

FIRE RISK ASSESSMENT



Ash Tree Court (Block 1-5)

**Eccles Street, Wincobank,
Sheffield, South Yorkshire, S9 1LR**

| | |
|-----------------|---|
| ASSESSED BY | Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR |
| ASSESSED ON | 31/03/2025 |
| PROPERTY REF. | RB-1TN4XK |
| ASSESSMENT REF. | 438764 |
| 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
438764

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
31/03/2025, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

RECOMMENDED REVIEW DATE
31/03/2026

ASSESSMENT SCOPE
Type 1 Fire Risk Assessment.

FINDINGS

9 Actions / 29 Controls

Assessed Property

PROPERTY NAME
Ash Tree Court (Block 1-5)

ADDRESS
Eccles Street
Wincobank
Sheffield
South Yorkshire
S9 1LR

PROPERTY REFERENCE
RB-1TN4XK

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 survey and these have been raised within the report to bring the building to a high standard of fire safety and support the recommended '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
1-5 Ash Tree Court is a general needs block containing 5 flats in a converted former Vicarage. The block contains 5 flats with two each on the ground and first floor and one on the second floor. There is a single stairwell with two ground floor communal exits plus one further rear exit from flat 2 on the ground floor. There is a small car park to the front. Neighbouring premises do not represent a significant hazard.

Use of Premises
Residential general let.

Construction
The building is located in a residential area and is detached, part three storeys and part single storey, brick and masonry built, concrete and timber floor, brick internal walls with a pitched and tiled roof. The building was originally constructed in 1912.

| | |
|-------------------------------|--|
| Number of Floors 3. | Number of Occupants 10 based on 2 residents per flat (variable). |
|-------------------------------|--|

| | |
|--|------------------------|
| People Especially at Risk None identified. | Stairways 1. |
|--|------------------------|

Final Exits
2.

Evacuation Procedure
There is a 'Stay Put' Policy in place for the flats however, this has been recommended to change to 'simultaneous' within this assessment.

| | |
|--|--|
| Recent Fire History None reported. | Additional Facilities None reported. |
|--|--|

| | |
|---------------------------------------|--|
| Client Name Arches Housing. | Responsible Person Arches Housing. |
|---------------------------------------|--|

| | |
|---|---|
| Competent Person Nicola Maguire - Compliance Officer. | Guidance Used LACORS, Housing Fire Safety |
|---|---|

4 FINDINGS

5

5 negative answers

Out of a total of 32

9

9 actions to complete

Identified in this assessment

29

29 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

| Timescale | |
|--------------|---|
| No Timescale | 1 |
| C | 3 |
| B | 5 |

Sources of Ignition

1 Negative Answer 1 Action 5 Controls

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

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

YES

The mains electrical system testing records are held centrally and are available by request. Last tested 30/03/2022.
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.

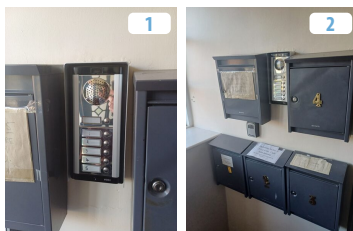
There were no portable electrical, or gas appliances provided to the block of flats that fall under the responsibility of the client.
To ensure sources of ignitions are kept to a minimum and maintained.

Does basic security against arson by outsiders appear reasonable?

YES

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



Are external waste bins stored in a suitable location?

NO

External waste bins are located against, or in very close proximity of, the building. These should be relocated into the purpose built storage cupboards. It was noted that the bin storage cupboards were being misused for storage.

B

Provides opportunity for deliberate or accidental ignition of the waste material. Where this occurs, smoke and fire may enter the premises through openings in the building and, or, this may prevent occupants evacuating the building safely.

REFERENCE RB-JDXDP9 DUE 28/07/2025

LOCATION Externally to the rear.

CATEGORY Procedures: Housekeeping



Is lightning protection fitted to the building?

NO

No lightning protection system was noted to be fitted to the external areas of the property at the time of assessment. However, this system is not required for a building of this height.

Means of Escape

2 Negative Answers 4 Actions 7 Controls

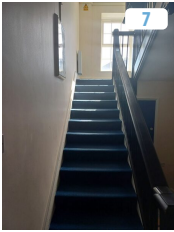
The proper provision of means of escape is an essential part of fire safety measures in any and all premises. We have reviewed whether adequate escape routes are provided, whether they can be easily used and navigated, and whether the provision of emergency lighting, or other means of lighting, are sufficient. 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

Single stairway means of escape is acceptable.
To provide safe egress from the building.

