

FIRE RISK ASSESSMENT



Fenton Fields (Block 54-84)

**Leatham Avenue, Rotherham, South Yorkshire,
S61 1AD**

VALID BETWEEN	02/03/2022 - 02/03/2023
ASSESSED BY	Nigel Stafford-Fox
ASSESSED ON	02/03/2022
APPROVED BY	Jeff Smith
APPROVED ON	29/03/2022
ASSESSMENT REF.	RB-V6IZFJ
VERSION	1

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.

1.1 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.

1.2 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 (BAFE) 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

RB-V6IZFJ

PRODUCED FOR THE RESPONSIBLE PERSON

Oakleaf

ASSESSED BY, ON

Nigel Stafford-Fox, 02/03/2022

SPECIFICATION CONFORMS TO

ISO 9001 Quality Management System

APPROVED / VALIDATED BY, ON

Ildiko Kozma, 29/03/2022

ASSESSMENT SCOPE

Assessment applies only to the building specified.

START DATE — RECOMMENDED REVIEW DATE

02/03/2022 — 02/03/2023

SIGNIFICANT FINDINGS

1 Action

26 Controls

Assessed Property

PROPERTY NAME

Fenton Fields (Block 54-84)

ADDRESS

Leatham Avenue
Rotherham,
South Yorkshire
S61 1AD

PROPERTY REFERENCE

RB-77B8RF

FIRE RISK RATING

LIKELIHOOD **LOW**

Very low likelihood of fire as a result of negligible potential sources of ignition.

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 **TRIVIAL**

Limited action is required, review FRA as recommended; existing controls are generally satisfactory.

ASSESSING / ACCREDITED ORGANISATION

Oakleaf

McGowan House, 10 Waterside Way, The Lakes, Northampton, NN4 7XD
01604 643100 — www.theoakleafgroup.co.uk



THIRD PARTY CERTIFICATION BODY

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

2.2 Assessor Remarks

The risk is identified as 'Trivial' on the basis that there are acceptable standards of maintenance being undertaken, service and maintenance schedules recorded on the client's database, which was audited at client's offices with viewing of compliance maintenance and contractor's schedules. Sample flat entrance Fire Doors are being inspected as part of a Type 3 FRA following the lifting of the CV19 restrictions, these have been found to be maintained to an acceptable standard of repair and integrity.

Type 3 – Common parts and flats (non-destructive). A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for the means of escape and fire detection (i.e. smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered. Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord. A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread, unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

It is reasonable to assume that the Fire Safety Case for these premises is based on the primary concept of suitable compartmentation with domestic type fire alarms systems within flats and a Stay Put Policy.

3 PROPERTY

3.1 Address

PROPERTY NAME	ADDRESS
Fenton Fields (Block 54-84)	Leatham Avenue Rotherham, South Yorkshire S61 1AD
PROPERTY REFERENCE	
RB-77B8RF	
OCCUPANT TYPES	
Residents, Staff, Visitors	

3.2 Premises Summary

Premises Summary

Description

Property 54-84 Fenton Fields is a shared ownership block of 16 flats over 4 floors. There is a single stairwell and ground floor exit door. Each floor has a lobbied area. Neighbouring premises do not represent a significant hazard. There is no history of any recent fires at the premises.

Arches Housing Ltd are a leaseholder of 3 flats within this building and sublet on a shared ownership scheme to their individual tenants. The communal areas are the responsibility of the LANDLORD/AGENT Edmund Winder Watts Limited.

Use of Premises

Residential general let

Construction

The building is located in a residential area and is detached, 4 storeys and a modern brick built structure, concrete floors, brick and plasterboard internal walls with a pitched and tiled roof. The basic construction of the building is that of load bearing blockwork external walls with internal block load bearing partition walls forming compartmentation between the apartments. All the internal walls are dry-lined in plasterboard. The structural floor construction is that a concrete beam and block type with a floating chipboard deck above and plasterboard ceilings below (supported off battens to the soffit of the structural floor). The roof gives the visual appearance is that of a upper flats compartmentation continues throughout.

