FIRE RISK ASSESSMENT

Burngreave Road 36-38

36-38 Burngreave Road, Sheffield, S3 9DD

ASSESSED BY	Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR
ASSESSED ON	17/03/2026
FIRE QC BY	Richard Hennelly Eng Tech, AIFireE, MIFSM, MIFPO, ACABE, Tech IOSH, Tier 3 NAFRAR, IFE FRR
FIRE QC ON	24/03/2026
PROPERTY REF.	RB-FDGDQT
ASSESSMENT REF.	557874
VERSION	1

Bellrock

Bellrock (Assets & Compliance) Consulting Ltd 01604 979850 • https://www.bellrock.co.uk/
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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 However, you should review the report sooner if there is any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

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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
557874

ASSESSED ON, BY
17/03/2026, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

FIRE QC ON, BY
24/03/2026, Richard Hennelly Eng Tech, AIFireE, MIFSM, MIFPO, ACABE, Tech IOSH, Tier 3 NAFRAR, IFE FRR

RECOMMENDED REVIEW DATE
17/03/2027

FINDINGS
4 actions to complete
53 control measures

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

ASSESSMENT SCOPE
Assessment applies only to the building specified.

Assessed Property

PROPERTY NAME
Burngreave Road 36-38

PROPERTY REFERENCE
RB-FDGDQT

ADDRESS
36-38 Burngreave Road
Sheffield
S3 9DD

FIRE RISK RATING

LIKELIHOOD **MEDIUM**	SEVERITY **SLIGHT HARM**	RISK **TOLERABLE**
Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).	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.	No major additional controls required. However, there might be a need for some improvements.

ACCREDITED ORGANISATION
Bellrock (Assets & Compliance) Consulting Ltd
McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD
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THIRD PARTY CERTIFICATION BODY
NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

Assessor Remarks

The overall fire risk rating for this purpose-built block of six dwellings is considered tolerable, provided that the recommended remedial actions are implemented within the prescribed timeframes. The building generally reflects the fire safety design principles expected of a mid-rise residential block, though several localised issues currently compromise the integrity of the escape routes and the external envelope. The primary concern identified during the inspection involves the presence of household obstructions within the communal corridors and stairwells, which are the sole means of escape for the residents. These items not only increase the combustible loading within the means of escape but also present significant trip hazards that could impede a safe and rapid evacuation in low-visibility conditions. Consequently, a strict "clear-corridor" policy must be enforced to ensure that these transit areas remain entirely sterile and free from any impediments to egress.

Externally, the risk profile is further affected by the current positioning of domestic refuse bins, which are situated in close proximity to the ground-floor windows and the main entrance. This configuration poses a significant risk of fire spread into the individual flats should a fire occur within the waste containers, whether through accidental ignition or deliberate arson. These bins should be relocated to a dedicated area away from the building's perimeter or secured within a fire-resisting enclosure to prevent radiant heat or direct flame impingement from affecting the structure. Additionally, the presence of scaffolding currently erected on the rear elevation for maintenance purposes introduces a temporary but notable risk. The scaffolding includes wooden boards which could facilitate the rapid surface spread of fire up the facade of the building. It is imperative that the site manager ensures all scaffolding materials comply with the relevant fire retardancy standards and that the base of the structure is secured at the end of each working day to prevent unauthorised access by potential intruders.

Despite these specific concerns, the building demonstrates several robust "Stay Put" design features that are typical for this construction type. The compartmentation between individual flats and the communal areas appeared to be in good condition, with substantial masonry construction providing the necessary fire resistance to contain a fire within its room of origin for at least sixty minutes. The flat entrances are fitted with timber fire doors which, based on a visual inspection, appear to be fitted with the requisite intumescent strips and smoke seals to prevent the passage of toxic gases into the stairwell. Furthermore, the communal areas are equipped with openable windows, designed to clear smoke from the means of escape. The emergency lighting system is regularly serviced and believed to be functional, providing adequate coverage to the internal stairs and the final exit path.

The internal management of the block is generally proactive, as evidenced by the clear signage indicating the fire procedure and the absence of unauthorised electrical installations in the common parts. The electrical intake cupboard was found to be locked and free of combustible storage, which is a critical control in preventing fires at the main source of power. By addressing the identified issues regarding external storage, scaffolding safety, and corridor obstructions, the management can ensure the building maintains its tolerable risk status and continues to provide a safe environment for all residents.

