongside the alarm installation to ensure the building can safely support its occupants during a full-building evacuation.

PREMISES SUMMARY

Premises Details

Type of Premises

Residential - General Needs

Premises Description

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

Any known works carried out since the previous Fire Risk Assessment that may affect current fire safety compliance.

None reported.

Construction Details

The building is located in a residential area, has 3 storeys and is brick built, concrete and wooden flooring, solid brick and plaster internal walls with a pitched and tiled roof. The basic construction of the building is that of load bearing blockwork external walls with internal block load bearing partition walls forming compartmentation between the apartments. All the internal walls are dry-lined in plasterboard. The structural floor construction is that a concrete beam and block type with a floating chipboard deck above and plasterboard ceilings below (supported off battens to the soffit of the structural floor).

Number of Storeys above ground level

Three.

Number of Dwellings

Three.

Final Exits

One.

Number, Type and location of escape stairs and the floors they serve

One, serving all floors.

Additional Facilities

None.

Occupancy Details

Number of Occupants

Approximately six based on the number of flats.

People Especially at Risk

None reported.

Premises Evacuation Strategy

Assessed Premises Evacuation Procedure

'Stay Put' Policy - Occupants remain in their flats/rooms unless directly affected or instructed to evacuate.

Fire Loss Experience

Recent Fire History

None reported.

Client Information

Client Name

Arches Housing.

Responsible Person

Arches Housing.

Competent Person

Sarah Maulin - Compliance Manager.

Other Main Duty Holders

None reported.

Fire Risk Assessment Details

Fire Risk Assessment Type

Type 3 - Common and Private Areas (Non-Destructive)

Was a client representative present at the time of the assessment?

A client representative was present during the assessment and provided access and relevant information regarding the premises.

Guidance Used

LACORS, Housing Fire Safety

ACTION PLAN

No fire alarm system currently installed within the common areas. This property has been assessed as a pre-1991 conversion. Structural protection and compartmentation in these types of properties is generally lower than in purpose-built flats and consequently a fire alarm system and a "simultaneous evacuation" is recommended for this property. In order to initiate an evacuation of the premises this would likely rely on a means of detecting fire and alerting occupants of fire within the building. In this instance all occupants should evacuate the premises to a place of total safety should the alarm sound. As such, in accordance with LACORS guidance for a converted property over two storeys, a Grade D 1 LD2 automatic fire detection system should be installed, in accordance with BS 5839:part 6. This should include a smoke detector and sounder within the communal area and heat detectors and sounders within the flat entrance hallways. In addition, a Grade D1 Category LD3 AFD system should be installed in each flat (not connected to the communal system) to protect the sleeping occupants. Any works should be undertaken by a competent contractor.

B

To alert the building occupants to the presence of fire.

REFERENCE RB-WFARR7 DUE 01/07/2026

LOCATION Whole building.

CATEGORY Maintenance: Fire Alarms

COMPLETED ON / BY

No residents answered their doors at the time of assessment. Arches Housing to ensure that adequate detection is provided within the flats.

B

To provide early warning to the presence of fire within flats and protect sleeping occupants.

REFERENCE RB-FHD2DY DUE 01/07/2026

LOCATION Within the flats.

CATEGORY Maintenance: Fire Alarms

COMPLETED ON / BY

Housekeeping within riser/electrical cupboards or roof voids is not acceptable. Combustible materials, clutter, or unauthorised storage were observed in the electric cupboard, increasing the risk of fire spread and obstructing essential systems.

C

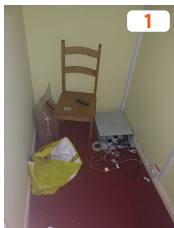
It is recommended to remove all unauthorised items from risers, electrical cupboards, and roof voids and implement a strict "no storage" policy in these areas.

These spaces are high-risk for undetected fire development and are often directly connected to multiple floors. Good housekeeping helps prevent ignition, allows for safe maintenance, and supports effective compartmentation and compliance with the Regulatory Reform (Fire Safety) Order 2005.