Number of Floors

4

Number of Occupants

32 based on 2 residents per flat, variable

People Especially at Risk

None, reported that the letting agent will establish any PEEPs should any resident disclose a Disability.

Stairways

1

Final Exits

1

Evacuation Procedure

There is a Stay Put policy for the block, requires confirmation.

Recent Fire History

None reported

Additional Facilities

There is a small car park as well as a Bin Store to the rear of the property

Responsible Person
Edmund Winder Watts Limited

Competent Person
Nichola Maguire only for Arches Housing tenants

Guidance Used
Fire Safety in Purpose-Built Blocks of Flats

4 SIGNIFICANT FINDINGS

This assessment identifies 1 action and 26 controls.

1 ACTION	INCOMPLETE	26 CONTROLS	ONGOING
B	1	ALL	26

Sources of Ignition

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 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.

LOCATION Client's database ActiveH and Pentana

● There were no portable electrical or gas appliances provided to the block of flats that fall under the responsibility of the client.

? Does basic security against arson by outsiders appear reasonable? **YES**

● There is secure access to the premises, available to authorised people 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

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

LOCATION Throughout premise



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

● No smoking is permitted in the common areas.

WHY 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.

LOCATION Communal areas



? Are external waste bins stored in a suitable location? **YES**

● External waste bins are stored away from the premises, behind fencing.

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

LOCATION Bin coral provided

? Is lightning protection fitted to the building?

YES

● Lightning protection is fitted to the building.

WHY 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.

LOCATION Throughout premise



? Is lightning protection in place, and is it being adequately maintained?

NO

● Lightning protection is in place, but it could not be confirmed that the system has been tested and maintained. Arrange for the lightning protection system to be tested and maintained in accordance with BS EN 62305.

WHY Section 5 of the Electricity at Work Act 1989 states; "that all lightning protection systems are maintained and tested at regular intervals, preferably not exceeding 12 months"

LOCATION Add to maintenance schedules



B

REFERENCE RB-FFEL81

DUE 29/04/2022

CATEGORY Maintenance: Electrical

Means of Escape

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.

LOCATION Throughout premise



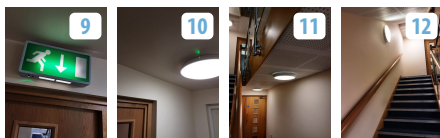
? Is there suitable emergency lighting provided to illuminate the means of escape?

YES

● Emergency lighting is provided throughout the means of escape internally.

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

LOCATION Throughout premise



? Does the emergency lighting appear to be in good condition/working order, and are maintenance records available?

YES

● A visual inspection was undertaken and no test of the illuminance levels or verification of full compliance with the relevant British Standard has been carried out. Records were made available, were within the recommended testing frequency and did not identify any faults or remedial actions being required.

LOCATION Records held on client's database

? Are the travel distances reasonable? **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.

WHY 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.

LOCATION Throughout premise

? Are all doors on escape routes easily opened? **YES**

● All final exit doors are provided with a single method of opening.

WHY To enable easy and immediate egress.

LOCATION Final exit doors

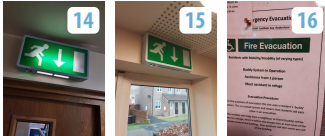


? Is adequate fire exit and other fire safety related signage provided? **YES**

● The provision of fire signage is sufficient to aid personnel to a place of relative safety leading to ultimate safety and fresh air.

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

LOCATION Throughout premise



? Are the directional signs correct? **YES**

? Is smoke ventilation provided? **YES**

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

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

LOCATION Throughout premise



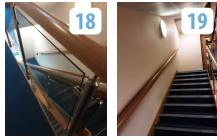
? Is the smoke ventilation system being regularly serviced? **NOT APPLICABLE**

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

● The means of escape were free of combustible items at the time of the assessment.