PREMISES SUMMARY

Premises Details

Type of Premises
Residential - General Needs

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

Any known works carried out since the previous Fire Risk Assessment that may affect current fire safety compliance.
None reported.

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

Year Built (est.):
1987.

Number of Storeys above ground level
Three.

Number of Dwellings
Six.

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

People Especially at Risk
None identified.

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
Fire Safety in Purpose-Built Blocks of Flats

Legislation Used
Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021, Fire Safety (England) Regulations 2022

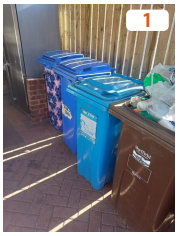
ACTION PLAN

External waste bins are located against, or in very close proximity to, the building and beneath a combustible shelter. These should be relocated to a safe distance and secured in place.

C

The best practice is to locate external waste bins 6-10m away from the premises and secure them from unauthorised access. In this case bins could be stored against the boundary wall or in the disused bin store.
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-PQS31J DUE 24/09/2026
LOCATION Exterior.
CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

No access was gained to the externally accessed plant room. Arches Housing to ensure that there is no unauthorised storage within, that compartmentation is acceptable, and that gas work and electricity meters are adequately separated.

C

To prevent fuel loading and the spread of fire.

REFERENCE RB-5GNDPC DUE 24/09/2026
LOCATION Externally accessed plant room.
CATEGORY Procedures: Housekeeping

COMPLETED ON / BY

Scaffolding was noted on the rear elevation. Now that work has been completed ensure that the scaffolding is removed as soon as practicable.

C

To prevent the surface spread of fire.

REFERENCE RB-A6D8XL DUE 24/09/2026
LOCATION Exterior.
CATEGORY Building: Other

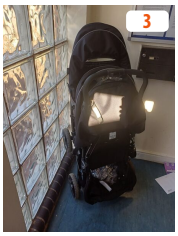
COMPLETED ON / BY

The housekeeping of the communal areas was generally of a good standard. However, an excessive number of obstructions were observed. All combustible items should be removed from the communal areas as soon as possible to ensure escape routes remain clear. Management should inform residents that communal areas and escape routes must be kept free from combustible materials and potential trip hazards.

All emergency routes and exits must lead as directly as possible to a place of safety and be sufficient for everyone to escape quickly and safely. It is crucial that escape routes and their associated provisions are safely accessible, properly managed, and consistently maintained to ensure they remain usable at all times when the premises are occupied. Corridors and stairways forming part of escape routes must be kept clear and free from hazards at all times. Items that could serve as a fuel source or pose an ignition risk should not be placed in any corridor or stairway designated as an escape route.

C

REFERENCE RB-GB5S6F DUE 24/09/2026
LOCATION Stairwell.
CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

FINDINGS

4 **4 negative answers**
Out of a total of 52

4 **4 actions to complete**
Identified in this assessment

53 **53 controls describe existing measures**
Identified in this assessment

SUMMARY OF ACTIONS

Severity ▸ ▾ Timescale	No Severity
C	4

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 04/22.
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.

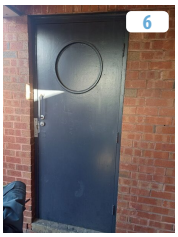
Security, Arson and Accidental fire

1 Negative Answer 1 Action 2 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? NO

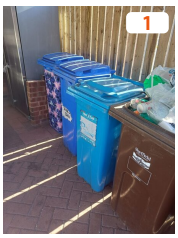
External waste bins are located against, or in very close proximity to, the building and beneath a combustible shelter. These should be relocated to a safe distance and secured in place.

C

The best practice is to locate external waste bins 6-10m away from the premises and secure them from unauthorised access. In this case bins could be stored against the boundary wall or in the disused bin store.

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-PQS31J DUE 24/09/2026
LOCATION Exterior.
CATEGORY Procedures: Housekeeping



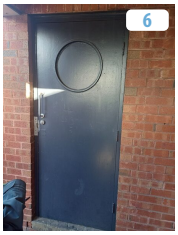
Means of Escape

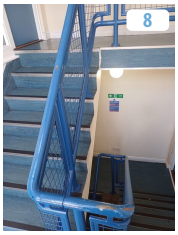
3 Negative Answers 2 Actions 11 Controls

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.



