

FIRE RISK ASSESSMENT



Burngreave Road 140-142

**140-142 Burngreave Road,
Pitsmoor, Sheffield,
South Yorkshire, S3 9DH**

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	01/04/2025
PROPERTY REF.	RB-38GEUU
ASSESSMENT REF.	438209
VERSION	1



Oakleaf Surveying Ltd

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

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1 INTRODUCTION

OVERVIEW

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

ENFORCEMENT

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

ASSESSMENT REVIEW

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

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

MANAGING FIRE SAFETY

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

SIGNIFICANT FINDINGS

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

What is a Fire Risk Assessment?

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

Who is the Responsible Person?

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

Assessment Risk Scoring & Methodology

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

SEVERITY ▴ 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
438209

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
01/04/2025, Christopher Cotterill BSc (Hons) MIFSM TechIOSH
NAFRAR Tier 3

ASSESSMENT SCOPE
Type 1 Fire Risk Assessment.

RECOMMENDED REVIEW DATE
25/03/2026

FINDINGS
19 Actions / 33 Controls

Assessed Property

PROPERTY NAME
Burngreave Road 140-142

ADDRESS
140-142 Burngreave Road
Pitsmoor
Sheffield
South Yorkshire
S3 9DH

PROPERTY REFERENCE
RB-38GEUU

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 mostly clear of obstructions. Areas for improvement were identified during the assessment and these have been raised within the report to bring the building to a high standard of fire safety and support the 'simultaneous' evacuation policy. If all actions are completed this would bring the overall risk rating down, however, should the management of fire safety deteriorate or the preventative and protective measures not be maintained, the overall level of fire risk may significantly increase.

3 PREMISES SUMMARY

Premises Summary

Description
Two semi-detached houses converted to provide a single property used as a residential supported-living block. The property consists of two separate stairwells providing access to the upper floor with four flats located within each core (a total of 8 flats). The two cores communicate internally at ground floor level only via the communal/staff area. The communal area on the ground floor provides offices for support staff, a storage area, a kitchenette and a laundry room. A basement is divided between the two cores and is accessed from the ground floor via a door beneath each stairwell. External areas consist of two separate driveways leading to communal car parking on each side of the property.

Use of Premises
Residential. The flats are occupied on an independent supported-living basis.

Construction
Painted brick with a pitched tile roof and uPVC windows. The basic construction of the building is that of load bearing masonry walls with internal brick and masonry partition walls forming compartmentation between the rooms. The structural floor construction, is that of beamed timber floors above and plaster ceilings below.

Number of Floors
Three.

Number of Occupants
Up to eight residents with the potential for 1-2 support workers throughout the day.

People Especially at Risk
Individuals have Personal Emergency Evacuation Plans (PEEPs) provided by Support Staff when required.

Stairways Two.	Final Exits Four. Two from the staff area and one within each stairwell.
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Evacuation Procedure 'Simultaneous Evacuation' procedure.	Recent Fire History None reported.
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Additional Facilities Basement and car park at front of building.	Client Name Arches Housing.
---	---------------------------------------

Responsible Person Arches Housing.	Competent Person Nicola Maguire.
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Guidance Used
Fire Safety in Specialised Housing, LACORS, Housing Fire Safety

4 FINDINGS

8

8 negative answers

Out of a total of 31

19

19 actions to complete

Identified in this assessment

33

33 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

Timescale	
D	3
C	6
B	10

Sources of Ignition

2 Negative Answers 2 Actions 7 Controls

The assessor has reviewed the potential sources of ignition in and around the premises. This includes electrical ignition sources, smoking, arson and lightning protection.

Are electrical and gas ignition sources, such as fixed wiring & PAT, being adequately maintained and tested?

NO

No evidence that landlord provided items (white goods and cooking appliances) have been PAT tested.

Ensure all relevant items are PAT tested.

To ensure that ignition sources are maintained in full working order.

REFERENCE RB-JD1R6V DUE 01/07/2025

LOCATION Whole site.

CATEGORY Maintenance: Electrical

B



The gas installation is maintained by Robert Heath with a last service date of: 02/05/24. The inspection was deemed satisfactory with no reported remedial works required.

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

The mains electrical system has been tested in accordance with BS 7671, last test date 05/04/22.

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.

CATEGORY Maintenance: Electrical

CONTROL CONTINUES...



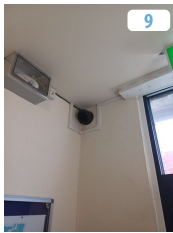
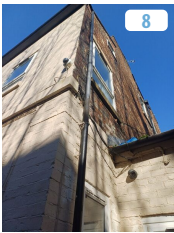
Does basic security against arson by outsiders appear reasonable?

YES

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

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

CATEGORY Building: Security



There is secure access to the premises, available to authorised persons only. During the inspection, there did not appear to be significant fire loads which may be ignited by others and which would pose a significant fire risk to the building occupants.

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

CATEGORY Building: Security



There is a staff presence; these persons assist in the monitoring of who enters and leaves the premises.

Staff are expected to challenge or report unauthorised persons accessing the building, if safe to do so.

To act as a deterrent and to reduce the likelihood of deliberate ignition inside, or within close proximity to openings in, the building.

CATEGORY Building: Security

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

YES

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

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

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

CATEGORY Procedures: Policy

CONTROL CONTINUES...



Are external waste bins stored in a suitable location?