WHY All emergency routes and exits must lead as directly as possible to a place of safety and be adequate for everyone to escape quickly and safely. It is essential that escape routes, and the means provided can be used safely, are managed and maintained to ensure that they remain usable and available at all times when the premises are occupied. Corridors and stairways that form part of escape routes should be kept clear and hazard free at all times. Items that may be a source of fuel or pose an ignition risk should not normally be located on any corridor or stairway that will be used as an escape route.

LOCATION Throughout premise



Firefighting Arrangements

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? N/A
- ❓ Is a firefighting shaft provided? NOT REQUIRED
- ❓ Where required are the correct fire extinguishers provided, and are they suitably positioned? NOT REQUIRED
- ❓ 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.

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

LOCATION Main road

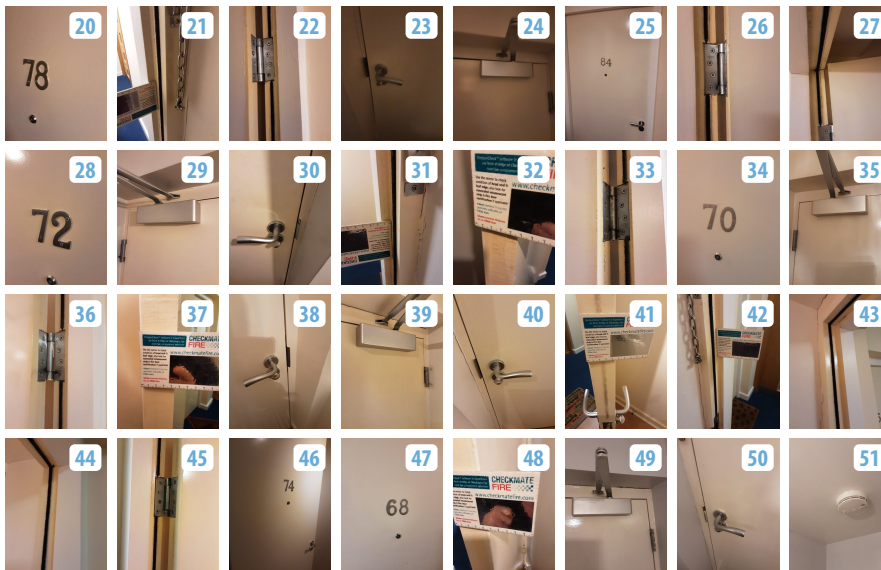
Fire Doors and Compartmentation

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

● Fire doors provided are of the same type throughout, fitted with a letterbox. Access was gained to flats and it was confirmed the fire door is fitted with intumescent strips and cold smoke seals, as well as a self closing device. 21.5mm rebates, thumb turns and acceptable clearances around frameset.

LOCATION Flats 56, 58, 68, 70, 72, 74, 78, 84





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

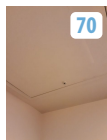
- Floors and walls appeared to be in good condition with no apparent openings or breaches that would permit the uncontrolled spread of fire and smoke.

LOCATION Throughout premise

? Are roof voids adequately compartmented? **NO ACCESS**

- No access was available to the loft hatch as it is locked.

LOCATION Head of staircase



? 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 standards and suitable for the use of the building.

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

LOCATION Throughout premise

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

- The exterior of the building is of brick construction and would not promote external flame spread.

LOCATION Throughout premise



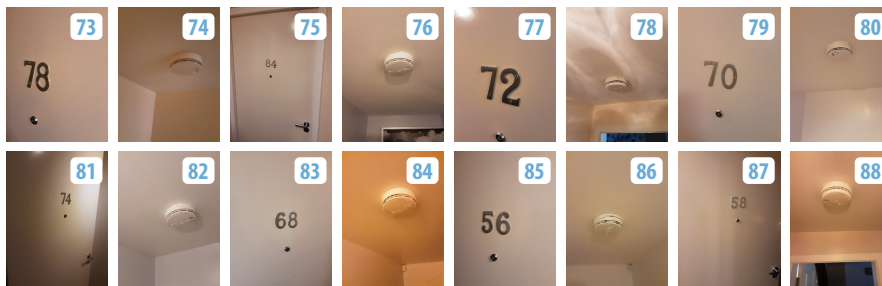
Means of Giving Warning

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**

- It was confirmed that domestic smoke detection is provided within the flats; sample check made in flats

LOCATION Flats 56, 58, 68, 70, 72, 74, 78 & 84.