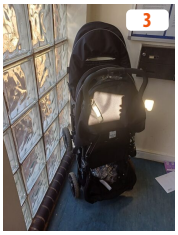


Is the overall standard of housekeeping within the means of escape acceptable and free from obstruction? NO

The housekeeping of the communal areas was generally of a good standard. However, an excessive number of obstructions were observed. All combustible items should be removed from the communal areas as soon as possible to ensure escape routes remain clear. Management should inform residents that communal areas and escape routes must be kept free from combustible materials and potential trip hazards. C

All emergency routes and exits must lead as directly as possible to a place of safety and be sufficient for everyone to escape quickly and safely. It is crucial that escape routes and their associated provisions are safely accessible, properly managed, and consistently maintained to ensure they remain usable at all times when the premises are occupied. Corridors and stairways forming part of escape routes must be kept clear and free from hazards at all times. Items that could serve as a fuel source or pose an ignition risk should not be placed in any corridor or stairway designated as an escape route.

REFERENCE RB-GB5S6F DUE 24/09/2026
LOCATION Stairwell.
CATEGORY Procedures: Housekeeping



Is housekeeping acceptable within riser/electrical cupboards and roof voids (Where applicable)? NO

No access was gained to the externally accessed plant room. Arches Housing to ensure that there is no unauthorised storage within, that compartmentation is acceptable, and that gas work and electricity meters are adequately separated. C

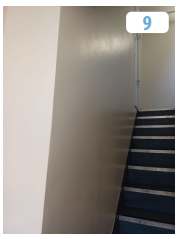
To prevent fuel loading and the spread of fire.

REFERENCE RB-5GNDPC DUE 24/09/2026
LOCATION Externally accessed plant room.
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.

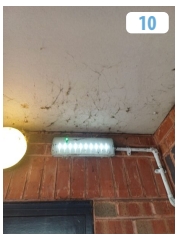
CONTROL CONTINUES...

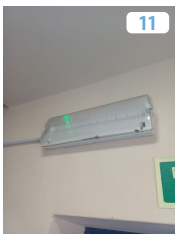


Is there suitable emergency lighting provided to illuminate the means of escape? YES

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

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





Are 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 has chosen to carry out servicing quarterly rather than annually. The assessor has deemed this as acceptable from a risk based perspective.

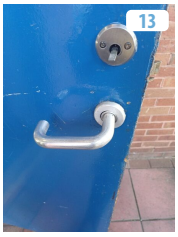
Are the travel distances within the recommended guidelines? YES

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.

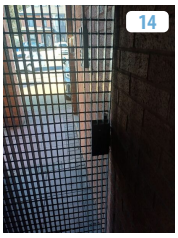
The travel distances were measured from the furthest point in the apartment to the protected stair and were within limits as per the appropriate regulations at the time of construction.
It is important to limit the distance to travel in an emergency; so that occupants are not exposed to the effects of fire and where they are it is for a limited period of time which would not prevent them from making a safe escape from the premises.

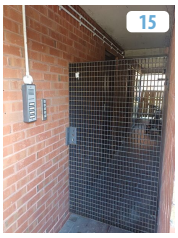
Are all doors on escape routes easily opened? YES

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



The external gate requires a key to open it from either side. A policy is in place to ensure that the gate is left open when access to the plant rooms and garden are required.





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

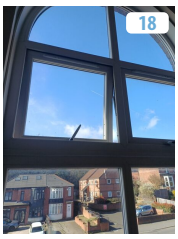
2 Controls

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.



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.

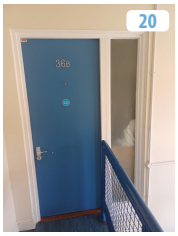
Fire doors

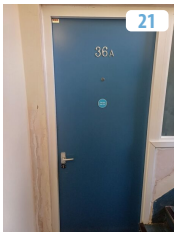
6 Controls

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? YES

The sampled flat 38B entrance door was noted as nominal FD30S fire-rated door, approximately 44mm thick, with fire-rated hinges, intumescent strips, cold smoke seals and a positive self-closing device. All other flat entrance doors appeared to be of a similar standard (from a front face view only).
To protect the integrity of the means of escape from a fire within a flat and to protect flat occupants from combustible gases entering the dwelling in case of fire within the common areas.





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? NOT PROVIDED

No communal fire doors are provided within the building.