REFERENCE RB-VEM1AT DUE 01/10/2026

LOCATION Electric cupboard.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

FINDINGS

11 11 negative answers
Out of a total of 55

3 3 actions to complete
Identified in this assessment

52 52 controls describe existing measures
Identified in this assessment

SUMMARY OF ACTIONS

Severity ▾ Timescale	No Severity
C	1
B	2

Sources of Ignition

7 Controls

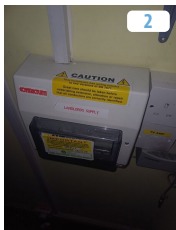
Identifying sources of ignition is a crucial part of a Fire Risk Assessment (FRA) to prevent fire outbreaks and ensure compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005. A suitable and sufficient assessment of fire risks is undertaken to identify potential hazards, including ignition sources, fuels, and oxygen. The assessment evaluates the likelihood and potential consequences of fire, with appropriate control measures implemented to reduce risks to occupants.

Are electrical fixed wiring systems being adequately maintained and tested?

YES

The mains electrical system has been tested in accordance with BS 7671, last test date 03/22.

To ensure property fixed installations are maintained in good working order and in 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.



Are portable appliances present that fall under the responsibility of the client?

NOT REQUIRED

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

Does the building have a communal heating system which may include gas, HVAC or AHU systems?

NO

No communal heating or ventilation system is present within the building.

These systems can create routes for fire and smoke spread if not properly compartmented or maintained. Poorly maintained plant rooms or ductwork may also present ignition risks or fail to isolate smoke/heat during a fire.

Is there a secondary/backup power supply system (e.g. UPS and/or diesel generator) provided for the building? (In support of life safe systems)

NO

No secondary/backup power supply systems are provided to the building.
To ensure emergency lighting systems are afforded secondary power in the event of power loss.

Are Photovoltaic/solar panels fitted to the building?

NO

No Photovoltaic/solar panels were provided to the building.
Photovoltaic (solar) panels can present specific fire risks due to electrical faults, overheating, or poor installation. Although none are currently installed on the premises, their presence should be assessed in future to ensure fire safety systems remain appropriate.

Is lightning protection fitted to the building?

NOT REQUIRED

No lightning protection is required for a building of this size and location.
The function of an external lightning protection system is to intercept, conduct and disperse a lightning strike safely to earth. Without such a system a building's structure, electronic systems and the people working around or within it are all at risk.

Are EV chargers provided for the building?

NO

No EV chargers are provided to the building.
EV charging presents potential fire risks due to high electrical loads and lithium-ion batteries. Although no chargers are currently installed, future provision and any unauthorised charging should be monitored and managed to mitigate fire hazards.

Security, Arson and Accidental fire

3 Controls

Security, arson, and accidental fire risks are assessed as part of the fire risk assessment in line with Article 7 and 9 of the Regulatory Reform (Fire Safety) Order 2005. The responsible person must implement and maintain appropriate precautions to reduce the likelihood of deliberate or accidental fires and ensure effective detection and warning systems are in place to protect occupants.

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 would pose a significant fire risk to the building occupants.
To reduce the likelihood of deliberate ignition inside or within proximity to openings in, the building.



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

YES

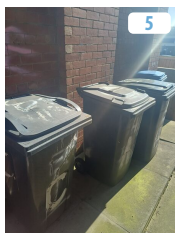
Smoking is prohibited within the premises. Signage has been installed to inform occupants and visitors to the premises that smoking is not permitted. During the inspection, there was no obvious evidence that persons were smoking within the communal areas. Persons are able to smoke outside but away from the premises. 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 suitably located away from the building. This reduces the likelihood of arson attacks, limits potential fire growth and reduces the likelihood of external fires entering the building through its openings.



Means of Escape

2 Negative Answers 1 Action 10 Controls

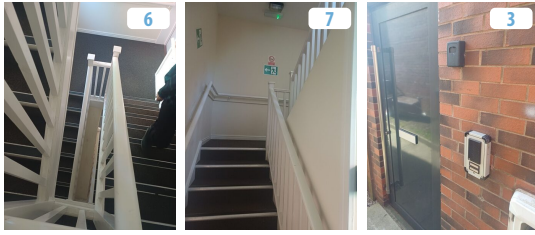
The adequacy and maintenance of means of escape are critical elements of the fire risk assessment, as required by Articles 7 and 13 of the Regulatory Reform (Fire Safety) Order 2005. The responsible person must ensure that escape routes are sufficient, unobstructed, and clearly identified, and that emergency lighting and fire detection systems support safe evacuation in the event of a fire.