- Are there records for the fire alarm system? **YES**

- Test records held centrally available for inspection.

LOCATION Client's database ActiveH and Pentana

Management and Housekeeping

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

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

- A stay put policy is in place and this is supported by adequate compartmentation. The flat of fire origin should evacuate and request fire brigade attendance; all other flats should stay in place.

LOCATION Throughout premise

- Are suitable records held relating to maintenance and management? **YES**

See action raised for/under lightning protection maintenance.

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

LOCATION Client's database ActiveH and Pentana



- Are staff located at the premises? **NO**

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

Nichola Maguire is the point of contact

- Have any occupants been identified that may be deemed to be especially at risk? **NO**

- The assessor was not aware of any occupants that may be especially at risk at the time of the assessment.

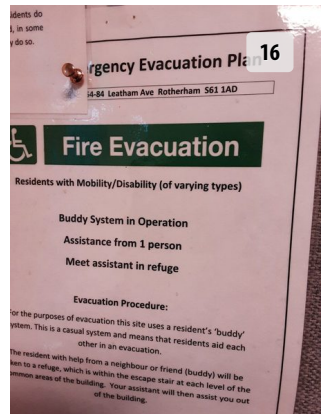
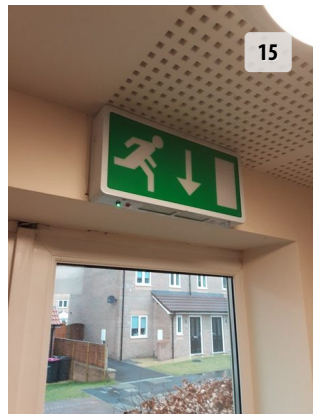
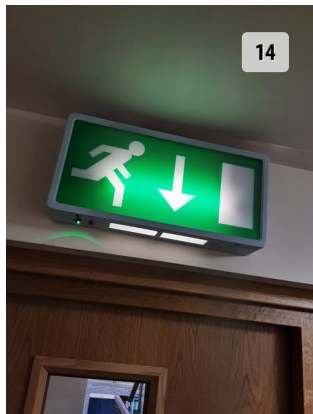
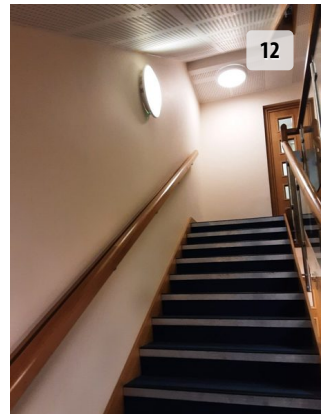
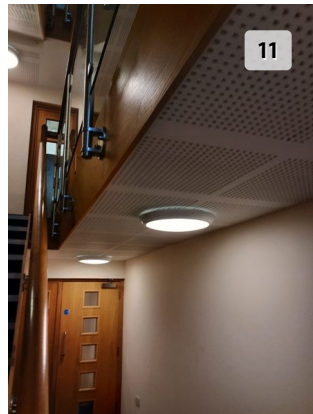
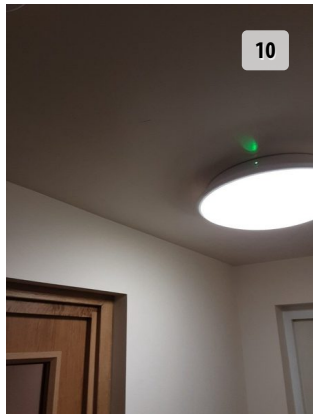
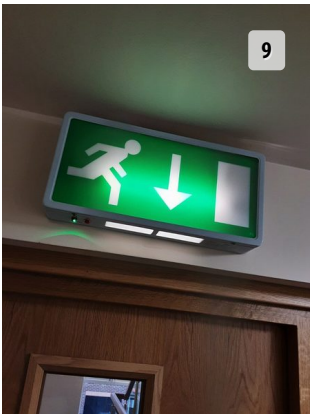
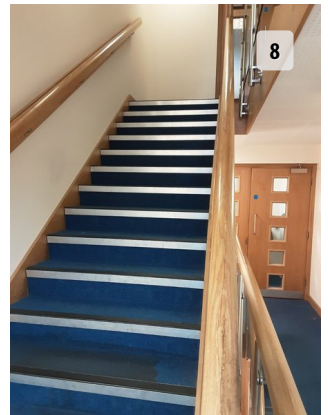
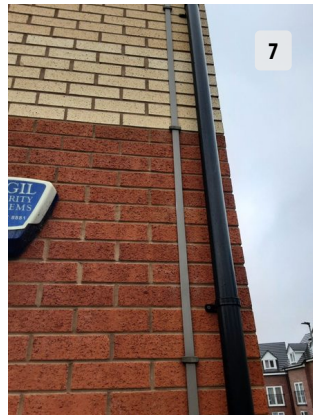
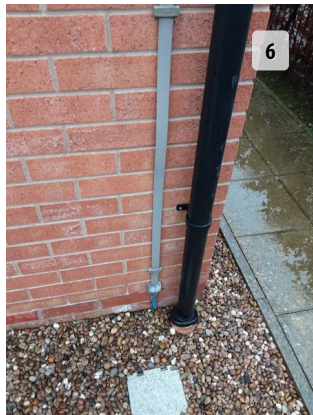
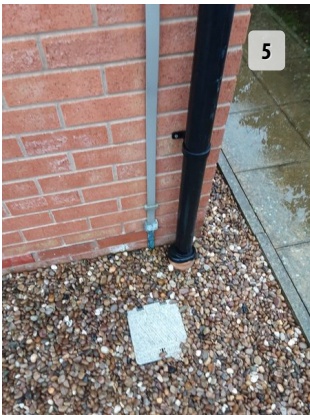
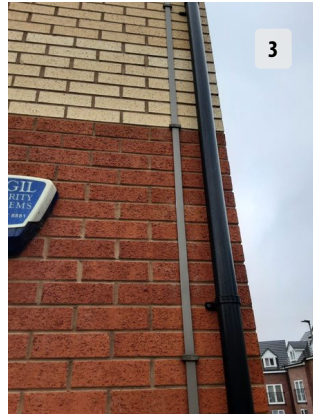
LOCATION Throughout premise