CATEGORY Building: Other



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

YES

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

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



Are suitable maintenance records available?

NO

Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266. Records for 3 monthly testing were on site. Recommend monthly testing.

Records were either not made available, or within the recommended testing frequency and, or, identified faults or remedial actions being required.

REFERENCE RB-WFEMQ8 DUE 28/10/2025

LOCATION Records held centrally.

CATEGORY Procedures: Log Books

Are the travel distances reasonable?

YES

Travel distances conform with the recommendations given in the relevant approved guidance.

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

CATEGORY Building: Other

Are all doors on escape routes easily opened?

YES

All final exit doors are provided with a single method of opening.
To enable easy and immediate egress.



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

NO

The fire action notice in place has very little detail on it. Recommend fitting fire action notices which detail the evacuation procedure.

B

To ensure that all occupants are aware of how to escape the property.

REFERENCE RB-DLK7XW DUE 28/07/2025

LOCATION Common areas.

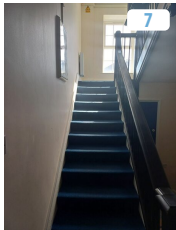
CATEGORY Building: Signage



Is smoke ventilation provided?

YES

An openable window is provided in the stairway which will provide natural ventilation.
The primary objective of ventilation is to protect the staircase and protect the common circulation areas.



Is the smoke ventilation system being regularly serviced?

NOT APPLICABLE

The ventilation window is opened/closed manually. Service/maintenance is not required.

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

NO

The storage of items noted in the cupboard under the stairs. As the cupboard is not fire rated and does not have a fire door fitted, the items should be removed.

B

To prevent fire loading in the means of escape.

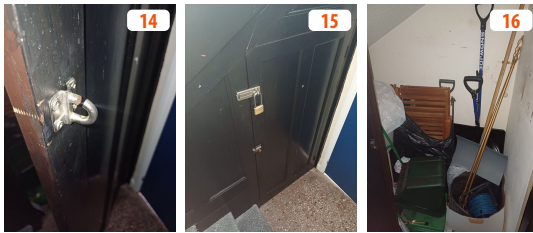
ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-TNP1ED DUE 28/07/2025

LOCATION Cupboard beneath the stairs.

CATEGORY Procedures: Housekeeping



Door mats were noted outside a number of flat entrance doors. These should be removed in line with the zero tolerance policy.

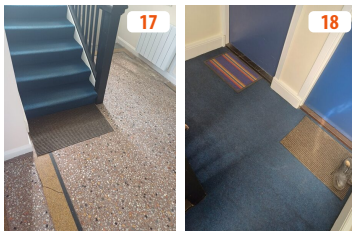
B

To prevent trips along the means of escape.

REFERENCE RB-FEJPQ8 DUE 28/07/2025

LOCATION Means of escape.

CATEGORY Procedures: Housekeeping



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

To prevent the surface spread of fire.



Fire Doors and Compartmentation

1 Negative Answer 2 Actions 6 Controls

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

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

YES

Flat 4 entrance door was sampled at the time of assessment. The door appeared to be of good FD30 timber construction and was fitted with intumescent strips, cold smoke seals, fire rated hinges and a self closing device.
To protect the means of escape from fire and smoke.



Fire doors are fitted throughout the property. They are an FD30s type, incorporating intumescent strips, cold smoke seals.
To protect the means of escape from fire and smoke.



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

NO

There is a hole in the wall between the non fire rated cupboard under the stairs and the unused office. The hole has been filled with expanding foam. The foam should be removed and the hole correctly firestopped by a competent tradesman.

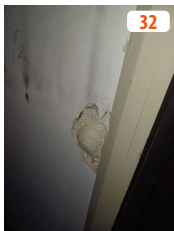
C

To protect the means of escape from fire and smoke.

REFERENCE RB-YGTFLD DUE 28/10/2025

LOCATION Cupboard beneath the stairs.

CATEGORY Building: Compartmentation



Non fire rated meter cupboards are fitted within the means of escape. It is recommended that these get replaced with fire rated units.

C

To protect the means of escape.

REFERENCE RB-CC4PFQ DUE 28/10/2025

LOCATION Means of escape.