Are the means of escape adequate?

YES

An open 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 deemed suitable in width 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 the overall standard of housekeeping within the means of escape acceptable and free from obstruction?

YES

Escape routes were free from obstructions at the time of the assessment.

To ensure that occupants have a suitable and satisfactory means of escape taking into account the use and occupancy of the building without risk or obstructions.



Is housekeeping acceptable within riser/electrical cupboards and roof voids (Where applicable)?

NO

Housekeeping within riser/electrical cupboards or roof voids is not acceptable. Combustible materials, clutter, or unauthorised storage were observed in the electric cupboard, increasing the risk of fire spread and obstructing essential systems.

C

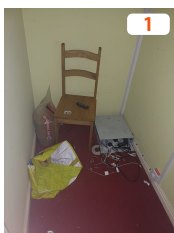
It is recommended to remove all unauthorised items from risers, electrical cupboards, and roof voids and implement a strict "no storage" policy in these areas.

These spaces are high-risk for undetected fire development and are often directly connected to multiple floors. Good housekeeping helps prevent ignition, allows for safe maintenance, and supports effective compartmentation and compliance with the Regulatory Reform (Fire Safety) Order 2005.

REFERENCE RB-VEM1AT DUE 01/10/2026

LOCATION Electric cupboard.

CATEGORY Procedures: Housekeeping

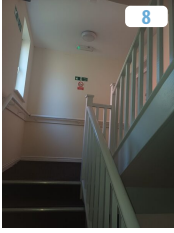


Are wall and ceiling linings appropriate to limit fire spread?

YES

The walls and ceiling surfaces appear to be of an appropriate standard, finished in a way unlikely to promote the spread of fire. To prevent the surface spread of fire, protect the means of escape for occupants and to limit fire growth within the premises.

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. 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 up-to-date maintenance records available confirming that annual emergency lighting inspections comply with BS5266?

YES

The emergency lighting system is serviced quarterly with the last service date: of 02/26 and deemed satisfactory with no remedial works reported. To ensure escape routes are protected and lighting is in good working order.

Are suitable monthly (flick) function testing records of the emergency lighting available?

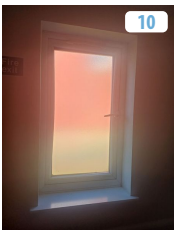
NO

Monthly flick testing is not carried out in accordance with BS5266. While this is the recommendation the Responsible Person in this case has chosen to carry out servicing quarterly rather than annually. The assessor has deemed this as acceptable from a risk based perspective.

Are the travel distances within the recommended guidelines?

YES

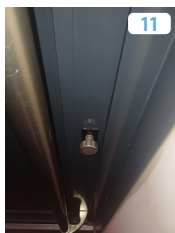
The building is within the category 'up to four storeys in height' as described in the Purpose Built Blocks of Flats guidance Sub Section 62.8. The current travel distances are deemed as acceptable as the stairway is provided with openable windows. It is important to limit the distance to travel in an emergency; so that occupants are not exposed to the effects of fire and where they are it is for a limited period of time and which would not prevent them from making a safe escape from the premises.



Are all doors on escape routes easily opened?

YES

Doors on the means of escape are provided with a single method of opening.
To enable easy and immediate egress.



Is adequate fire route/exit signage provided? (This may relate to Directional signage and Fire exits)

YES

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.



Are there external escape stairs provided to the building?

NOT PROVIDED

No external stairs are provided to this building.
External escape stairs can provide an additional escape route where required.

Smoke ventilation provisions

2 Controls

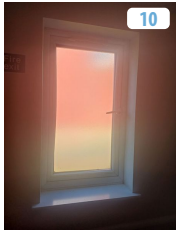
Smoke ventilation plays a crucial role in a Fire Risk Assessment (FRA) because it helps control the movement of smoke, improving visibility and making evacuation safer for occupants while also assisting emergency responders during a fire. Although the Regulatory Reform (Fire Safety) Order 2005 (RRO) does not provide specific technical requirements for smoke ventilation, it establishes general duties for fire safety that encompass managing risks related to fire and smoke. These duties, outlined mainly in Articles 8, 9, 11, and 13, require the responsible person to implement appropriate fire precautions, carry out risk assessments, maintain effective fire detection and warning systems, and ensure safe emergency routes and exits.