NO

The external refuse bins are located against the building on one side, directly under a window. Relocate the external waste bins away from the building like they have been on the right hand side of the building.

B

This reduces the likelihood of arson attacks, limits potential fire growth and reduces the likelihood of external fires entering the building through its openings.

REFERENCE RB-TI1C7Y DUE 01/07/2025

LOCATION Externally on the left.

CATEGORY Building: Other



Is lightning protection fitted to the building?

NO

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

CATEGORY Maintenance: Electrical

Means of Escape

3 Negative Answers 6 Actions 7 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

The means of escape appear to be suitable for the size, type and needs of the premises. Two independent stairwells are provided serving the residential areas leading to the ground floor with a final exit located in each stairwell. Two further final exits are located within the staff/common areas located to the rear ground floor. The staff/common area can also gain access to either stairwell and the final exit within.

To allow safe egress from the building.

CONTROL CONTINUES...



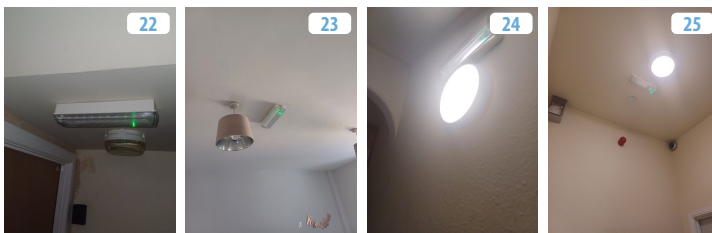
Is there suitable emergency lighting provided to illuminate the means of escape?

YES

Emergency lighting is installed throughout escape routes and in other locations such as hazard areas and, or, large open rooms.

Emergency lighting is required to allow occupants to identify and locate escape routes and fire safety equipment during power failure within the premises.

CATEGORY Maintenance: Emergency Lighting



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 flats exit immediately onto the stairway lobby areas or onto the ground floor lobby area where a suitable means of escape leading to a final exit door is provided. The travel distances are within acceptable limits for a building of this height and design.

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

Are all doors on escape routes easily opened?

NO

A number of the final exit doors have multiple methods of opening. It is recommended that these doors are fitted with single, thumb turn locks.

To allow safe and immediate egress from the building.

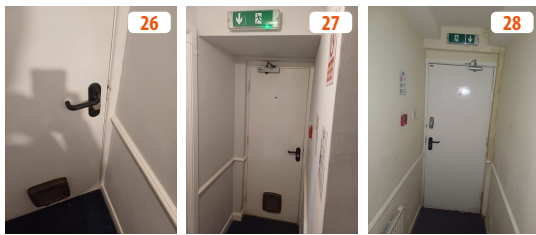
REFERENCE RB-KP3VGJ DUE 01/10/2025

LOCATION Final exit doors.

CATEGORY Building: Doors

ACTION CONTINUES...

...ACTION CONTINUED



The cross corridor door between the main corridor and fire escape (near to the laundry room) has both a standard lock and a keypad lock fitted. This means that not only are there two methods of opening the door, but also occupants may not be able to walk through from the laundry room side, limiting the number of escape routes on that side of the building. It is recommended that the keypad lock be removed and the door professionally repaired by a qualified contractor.

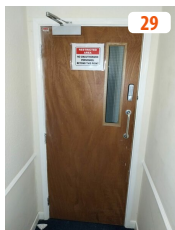
C

To ensure safe egress from the building.

REFERENCE RB-GQ1D9W DUE 01/10/2025

LOCATION Cross corridor door.

CATEGORY Building: Doors



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

NO

The fire action notices were present, but there was very little detail, the assembly point was unclear and some appeared to be home made. Ensure that the assembly points are noted on clear fire action notices and they are legible.

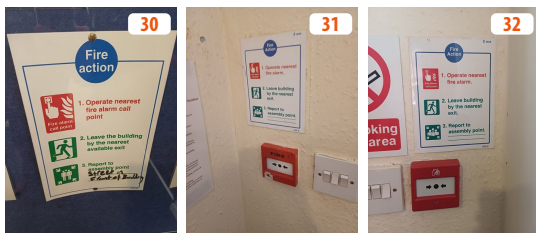
B

To ensure that residents know what to do in the event of fire.

REFERENCE RB-FZ2NL6 DUE 01/07/2025

LOCATION Multiple points within the building.

CATEGORY Building: Signage



The two basement entrance doors have the incorrect signage fitted. Fit 'Fire door keep locked' signage.

D

To ensure that the fire doors are kept locked as there are no closers fitted.

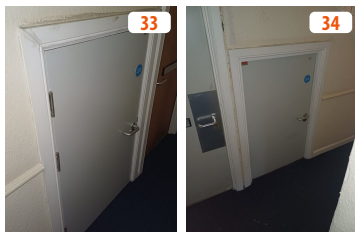
REFERENCE RB-SBJ2QU DUE 01/04/2027

LOCATION Basement entrance doors.

CATEGORY Building: Doors

ACTION CONTINUES...

...ACTION CONTINUED



A homemade fire exit sign without an arrow has been fitted to the wall in the main corridor, near the staff office. This would suggest that there was a fire exit immediately below the sign, which there isn't, which in turn would cause confusion in an emergency. Recommend removing the sign and, if required, fitting a correctly made sign with a direction arrow pointing to the left.

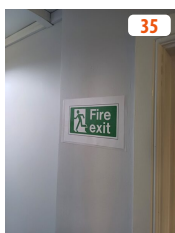
B

To prevent confusion and lead occupants to a place of safety.