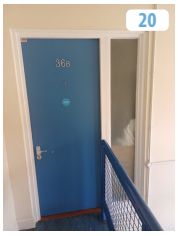
Are quarterly checks of all fire doors in the common parts being conducted? NOT REQUIRED

No communal fire doors are provided in the building.

Is adequate fire door signage provided? (This may relate to 'Fire Door Keep Shut, Keep Locked and Keep Clear') NOT REQUIRED

No communal fire doors within the building.

Fire Door Keep Shut signs were noted on entrance 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

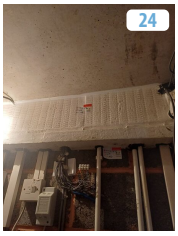
6 Controls

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? YES

Access was not gained to the electric cupboard. An action has already been raised regarding this.

Floors and walls appeared to be in good condition, with no apparent openings or breaches that would permit the uncontrolled spread of fire and smoke.
To reduce the fuel loading within the means of escape. To mitigate the potential of fire within the means of escape, the surface spread of flame and combustible gases if a fire were to occur.

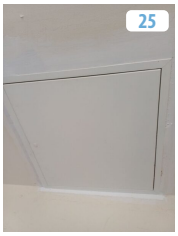


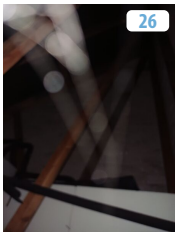
Where available, have voids above suspended ceiling structures been suitably assessed? NOT REQUIRED

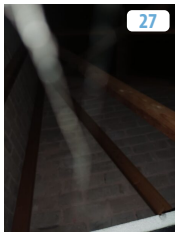
The ceilings were noted as solid structures, therefore no access was afforded to the potential ceiling voids.
To prevent smoke and fire from entering the building and ensure the means of escape route is available at all material times.

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.





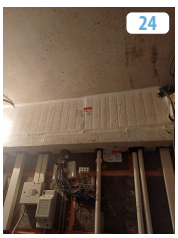


Is there a suitable waste refuse chute system installed within the building? NOT PROVIDED

No refuse system is provided for this building.

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

All fire stopping and compartmentation works observed during the assessment in the communal areas appeared to be adequate and fitted with certification stickers with dates appropriately displayed.
To certify the fire stopping works are adequate and carried out by a competent person.



External fire spread risk

1 Action 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.

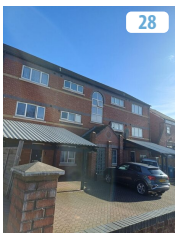
Does the exterior of the building adequately resist the spread of fire? YES

Scaffolding was noted on the rear elevation. Now that work has been completed ensure that the scaffolding is removed as soon as practicable. C

To prevent the surface spread of fire.

REFERENCE RB-A6D8XL DUE 24/09/2026
LOCATION Exterior.
CATEGORY Building: Other

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

2 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

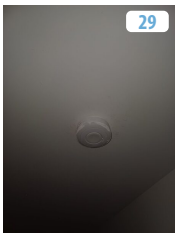
Safety) Order 2005 (RRO) does not specify detailed technical requirements for fire alarm systems, Article 11 establishes the duty to provide appropriate fire detection and alarm arrangements as part of an overall fire safety strategy. The detailed technical standards and installation guidelines are generally set out in building regulations and standards such as BS 5839.

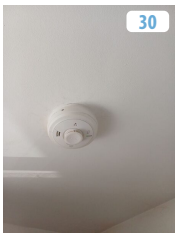
Has a reasonable fire detection and fire alarm system provided to the building? **NOT REQUIRED**

No fire alarm system is provided or required for the common parts of this purpose-built property with a Stay Put evacuation policy.
Most purpose-built blocks of flats do not have a communal fire alarm system because they were designed to support a 'stay put' strategy. The idea underlying the 'stay put' strategy is that a fire will be contained in the flat of origin, and only residents in that flat need to evacuate. When a 'Stay Put' policy is put into effect, it's to keep people safe when they are not in an area directly affected by the fire. If a fire is not in their flat, residents should stay inside with the doors and windows closed. This approach aims to prevent unnecessary panic and overcrowding during a fire incident. Responsible persons should still identify and implement specific fire safety measures for their premises, even without a communal fire alarm system.