Are smoke control arrangements provided?

YES

An easily openable window is provided to the stairwell that once opened will assist in the ventilation of smoke from the common areas.
The primary objective of ventilation is to protect the staircase and the common circulation areas.

CONTROL CONTINUES...



Are the smoke ventilation arrangements where required, subject to adequate maintenance and testing?

NOT REQUIRED

The ventilation window is opened/closed manually. It is recommended that windows are checked periodically to ensure ventilation (when required) is always available.
To ensure windows/vents are in good working order.

Fire doors

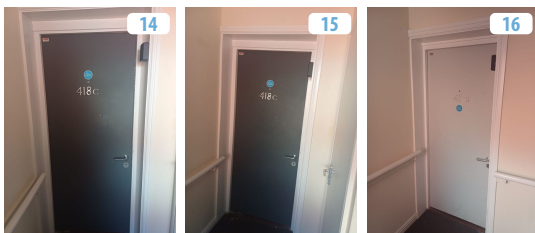
2 Negative Answers 5 Controls

Fire doors play a crucial role in a Fire Risk Assessment (FRA) by helping to prevent the spread of fire and smoke, thereby protecting occupants and property. The Regulatory Reform (Fire Safety) Order 2005 (RRO) does not explicitly mention fire doors in a single, dedicated article. Instead, fire doors are covered under the general requirements for fire safety and means of escape. Specifically, fire doors fall under the responsibilities outlined in Article 8 (General fire precautions) and Article 13 (Emergency routes and exits). These articles require the responsible person to ensure adequate fire precautions and safe emergency routes, which include installing and maintaining fire doors to help prevent the spread of fire and smoke, protecting escape routes, and ensuring occupants can evacuate safely.

Are flat entrance doors of a suitable fire-resisting standard?

NO

No residents answered their doors during the assessment. Arches Housing have recently carried out fire door surveys and any non-compliant doors will soon undergo remediation works.
To protect the means of escape and prevent the passage of fire and smoke.



Are flat entrance doors being routinely inspected?

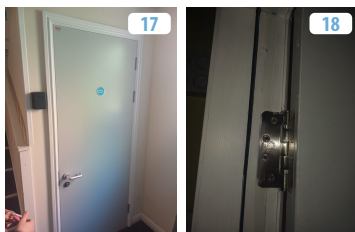
NOT REQUIRED

Although the building is under 11 m in height and therefore not subject to the specific flat entrance door inspection requirements of the Fire Safety (England) Regulations 2022, flat entrance doors form part of the fire compartmentation between flats and the common escape routes. It is recommended that these doors be periodically checked and maintained to ensure they remain in good condition and capable of providing the intended fire resistance.
Flat entrance doors form part of the compartmentation protecting the common escape routes. Periodic checks help ensure they remain in good condition and capable of restricting the spread of smoke and fire from flats into the common areas.

Are doors to the common parts of a suitable fire-resisting standard?

NO

Communal doors were of a nominal standard with some minor issues noted. Arches Housing have recently carried out fire door surveys and are in the process of carrying out remedial actions.
To protect the means of escape from fire and smoke.



Are quarterly checks of all fire doors in the common parts being conducted?

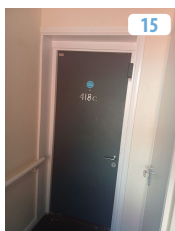
NOT REQUIRED

Although the building is under 11 m in height and therefore not subject to the specific fire door inspection requirements of the Fire Safety (England) Regulations 2022, it is recommended that communal fire doors within the building are periodically checked and maintained to ensure they remain effective fire-resisting doors and operate correctly.
To ensure communal fire doors protecting the escape routes remain effective and continue to restrict the spread of smoke and fire.

Is adequate fire door signage provided? (This may relate to 'Fire Door Keep Shut, Keep Locked and Keep Clear')

YES

'Fire Door Keep Shut, Keep Locked and Keep Clear' signs were suitably noted on doors throughout the premises.
To remind all occupants that the fire doors must be kept closed where applicable, all doors on hold open devices must be kept clear to ensure the doors can fully close protecting the means of escape.