REFERENCE RB-PBCB5Y DUE 01/07/2025

LOCATION Corridor.

CATEGORY Building: Signage



Is smoke ventilation provided?

NOT REQUIRED

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

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

NO

Items were noted in the escape stairwell, near the final exit. There was a doormat and some shoes being stored outside flat 7. These should be removed and stored elsewhere.

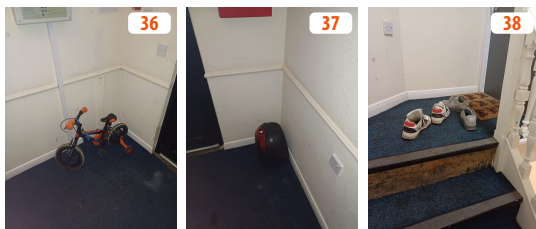
B

To prevent fire loading and trip hazards in the means of escape.

REFERENCE RB-2SYTXK DUE 01/07/2025

LOCATION Means of escape.

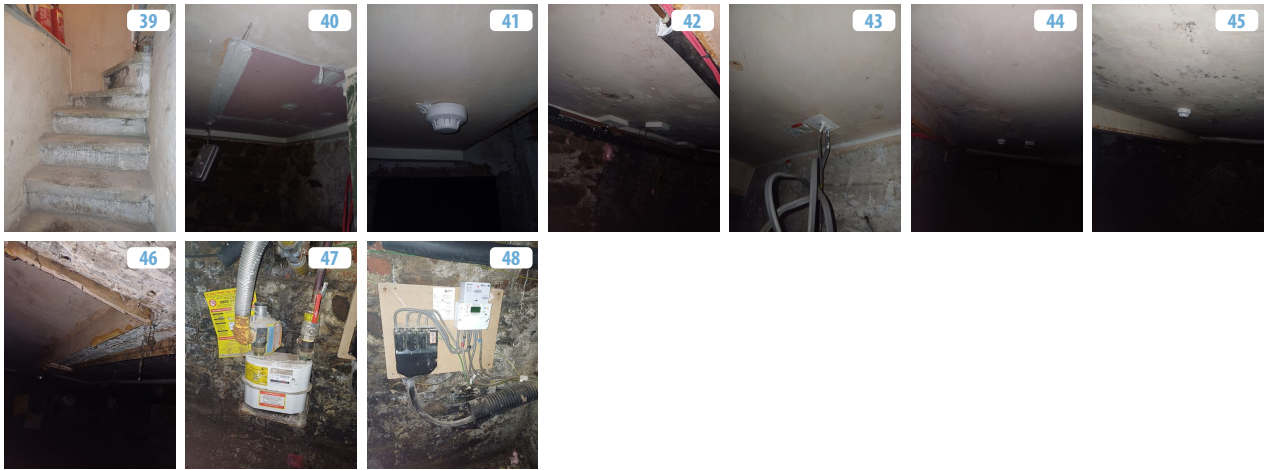
CATEGORY Procedures: Housekeeping



Items are being stored in the basement however, the area is open, has limited ignition sources, and has acceptable compartmentation and detection.

To prevent fire loading in vulnerable parts of the building.

CONTROL CONTINUES...



Electrical fuse boards were noted within the means of escape. However, they are of metal construction and, provided they are kept shut, should not pose a significant risk.
To reduce the risk from ignition sources along the means of escape.



Fire Doors and Compartmentation

2 Negative Answers 6 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

The ground floor store room door (near the rear fire exit) doesn't shut as the drop seal fouls on the frame. Remove and correctly refit the drop seal so that the door is able to latch.

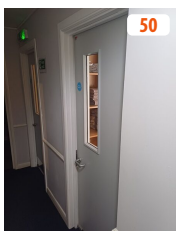
B

To protect the means of escape from fire and smoke.

REFERENCE RB-Z5Q6HT DUE 01/07/2025

LOCATION Store room.

CATEGORY Building: Doors



The cleaner's cupboard door off the laundry room is badly damaged and the wall around the frame is also damaged. The door should be replaced or the items within the store room completely removed.

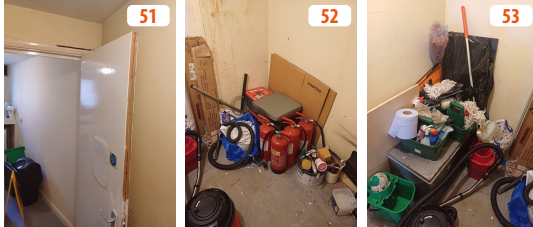
C

To prevent fire loading in an already warm area.

REFERENCE RB-JFHLZ6 DUE 01/10/2025

LOCATION Cleaner's store.

CATEGORY Building: Doors



The two basement entrance doors have no cold smoke seals fitted. Fit cold smoke seals to the doors.

C

To prevent the passage of smoke between compartments.

REFERENCE RB-VEWT3U DUE 01/10/2025

LOCATION Basement doors.

CATEGORY Building: Doors



The flat 4 entrance door was sampled and had excessive door jamb gaps. Adjust the hinges to reduce these to between 2mm and 4mm.

C

The inner lobby door is presumed to be a notional lobby door. Due to the recent carpet installation it no longer closes under the influence of the closer alone. Adjust the closer so that the door closes fully.