CATEGORY Building: Compartmentation



The construction of this building, having once been a single property and including having a wooden staircase, would likely not support significant compartmentation works.

Are roof voids adequately compartmented?

NO HATCH WITHIN THE COMMON AREAS.

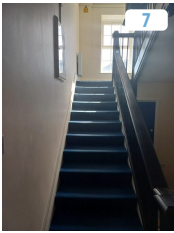
There is no loft hatch within the common parts.

Are wall and ceiling linings appropriate to limit fire spread?

YES

Walls and ceilings are plastered with painted surfaces in good repair. These surface linings are considered to be to the EN 13501: B-s3,d2 standard and suitable for the use of the building.

To prevent the surface spread of fire, protect the means of escape for occupants and to limit fire growth within the premises.



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

YES

The exterior of the building is of masonry 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 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

Grade A fire detection and alarm system provided throughout, comprising smoke detection and alarm call points in common areas, and LD2 system in flats.

To aid in providing an early warning to occupants and assist the recommended simultaneous evacuation procedure.

CONTROL CONTINUES...



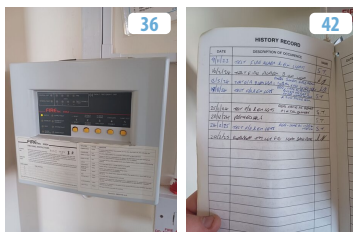
Are there records for the fire alarm system?

YES

Service records were provided, and dated 24/02/2025.

Weekly testing is recorded in the logbook, last tested 20/03/2025.

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



Firefighting Arrangements

5 Controls

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

Is a sprinkler system provided?

NOT REQUIRED

A sprinkler system is not currently required for a building under 11 metres in height.

Currently, Approved Document B (ADB) only requires sprinkler systems for domestic buildings above 11m.

Is a firefighting shaft provided?

NOT REQUIRED

A firefighting shaft is not currently required for a building under 18 metres in height.

In the United Kingdom, firefighting shafts are only required by fire regulations in buildings that are more than 18 metres in height or have a basement deeper than 10 metres. Specifically, for buildings with a storey more than 18 metres above the fire and rescue service vehicle access level, one or more firefighting shafts containing firefighting lifts are necessary. These regulations aim to enhance safety and ensure that firefighters can effectively access buildings during emergencies.

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

NOT REQUIRED

Fire extinguishers are not provided or required in the common areas.

Fire Extinguishers are not provided in the common areas of flats as residents are unlikely to be trained in their use and it could result in a potentially unsafe situation, where a resident exits the flat to retrieve a fire extinguisher and then re-enters the flat of fire origin putting themselves at increased risk.

Is adequate fire brigade access available to the building?

YES

Suitable Fire Brigade access is available to the front of the property, from the street and driveway.

To support the Fire Service when attending the property to position fire appliances as close to the building as reasonably practical.

Are there suitable floor numbers/wayfinding signage at each level?

N/A

This property is under 18m and therefore, is not required to be fitted with wayfinding signage.

Management and Housekeeping

1 Negative Answer 2 Actions 4 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?

NO

The client confirmed that there is a 'stay put' policy in place however, the building's construction and fitted alarm system would more suit a 'simultaneous' evacuation procedure. Recommend informing the residents of the simultaneous evacuation procedure and installing updated fire action notices as previously recommended.

To ensure all residents can safely evacuate the building.

REFERENCE RB-1CYLFH DUE 28/07/2025

LOCATION Whole site.

CATEGORY Procedures: Fire Drills

B

Are suitable records held relating to maintenance and management?

YES

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

Are staff located at the premises?

NO

No staff are based on the site.

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

YES

Arches Housing is seen to be the 'responsible person' for the premises. The designated 'Safety Assistant' 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?

NO

The unused office was not accessed as no key was provided. Client to confirm the presence of a serviceable fire door and a working detector head.

NO TIMESCALE

REFERENCE RB-47LTK5 DUE No Due Date

5 ACTION PLAN

Door mats were noted outside a number of flat entrance doors. These should be removed in line with the zero tolerance policy.

B

To prevent trips along the means of escape.

REFERENCE RB-FEJPQ8 DUE 28/07/2025

LOCATION Means of escape.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

External waste bins are located against, or in very close proximity of, the building. These should be relocated into the purpose built storage cupboards. It was noted that the bin storage cupboards were being misused for storage.