Compartmentation

1 Negative Answer 5 Controls

Compartmentation is a fundamental element in a Fire Risk Assessment (FRA) and involves dividing a building into fire-resistant sections or compartments. These compartments are designed to contain fire and smoke within a defined area, preventing their spread to other parts of the building. This strategy is crucial for protecting life and property, as it allows occupants more time to evacuate safely and provides emergency responders with additional time to manage the fire. While the Regulatory Reform (Fire Safety) Order 2005 (RRO) does not explicitly reference compartmentation in a specific article, it is addressed indirectly through the general duties placed on the responsible person. In particular, Articles 8 (General fire precautions) and 9 (Risk assessment) require the implementation of appropriate fire safety measures, which include effective compartmentation to reduce risk and enhance safety.

Is the compartmentation of the common area and means of escape including electrical/riser cupboards adequate?

NO

Floors and walls appeared to be in acceptable condition with no apparent openings noted. However, this is a converted street property and the construction of the building is unlikely to support significant compartmentation works, or the stay put policy. An action has been raised within the 'Means of Giving Warning' section regarding this.
To prevent the passage of fire and smoke and support the evacuation policy.

Where available, have voids above suspended ceiling structures been suitably assessed?

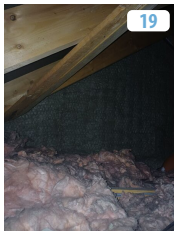
NOT REQUIRED

The ceilings were noted as solid structures, therefore no access was afforded to the potential ceiling voids.
To prevent smoke and fire from entering the building and ensure the means of escape route is available at all material times.

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 at the time of assessment.
To reduce the risk of fire and smoke spread.



Is there a suitable waste refuse chute system installed within the building?

NOT PROVIDED

No refuse system is provided for this building.

Has passive fire protection been installed by an accredited contractor with associated labels identified?

NOT REQUIRED.

No fire stopping works were noted at the time of assessment.
To certify the fire stopping works are adequate and carried out by a competent person.

External fire spread risk

2 Controls

External fire spread refers to the potential for a fire to spread from one building to another, or from one part of a building to another, via external surfaces. This can include the spread of fire over walls, roofs, windows, and other structural elements exposed to the outside environment. External fire spread risk is an essential component of a Fire Risk Assessment (FRA) because it evaluates the likelihood that fire could spread beyond the building of origin, endangering neighbouring buildings, structures, or the surrounding environment. While the RRO sets out the framework for identifying and managing fire risks including external fire spread the detailed technical guidance is usually found in building regulations, fire safety standards, and specific guidance documents such as Approved Document B (England) or equivalent regional regulations.

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.



Are external balconies present and suitably constructed and/or managed?

NOT PROVIDED

No external balconies are provided to this building.
To reduce the risk of fire spread and ensure the safety of all residents.

Fire alarm systems

5 Negative Answers 2 Actions 3 Controls

A fire alarm system is a vital component of any Fire Risk Assessment (FRA) because it provides early warning of a fire, enabling occupants to evacuate safely and allowing emergency services to respond more effectively. A reliable and well-maintained fire alarm system can significantly reduce the risk to both life and property during a fire. In a Fire Risk Assessment, the fire alarm system is carefully evaluated for its suitability, functionality, and compliance with fire safety regulations. While the Regulatory Reform (Fire Safety) Order 2005 (RRO) does not specify detailed technical requirements for fire alarm systems, Article 11 establishes the duty to provide appropriate fire detection and alarm arrangements as part of an overall fire safety strategy. The detailed technical standards and installation guidelines are generally set out in building regulations and standards such as BS 5839.

Has a reasonable fire detection and fire alarm system provided to the building?

NO

No fire alarm system currently installed within the common areas. This property has been assessed as a pre-1991 conversion. Structural protection and compartmentation in these types of properties is generally lower than in purpose-built flats and consequently a fire alarm system and a "simultaneous evacuation" is recommended for this property. In order to initiate an evacuation of the premises this would likely rely on a means of detecting fire and alerting occupants of fire within the building. In this instance all occupants should evacuate the premises to a place of total safety should the alarm sound. As such, in accordance with LACORS guidance for a converted property over two storeys, a Grade D 1 LD2 automatic fire detection system should be installed, in accordance with BS 5839:part 6. This should include a smoke detector and sounder within the communal area and heat detectors and sounders within the flat entrance hallways. In addition, a Grade D1 Category LD3 AFD system should be installed in each flat (not connected to the communal system) to protect the sleeping occupants. Any works should be undertaken by a competent contractor.