- Were all relevant areas of the building accessed as part of the assessment? **YES**

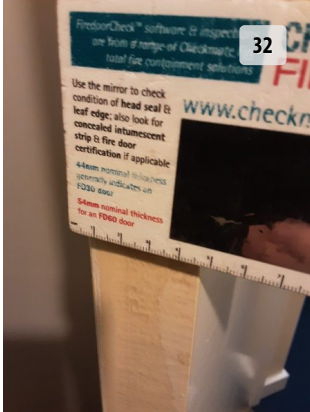
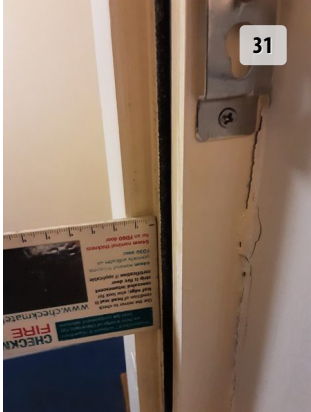
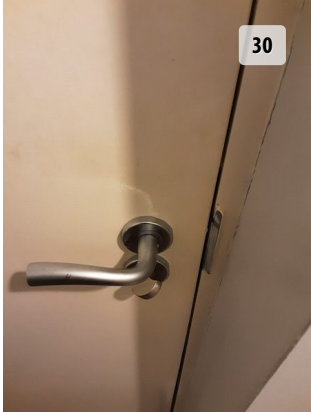
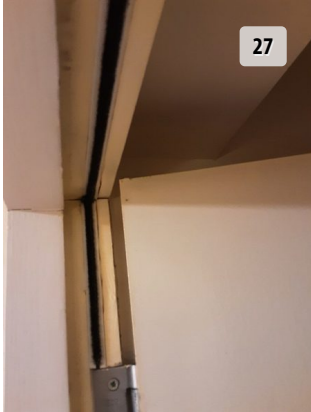
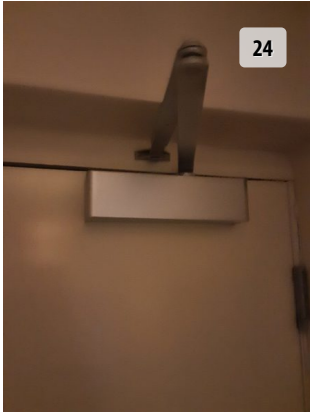
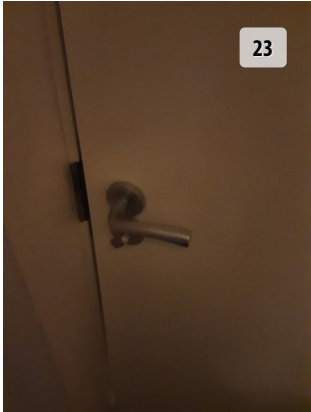
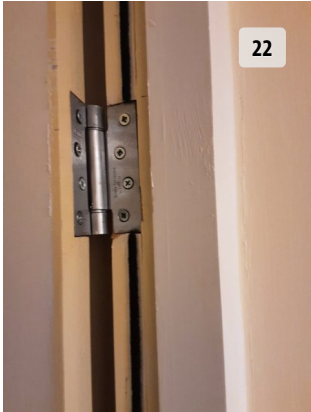
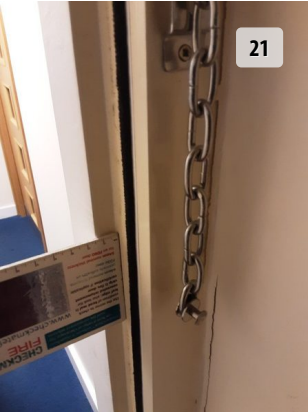
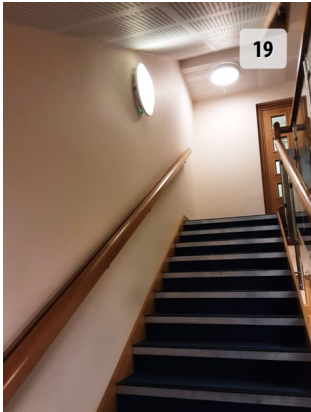
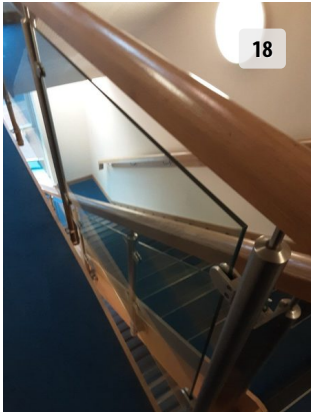
- The risk assessor accessed all areas of the property.