Has domestic smoke detection been provided to the residential dwellings? **YES**

Flat 38B was sampled. Hardwired, interlinked fire detection was flirted in the entrance hallway and kitchen. The detection appeared to be commensurate with a Grade D LD3 system.
To provide early warning to the presence of fire within a dwelling.





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

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? YES

A 'Stay Put' policy is in place, and this is supported by adequate compartmentation (based on a visual inspection of the communal areas only and subject to recommendations made elsewhere in this report). The flat of fire origin should evacuate and request Fire Brigade attendance; all other flats should stay in place.
As part of the Fire Risk Assessment, fire safety management needs to be regarded as of equal importance to the fire protective measures. Fire safety management includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards and ensuring the correct evacuation procedure.

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

A Fire Action Notice, detailing the correct 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

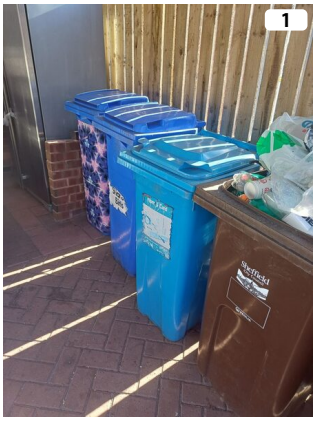
Is there satisfactory control over work carried out in the building by contractors, including any hot works? **YES**

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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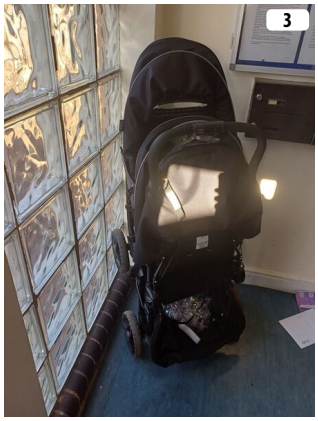
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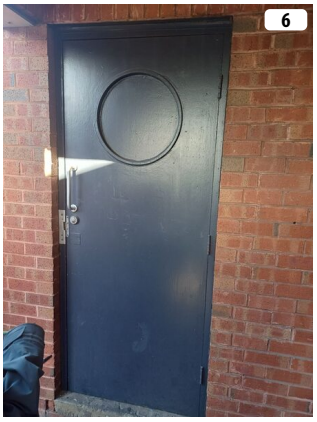
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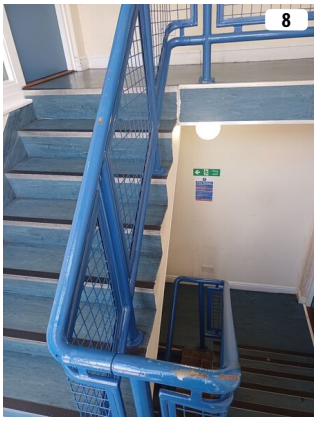
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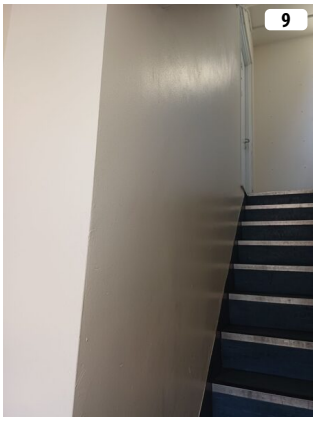
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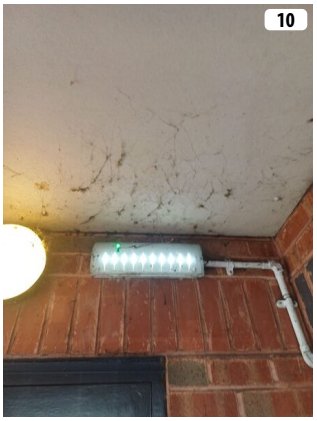
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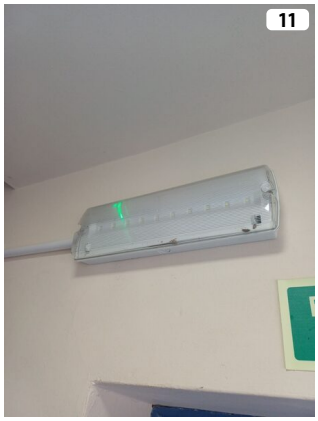
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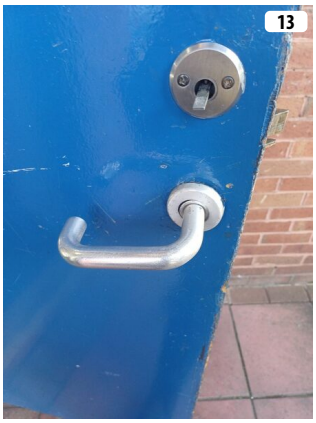
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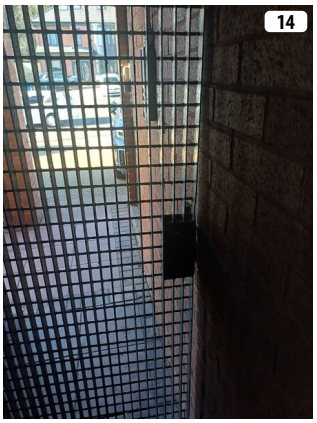
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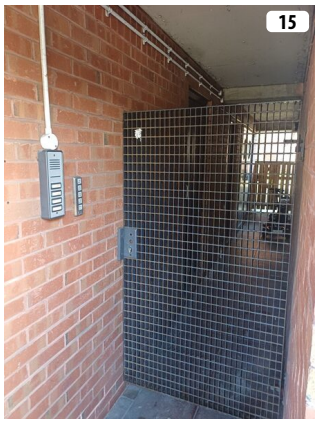
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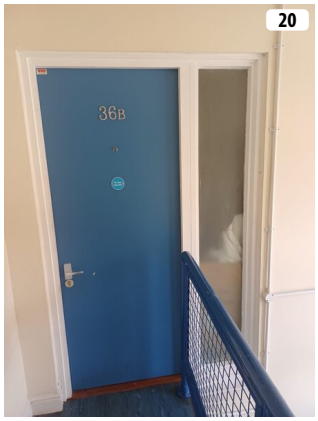