B

To alert the building occupants to the presence of fire.

REFERENCE RB-WFARR7 DUE 01/07/2026

LOCATION Whole building.

CATEGORY Maintenance: Fire Alarms

Is annual maintenance conducted by a competent person, and weekly function testing carried out with suitable records available?

NO

There is no fire alarm system in the common areas.

Is the fire alarm control panel fault/disablement clear and operating as intended?

NO

There is no fire alarm system in the common areas.

Have zone plans been provided adjacent to the fire alarm panel?

NO

There is no fire alarm system in the common areas.

Has domestic smoke detection been provided to the residential dwellings?

NO

No residents answered their doors at the time of assessment. Arches Housing to ensure that adequate detection is provided within the flats.

B

To provide early warning to the presence of fire within flats and protect sleeping occupants.

REFERENCE RB-FHD2DY DUE 01/07/2026

LOCATION Within the flats.

CATEGORY Maintenance: Fire Alarms

Firefighting Arrangements

6 Controls

Firefighting arrangements are an essential component of a Fire Risk Assessment (FRA). These arrangements include all the measures in place to control or extinguish a fire, as well as ensuring that the building's occupants and emergency responders are adequately protected during a fire emergency. Regulatory Reform (Fire Safety) Order 2005 (RRO) Article 11 sets out these general responsibilities, the detailed specifications for firefighting arrangements such as the type and location of equipment are usually found in building regulations, fire safety guidance, and British Standards.

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.

Does the building have the provision of dry/wet risers?

NOT REQUIRED

A dry riser system is not required for a building of this height.

Dry risers are required in residential buildings over 18m but not exceeding 50m in height.

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/firemen's lift provided to the building?

NO

No lifts have been provided to this building.

Are portable fire extinguishers provided?

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 there a hydrant or alternative water supply in close proximity to the premises and clearly indicated?

UNABLE TO LOCATE

A fire hydrant serving the premises was not identified within the recommended 90-metre distance. No hydrant was located during the assessment. This indicates a potential limitation in firefighting water supplies for attending fire crews.

It is recommended that Arches Housing make enquiries with the local council or the authority responsible for hydrant provision to confirm the current hydrant infrastructure for the area and determine whether a hydrant is required to be installed. Clarification from the relevant authority will ensure the premises is adequately supported by external firefighting resources.

Hydrants are required to provide an adequate water supply to allow for effective and prolonged firefighting actions to be taken in response to a fire within the premises.

Evacuation Strategy

1 Negative Answer 2 Controls

The evacuation strategy outlines the procedures for safely evacuating occupants in the event of a fire. It considers factors such as building layout, occupancy type, and specific risks. The strategy may include simultaneous evacuation, phased evacuation, or stay-put policies, depending on the building's design and fire safety measures. Clear escape routes, emergency exits, and assembly points are identified, along with procedures for assisting individuals with disabilities. Key articles Regulatory Reform (Fire Safety) Order 2005 (RRO) relevant to evacuation strategy include Article 8 (General fire precautions) and Article 13 (Emergency routes and exits). These require the responsible person to implement adequate measures to enable safe evacuation, including planning, maintaining clear and safe escape routes, and ensuring that emergency exits are accessible and properly signed.

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

NO

A stay put policy is in place but this is unlikely to be supported by adequate compartmentation. An action has been raised regarding this elsewhere in this assessment.

Is a Fire Action Notice, detailing the correct evacuation procedure, in place within the common areas?

YES

A Fire Action Notice, detailing the current evacuation procedure, is in place within the common areas. To provide information to all occupants of what to do in the event of fire within the building.



Resident Consultation

3 Controls

Resident engagement is essential in a Fire Risk Assessment (FRA), especially in residential buildings. It ensures occupants are informed and prepared for fire safety, including tailored support through Personal Emergency Evacuation Plans (PEEPs) and Personal Emergency Fire Risk Assessments (PCFRAs). Under the Regulatory Reform (Fire Safety) Order 2005 (Articles 8 and 9), responsible persons must inform and consult residents about fire safety measures. The Fire Safety (England) Regulations 2022 also require that residents in higher-risk buildings receive important fire safety information, including evacuation procedures and how to report concerns.