B

Provides opportunity for deliberate or accidental ignition of the waste material. Where this occurs, smoke and fire may enter the premises through openings in the building and, or, this may prevent occupants evacuating the building safely.

REFERENCE RB-JDXDP9 DUE 28/07/2025

LOCATION Externally to the rear.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

The client confirmed that there is a 'stay put' policy in place however, the building's construction and fitted alarm system would more suit a 'simultaneous' evacuation procedure. Recommend informing the residents of the simultaneous evacuation procedure and installing updated fire action notices as previously recommended.

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To ensure all residents can safely evacuate the building.

REFERENCE RB-1CYLFH DUE 28/07/2025

LOCATION Whole site.

CATEGORY Procedures: Fire Drills

COMPLETED ON / BY

The fire action notice in place has very little detail on it. Recommend fitting fire action notices which detail the evacuation procedure.

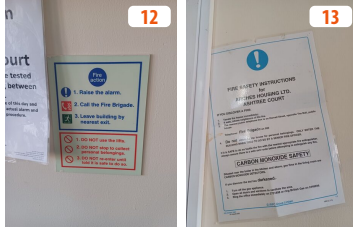
B

To ensure that all occupants are aware of how to escape the property.

REFERENCE RB-DLK7XW DUE 28/07/2025

LOCATION Common areas.

CATEGORY Building: Signage



COMPLETED ON / BY

The storage of items noted in the cupboard under the stairs. As the cupboard is not fire rated and does not have a fire door fitted, the items should be removed.

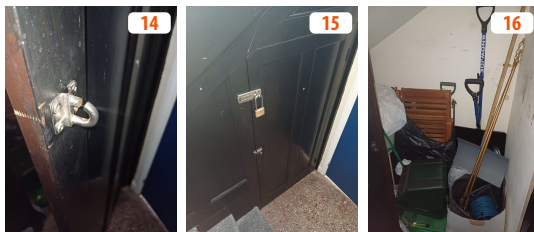
B

To prevent fire loading in the means of escape.

REFERENCE RB-TNP1ED DUE 28/07/2025

LOCATION Cupboard beneath the stairs.

CATEGORY Procedures: Housekeeping



COMPLETED ON / BY

Ensure the emergency lighting system is maintained appropriately and records are kept, in accordance with BS 5266. Records for 3 monthly testing were on site. Recommend monthly testing.

C

Records were either not made available, or within the recommended testing frequency and, or, identified faults or remedial actions being required.

REFERENCE RB-WFEMQ8 DUE 28/10/2025

LOCATION Records held centrally.

CATEGORY Procedures: Log Books

COMPLETED ON / BY

Non fire rated meter cupboards are fitted within the means of escape. It is recommended that these get replaced with fire rated units.

C

To protect the means of escape.

REFERENCE RB-CC4PFQ DUE 28/10/2025

LOCATION Means of escape.

CATEGORY Building: Compartmentation

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

There is a hole in the wall between the non fire rated cupboard under the stairs and the unused office. The hole has been filled with expanding foam. The foam should be removed and the hole correctly firestopped by a competent tradesman.

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To protect the means of escape from fire and smoke.

REFERENCE RB-YGTFLD DUE 28/10/2025

LOCATION Cupboard beneath the stairs.