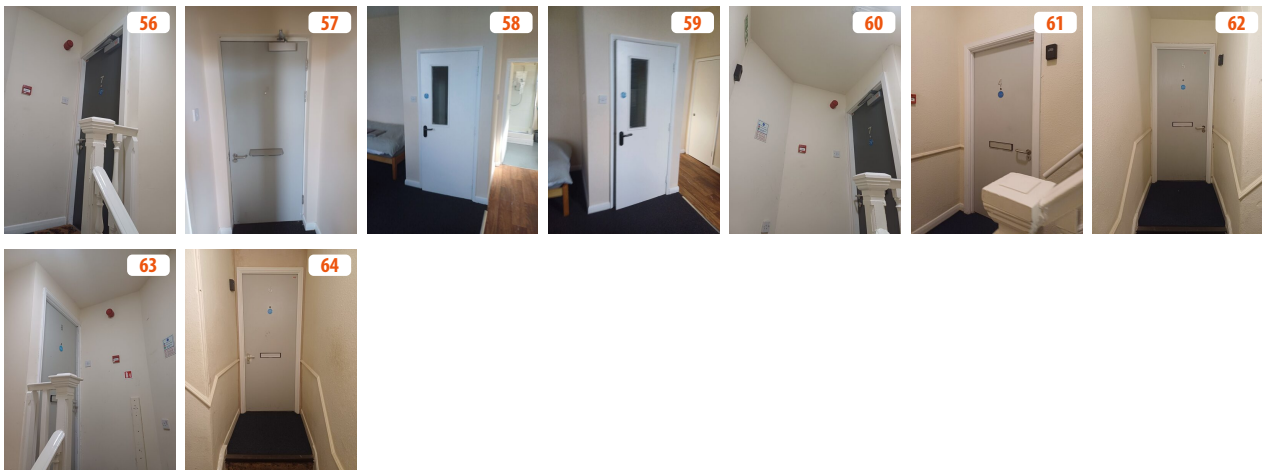
It is recommended that all flat entrance doors are checked for suitability.

To protect the means of escape from fire and smoke.

REFERENCE RB-DPL56L DUE 01/10/2025

LOCATION Flat 4.

CATEGORY Building: Doors



The door to the staff office has an excessive top gap. Adjust the hinges to ensure that the top gap is between 2mm and 4mm. If, in doing so, the threshold gap becomes greater than 10mm, fit a drop seal to lessen the gap.

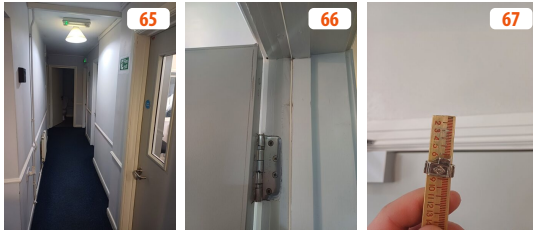
D

To protect the means of escape from fire and smoke.

REFERENCE RB-WLYZAJ DUE 01/04/2027

LOCATION Staff office.

CATEGORY Building: Doors



Communal doors are of an acceptable standard (subject to recommendations made elsewhere in this assessment). To prevent the passage of fire and smoke between compartments.



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

NO

A number of unsealed linear gaps noted in the ceiling of the cleaner's store (off the laundry room) including a non-fire rated access hatch. A competent contractor should be employed to fit a fire rated access hatch and firestop any linear gaps.

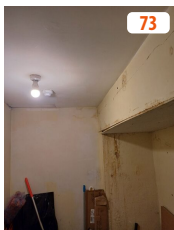
C

To prevent the easy passage of fire and smoke.

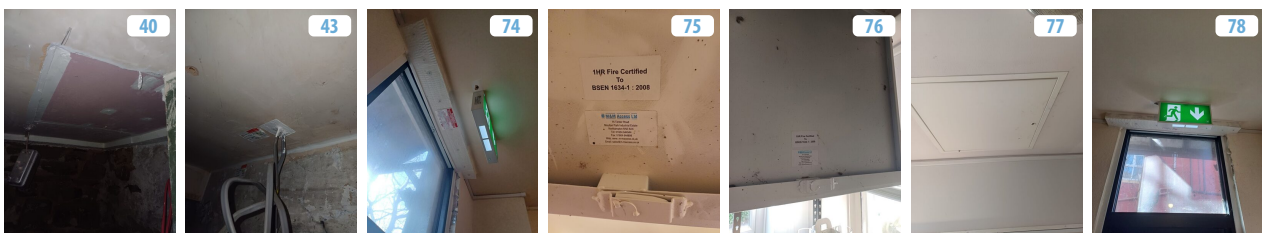
REFERENCE RB-7JURP7 DUE 01/10/2025

LOCATION Cleaner's cupboard.

CATEGORY Building: Compartmentation



There is adequate compartmentation throughout the property (subject to the action raised), including the basement. To prevent the passage of fire and smoke between compartments.



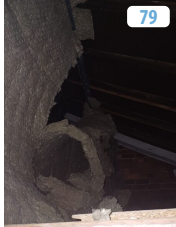
Are roof voids adequately compartmented?

YES

There is no hatch in the common areas of the uppermost floor.

The two roof void access hatches on the first floor were accessed. The block work continues to the underside of the roof with no breaches noted. There is a fire curtain fitted above a store, but it doesn't seem to be in line with a compartment wall below and may not be required.

To prevent the passage of fire and smoke within the roof void.