Are suitable fire safety instructions provided to residents?

YES

Fire safety information is provided to the residents prior to moving into the residential block. Fire action notices are also displayed, highlighting what actions to take in the event of a fire.

In England, the Fire Safety (England) Regulations 2022, effective from January 23, 2023, mandate that responsible persons for all multi-occupied residential buildings provide residents with specific fire safety information.

Has suitable fire door information been provided to residents?

YES

Although the building is under 11 m and therefore not subject to the resident fire door information requirements of the Fire Safety (England) Regulations 2022, it is recommended that residents are informed of the importance of maintaining both flat entrance doors and communal fire doors, including ensuring that they are not wedged open or tampered with.

To help ensure flat entrance doors remain effective in restricting the spread of smoke and fire from flats into the common escape routes.

Have any occupants been identified who 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.

Staff

1 Control

The Regulatory Reform (Fire Safety) Order 2005 (RRO) does not contain a specific article dedicated solely to staff. However, duties related to staff fire safety are covered under Article 8 (General fire precautions) and Article 9 (Risk assessment). These require the responsible person to ensure that all relevant persons, including staff, are protected from fire risks by implementing suitable fire precautions and conducting appropriate risk assessments. This also includes providing staff with adequate information, instruction, training, and supervision to ensure their safety in the event of a fire.

Are staff located at the premises?

NO

No staff are based on the site.

Building Management

3 Controls

This section assesses the role of building management in maintaining effective fire safety standards across the premises. It focuses on the responsibilities, systems, and procedures in place to ensure ongoing compliance with fire safety legislation, particularly under the Regulatory Reform (Fire Safety) Order 2005.

Are suitable records held relating to maintenance and management?

YES

Arches Housing holds all testing and maintenance documents centrally on their online system.

Does the building have a policy in place for the charging and use of lithium-ion batteries?

UNKNOWN

No evidence has been provided in regard to a formal policy or guidance that exists regarding lithium-ion battery charging or use.

If not already created, the policy should outline the following:

- Designated charging areas with appropriate fire detection and suppression measures.
- Safe charging practices, including supervision, use of manufacturer-approved chargers, and avoiding overnight charging if required.
- Instructions on storage of spare or unused batteries (e.g., in fire-resistant containers).
- Restrictions on charging in bedrooms or other high-risk areas, if applicable.
- Guidance on the disposal of damaged or old batteries.
- Staff, residents, or users are informed of the policy.
- The policy complies with relevant fire safety guidance and manufacturer recommendations.
- Regular inspections and enforcement of the policy take place.

A policy is crucial because it prevents dangerous fires, protects people, and ensures compliance with safety laws. Without it, the building and its occupants face a serious and often overlooked hazard.

CATEGORY Procedures: Policy

Is there satisfactory control over work carried out in the building by contractors, including any hot works?

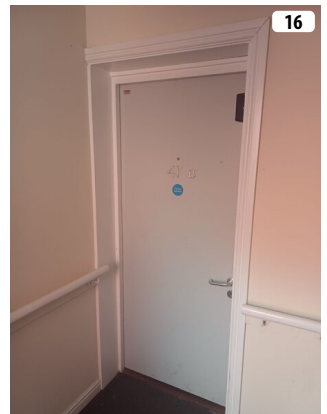
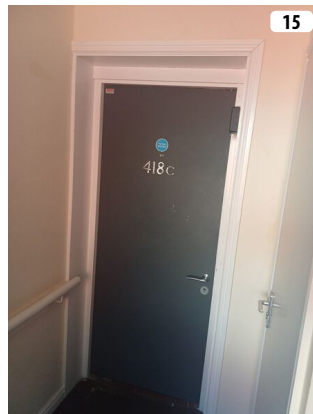
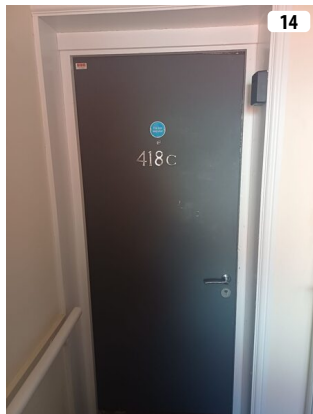
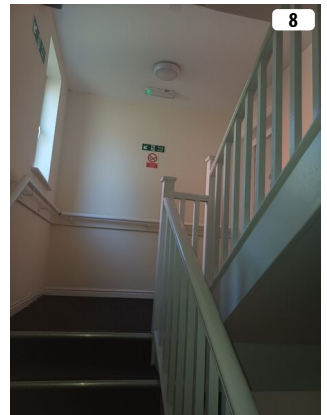
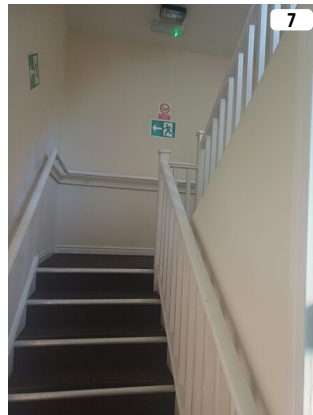
YES