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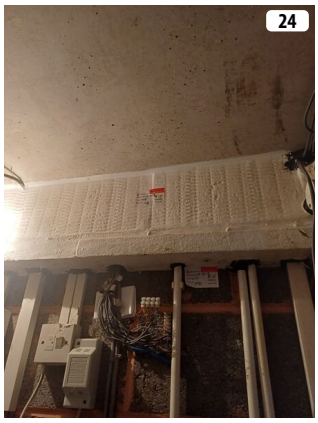

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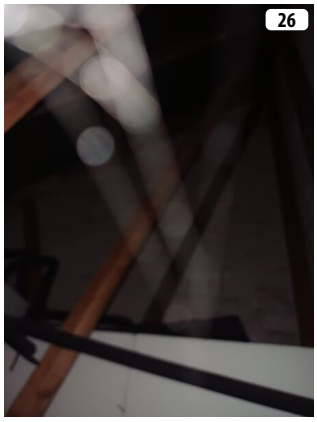

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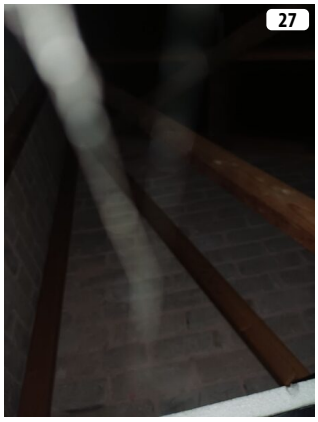

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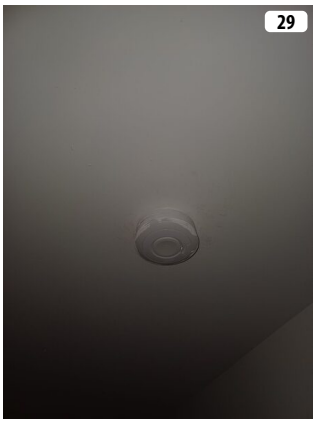

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Certificate Number	LS	557874

Life Safety Fire Risk Assessment Silver Approved Scheme CERTIFICATE OF CONFORMITY

SP205 - Part 1

Security.Improved

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**	
	36-38 Burngreave Road, Pitsmoor, Sheffield, South Yorkshire, S3 9DH	
	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**	17 March 2026
Part 6	**Recommended date for review of the fire risk assessment**	17 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)	Richard Hennelly
Job Title	Head of Fire Risk Assessments
Date	24 March 2026

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).