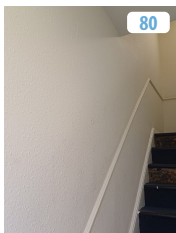


Are wall and ceiling linings appropriate to limit fire spread?

YES

Walls are of solid construction with painted surfaces, and the ceilings are plastered with painted surfaces in good repair.

To prevent the surface spread of fire.



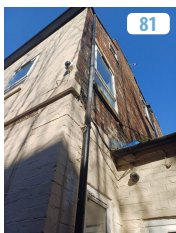
Does the exterior of the building adequately resist the spread of fire?

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

2 Actions 2 Controls

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

Is a suitable fire detection and alarm system in place?

YES

The ground floor store room has significant fire loading and ignition sources present. However, the detector head has been removed/damaged. Recommend replacing the detector head in this room.

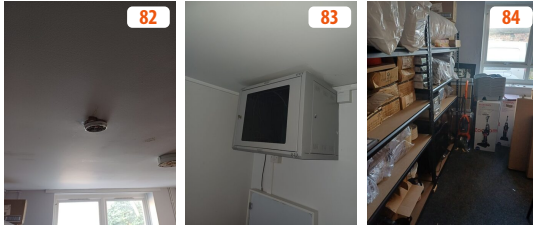
B

To alert building occupants to the presence of fire.

REFERENCE RB-GL8N5F DUE 01/07/2025

LOCATION Store room.

CATEGORY Maintenance: Fire Alarms



The sounder outside the ground floor accessible toilet is damaged. Recommend replacing the sounder.

B

To alert building occupants to the presence of fire.

REFERENCE RB-TJVPCE DUE 01/07/2025

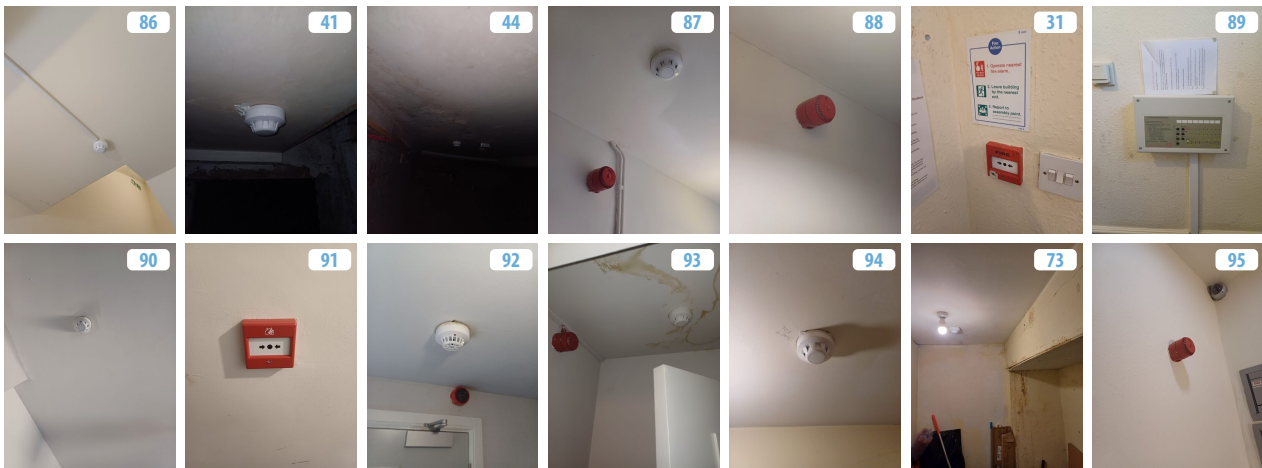
LOCATION Corridor, outside the communal WC.

CATEGORY Maintenance: Fire Alarms

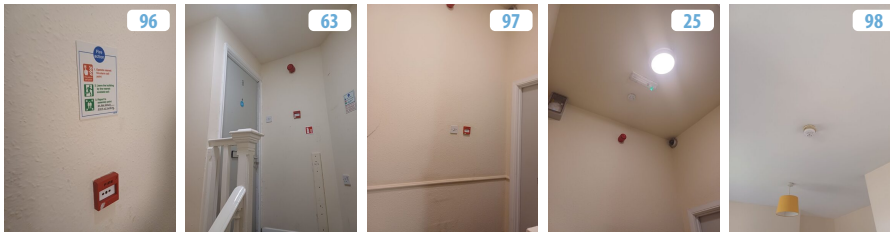


Fire detection and alarm system provided throughout, comprising smoke detection and alarm call points.

To alert the occupants to the presence of fire and support the simultaneous evacuation procedure.



CONTROL CONTINUES...



Are there records for the fire alarm system?

YES

Service records were provided, and dated 13/02/2025.

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

Firefighting Arrangements

1 Negative Answer 2 Actions 4 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?

NO

The fire extinguishers and fire blanket in the kitchen are not being maintained. Recommend yearly inspections by a qualified fire engineer.

There are out of use fire extinguishers being stored in the basement and the Cleaner's store. These should either be recommissioned by a competent, qualified engineer or removed from site to prevent the temptation to use them.

It is believed that staff have not been trained in the use of fire fighting equipment. Recommend training staff in the use of fire extinguishers or removing them all together.

To allow staff to fight fire if they are trained to do so.

REFERENCE RB-E87JN1 DUE 01/07/2025

LOCATION Whole site.

CATEGORY Maintenance: Other

B

ACTION CONTINUES...