At the time of this assessment, no works to the building were ongoing. However, procedures are expected to be in place to ensure that any future work particularly involving hot works or external contractors is subject to appropriate fire safety controls. This includes the use of a permit-to-work system for hot works, review of contractor risk assessments and method statements, and ensuring that contractors are made aware of site-specific fire safety arrangements through a formal induction process. It is recommended that these procedures are reviewed periodically to ensure they remain suitable and ready for implementation when needed.

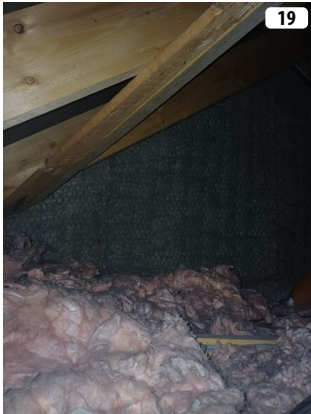
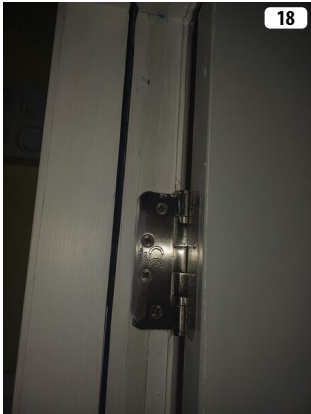
Works involving external contractors especially hot works like welding, grinding, or torching introduce a temporary but elevated fire risk. Without adequate controls (e.g. permits, supervision, fire precautions), these activities can compromise the building's fire safety systems, increase ignition risks, or obstruct evacuation routes.

Maintaining a permit-to-work system, contractor induction process, and fire risk oversight ensures that any future works can be carried out without introducing uncontrolled fire hazards. It also demonstrates due diligence under Articles 17 and 22 of the Regulatory Reform (Fire Safety) Order 2005, which cover the maintenance of fire safety measures and coordination between responsible persons.

PHOTOS



Photos Continued...



Certificate Number	LS	558163
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Life Safety Fire Risk Assessment
Silver Approved Scheme
CERTIFICATE OF CONFORMITY



This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1	NSI Life Safety Fire Risk Assessment Silver Approved Organisation	
	Bellrock (Assets & Compliance) Consulting Ltd	
	BAFE Registration Number	
	NSI 00395	
Part 2	Name of Client	
	Arches Housing	
Part 3	Address of premises for which the fire risk assessment was carried out	
	418A-418C Abbeydale Road, Abbeydale, Sheffield, South Yorkshire, S7 1FQ	
	Part or parts of the premises to which the fire risk assessment applies	
	Whole Building	
Part 4	Brief description of the scope and purpose of the fire risk assessment	
	Life Safety, Whole Building	
Part 5	Effective date of the fire risk assessment	18 March 2026
Part 6	Recommended date for review of the fire risk assessment	18 March 2027

We, being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)	<i>Richard Hennelly</i>
Job Title	Head of Fire Risk Assessments
Date	31 March 2026

Life Safety Fire Risk Assessment Silver is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY

BAFE, Bridges 2, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

RS8071.2 12/12 (Word 2007)

- 1 This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
- 2 NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
- 3 NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
- 5 Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
- 6 Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
- 7 This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 8 NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
- 9 Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 10 The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
- 11 On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Footnote.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).