CATEGORY Building: Compartmentation



COMPLETED ON / BY

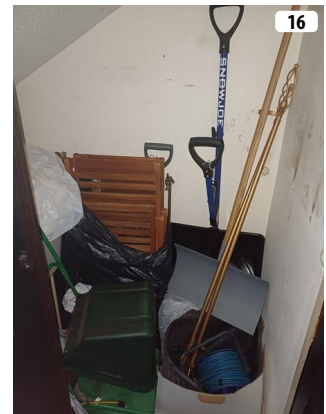
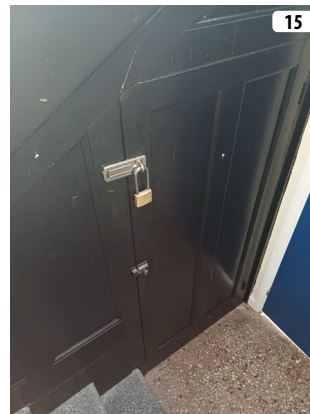
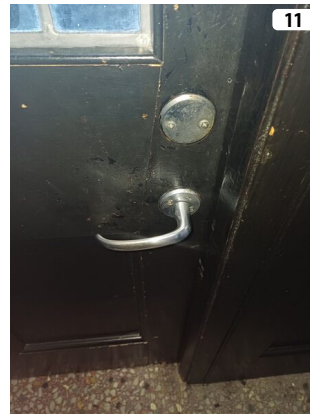
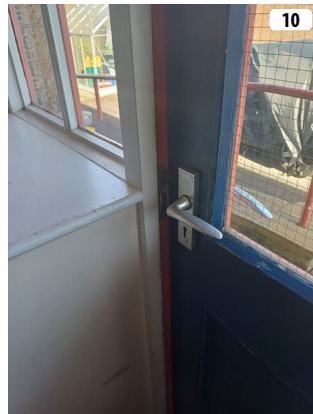
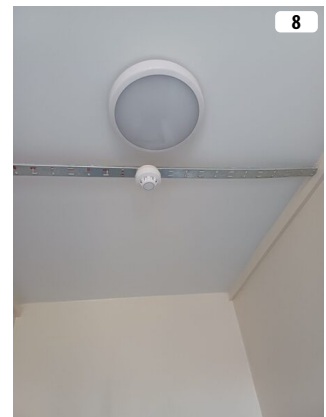
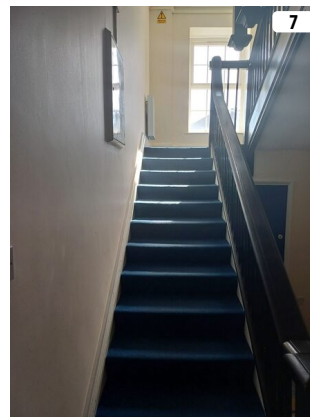
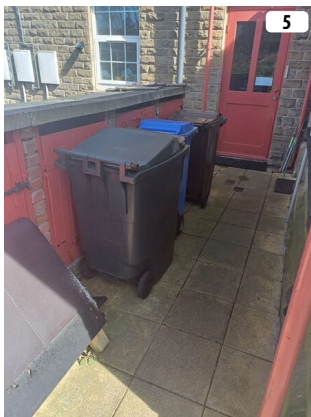
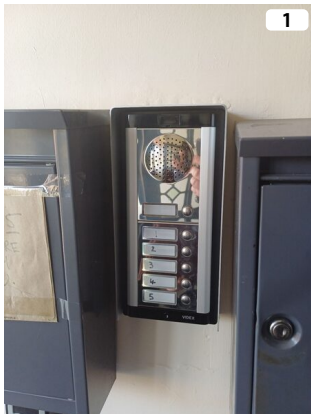
The unused office was not accessed as no key was provided. Client to confirm the presence of a serviceable fire door and a working detector head.

NO TIMESCALE

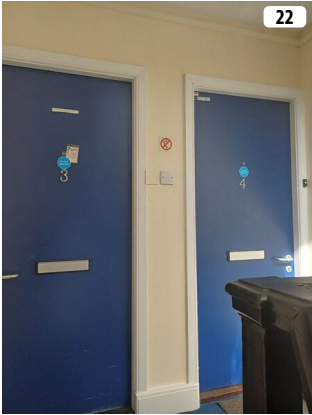
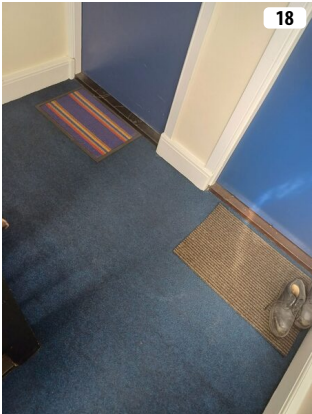
REFERENCE RB-47LTK5 DUE No Due Date

COMPLETED ON / BY

6 PHOTOS



Photos Continued...



Photos Continued...



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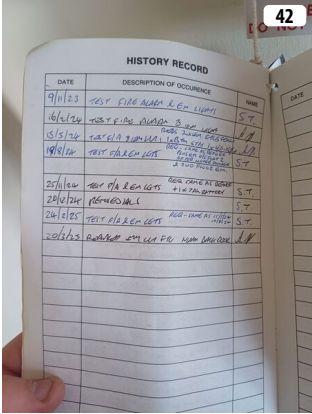
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