...ACTION CONTINUED



There was no fire blanket fitted in the kitchen of flat 4. Recommend fitting a fire blanket and training the resident on its use.

D

To allow occupants to fight small fires if they are trained to do so.

REFERENCE RB-57QV97 DUE 01/04/2027

LOCATION Within all flats.

CATEGORY Procedures: Fire Drills

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?

NO

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 simultaneous evacuation procedure is in place, and this is supported by a fire detection and alarm system throughout.

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

Limited staff members are located on site due to the nature of the property. There are no staff on site at all times.

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

YES

Arches Housing is 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.

Other Actions and Controls

1 Action 1 Control

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

The staff on site confirmed that they had received no fire training on being appointed their position and that fire drills were not carried out. Recommend that staff receive training and that a Fire Warden is appointed and trained accordingly. Fire drills should be carried out at regular intervals.

To ensure that staff know their roles in an emergency.

REFERENCE RB-HCIJW3 DUE 01/07/2025

CATEGORY Procedures: Fire Drills

B

The clothes dryer filters were checked and found to be kept lint free.

To prevent accidental ignition.

5 ACTION PLAN

A homemade fire exit sign without an arrow has been fitted to the wall in the main corridor, near the staff office. This would suggest that there was a fire exit immediately below the sign, which there isn't, which in turn would cause confusion in an emergency. Recommend removing the sign and, if required, fitting a correctly made sign with a direction arrow pointing to the left.

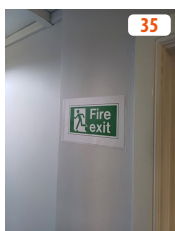
B

To prevent confusion and lead occupants to a place of safety.

REFERENCE RB-PBCB5Y DUE 01/07/2025

LOCATION Corridor.

CATEGORY Building: Signage



COMPLETED ON / BY

Items were noted in the escape stairwell, near the final exit. There was a doormat and some shoes being stored outside flat 7. These should be removed and stored elsewhere.

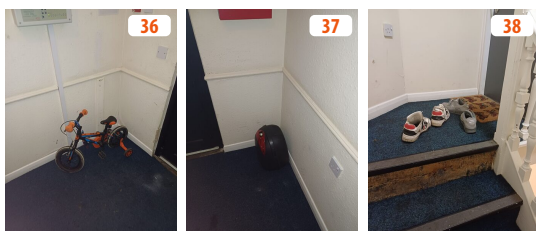
B

To prevent fire loading and trip hazards in the means of escape.

REFERENCE RB-2SYTXK DUE 01/07/2025

LOCATION Means of escape.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

No evidence that landlord provided items (white goods and cooking appliances) have been PAT tested.

B

Ensure all relevant items are PAT tested.

To ensure that ignition sources are maintained in full working order.

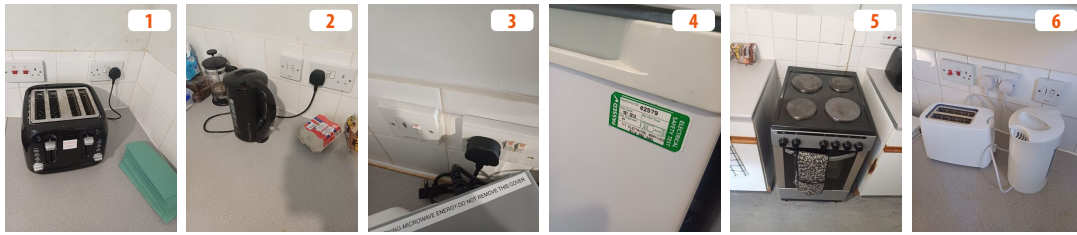
REFERENCE RB-JD1R6V DUE 01/07/2025

LOCATION Whole site.

CATEGORY Maintenance: Electrical

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

The external refuse bins are located against the building on one side, directly under a window. Relocate the external waste bins away from the building like they have been on the right hand side of the building.

B

This reduces the likelihood of arson attacks, limits potential fire growth and reduces the likelihood of external fires entering the building through its openings.

REFERENCE RB-T11C7Y DUE 01/07/2025

LOCATION Externally on the left.

CATEGORY Building: Other



COMPLETED ON / BY

The fire action notices were present, but there was very little detail, the assembly point was unclear and some appeared to be home made. Ensure that the assembly points are noted on clear fire action notices and they are legible.

B

To ensure that residents know what to do in the event of fire.

REFERENCE RB-FZ2NL6 DUE 01/07/2025

LOCATION Multiple points within the building.

CATEGORY Building: Signage



COMPLETED ON / BY

The fire extinguishers and fire blanket in the kitchen are not being maintained. Recommend yearly inspections by a qualified fire engineer.

B

There are out of use fire extinguishers being stored in the basement and the Cleaner's store. These should either be recommissioned by a competent, qualified engineer or removed from site to prevent the temptation to use them.

It is believed that staff have not been trained in the use of fire fighting equipment. Recommend training staff in the use of fire extinguishers or removing them all together.

To allow staff to fight fire if they are trained to do so.

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-E87JN1 DUE 01/07/2025

LOCATION Whole site.

CATEGORY Maintenance: Other



COMPLETED ON / BY

The ground floor store room door (near the rear fire exit) doesn't shut as the drop seal fouls on the frame. Remove and correctly refit the drop seal so that the door is able to latch.

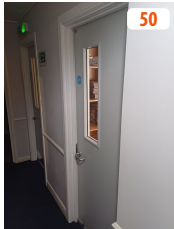
B

To protect the means of escape from fire and smoke.

REFERENCE RB-Z5Q6HT DUE 01/07/2025

LOCATION Store room.

CATEGORY Building: Doors



COMPLETED ON / BY

The ground floor store room has significant fire loading and ignition sources present. However, the detector head has been removed/damaged. Recommend replacing the detector head in this room.

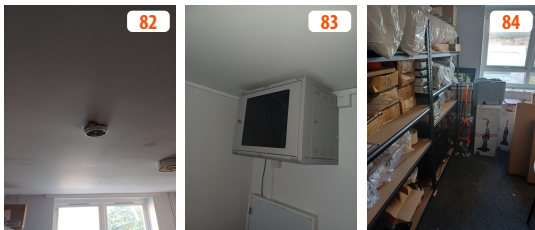
B

To alert building occupants to the presence of fire.

REFERENCE RB-GL8N5F DUE 01/07/2025

LOCATION Store room.

CATEGORY Maintenance: Fire Alarms



COMPLETED ON / BY

The sounder outside the ground floor accessible toilet is damaged. Recommend replacing the sounder.

B

To alert building occupants to the presence of fire.

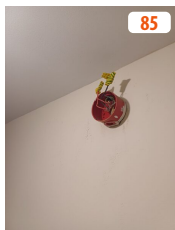
REFERENCE RB-TJVPCE DUE 01/07/2025

LOCATION Corridor, outside the communal WC.

CATEGORY Maintenance: Fire Alarms

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

The staff on site confirmed that they had received no fire training on being appointed their position and that fire drills were not carried out. Recommend that staff receive training and that a Fire Warden is appointed and trained accordingly. Fire drills should be carried out at regular intervals.

B

To ensure that staff know their roles in an emergency.

REFERENCE RB-HCIJW3 DUE 01/07/2025

CATEGORY Procedures: Fire Drills

COMPLETED ON / BY

A number of the final exit doors have multiple methods of opening. It is recommended that these doors are fitted with single, thumb turn locks.

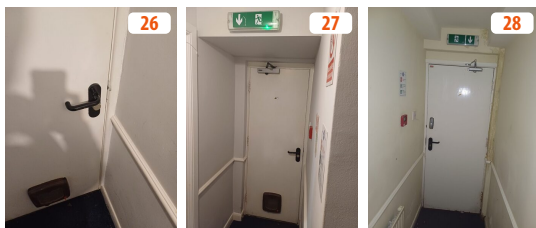
C

To allow safe and immediate egress from the building.

REFERENCE RB-KP3VGJ DUE 01/10/2025

LOCATION Final exit doors.

CATEGORY Building: Doors



COMPLETED ON / BY

A number of unsealed linear gaps noted in the ceiling of the cleaner's store (off the laundry room) including a non-fire rated access hatch. A competent contractor should be employed to fit a fire rated access hatch and firestop any linear gaps.

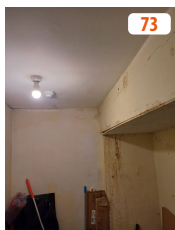
C

To prevent the easy passage of fire and smoke.

REFERENCE RB-7JURP7 DUE 01/10/2025

LOCATION Cleaner's cupboard.

CATEGORY Building: Compartmentation



COMPLETED ON / BY

The cleaner's cupboard door off the laundry room is badly damaged and the wall around the frame is also damaged. The door should be replaced or the items within the store room completely removed.

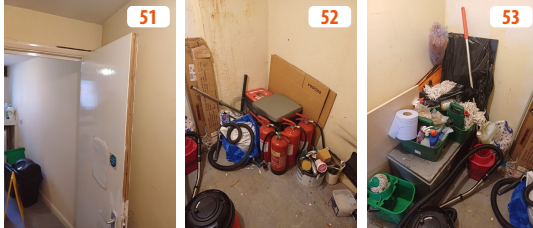
C

To prevent fire loading in an already warm area.

REFERENCE RB-JFHLZ6 DUE 01/10/2025

LOCATION Cleaner's store.

CATEGORY Building: Doors



COMPLETED ON / BY

The cross corridor door between the main corridor and fire escape (near to the laundry room) has both a standard lock and a keypad lock fitted. This means that not only are there two methods of opening the door, but also occupants may not be able to walk through from the laundry room side, limiting the number of escape routes on that side of the building. It is recommended that the keypad lock be removed and the door professionally repaired by a qualified contractor.

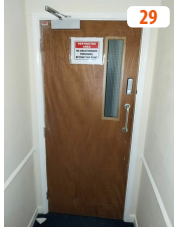
C

To ensure safe egress from the building.

REFERENCE RB-GQ1D9W DUE 01/10/2025

LOCATION Cross corridor door.

CATEGORY Building: Doors



COMPLETED ON / BY

The flat 4 entrance door was sampled and had excessive door jamb gaps. Adjust the hinges to reduce these to between 2mm and 4mm.

The inner lobby door is presumed to be a notional lobby door. Due to the recent carpet installation it no longer closes under the influence of the closer alone. Adjust the closer so that the door closes fully.

It is recommended that all flat entrance doors are checked for suitability.

To protect the means of escape from fire and smoke.

REFERENCE RB-DPL56L DUE 01/10/2025

LOCATION Flat 4.

CATEGORY Building: Doors

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

The two basement entrance doors have no cold smoke seals fitted. Fit cold smoke seals to the doors.

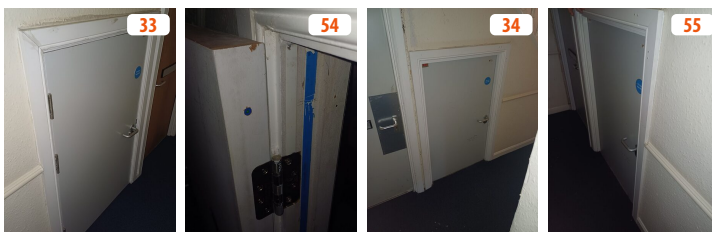
C

To prevent the passage of smoke between compartments.

REFERENCE RB-VEWT3U DUE 01/10/2025

LOCATION Basement doors.

CATEGORY Building: Doors



COMPLETED ON / BY

The door to the staff office has an excessive top gap. Adjust the hinges to ensure that the top gap is between 2mm and 4mm. If, in doing so, the threshold gap becomes greater than 10mm, fit a drop seal to lessen the gap.

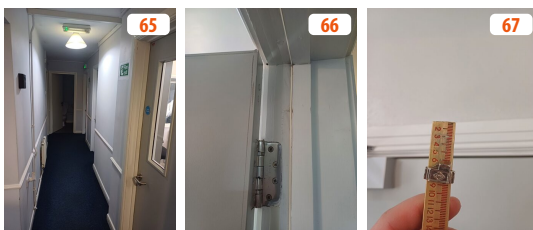
D

To protect the means of escape from fire and smoke.

REFERENCE RB-WLYZAJ DUE 01/04/2027

LOCATION Staff office.

CATEGORY Building: Doors



COMPLETED ON / BY

The two basement entrance doors have the incorrect signage fitted. Fit 'Fire door keep locked' signage.

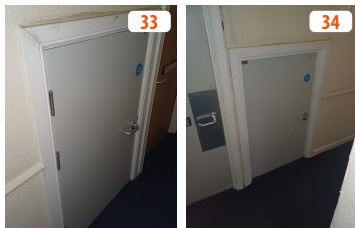
D

To ensure that the fire doors are kept locked as there are no closers fitted.

REFERENCE RB-SBJ2QU DUE 01/04/2027

LOCATION Basement entrance doors.

CATEGORY Building: Doors



COMPLETED ON / BY

There was no fire blanket fitted in the kitchen of flat 4. Recommend fitting a fire blanket and training the resident on its use.

D

To allow occupants to fight small fires if they are trained to do so.

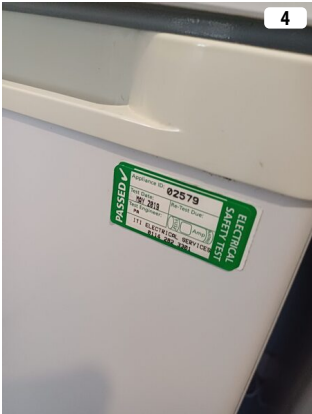
REFERENCE RB-57QV97 DUE 01/04/2027

LOCATION Within all flats.

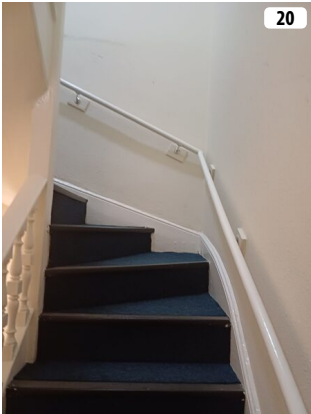
CATEGORY Procedures: Fire Drills

COMPLETED ON / BY

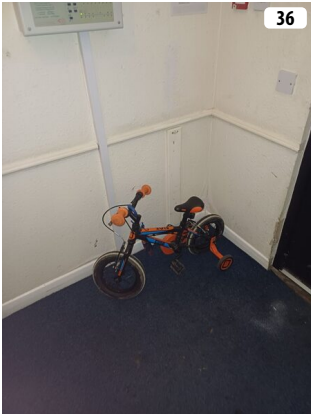
6 PHOTOS



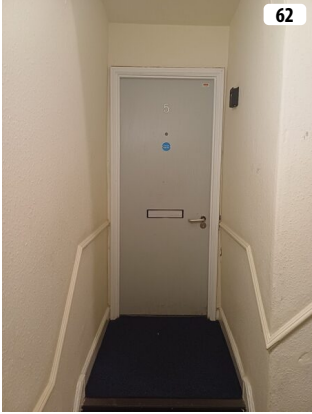
Photos Continued...



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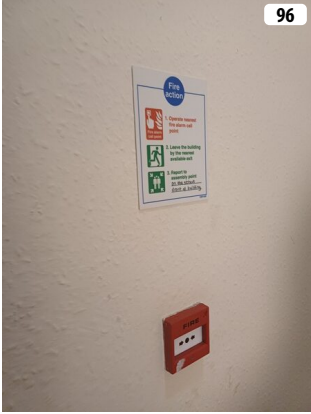
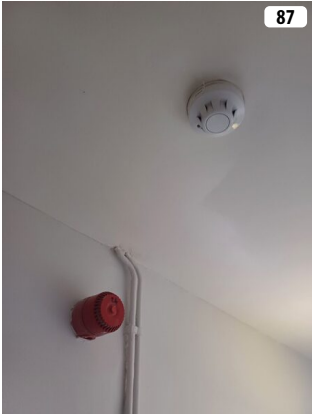
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