LOCATION Throughout premise

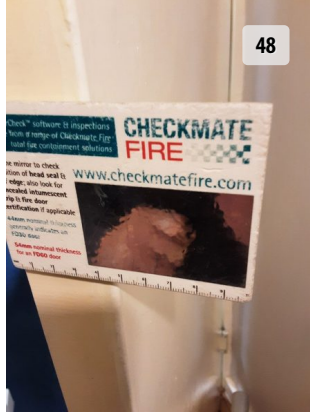
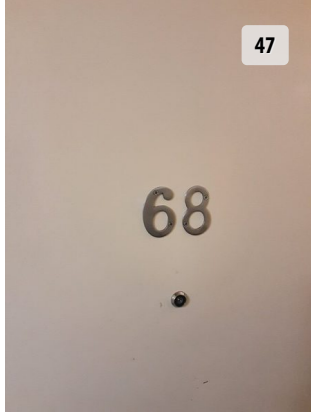
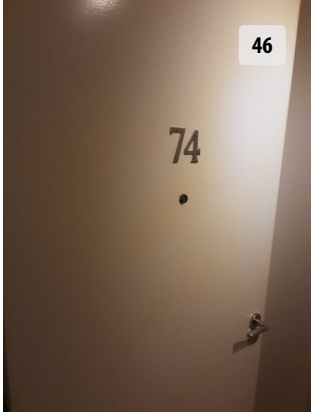
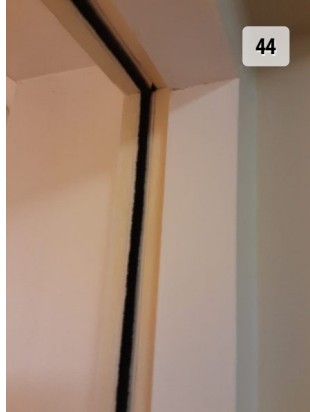
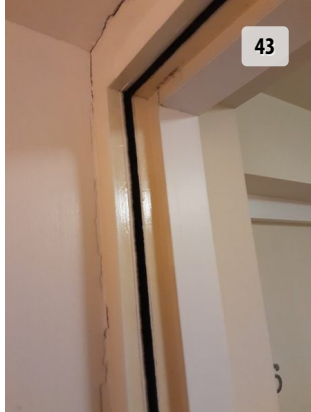
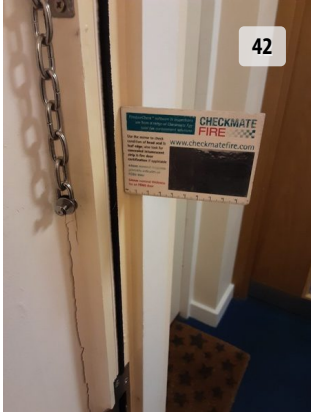
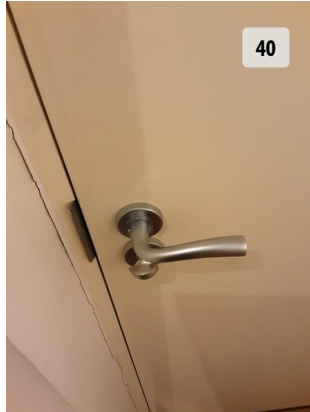
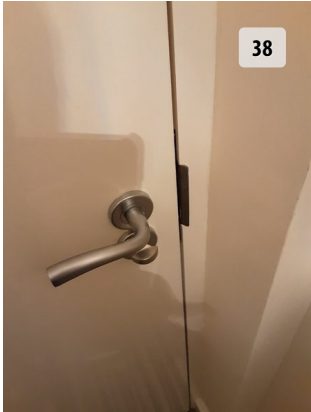
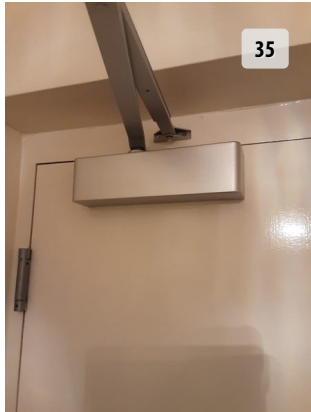
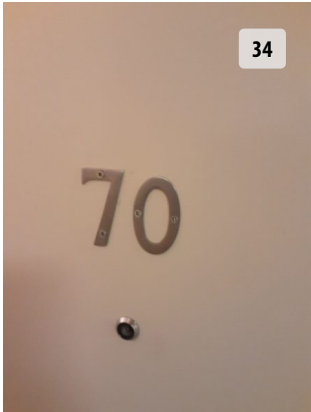
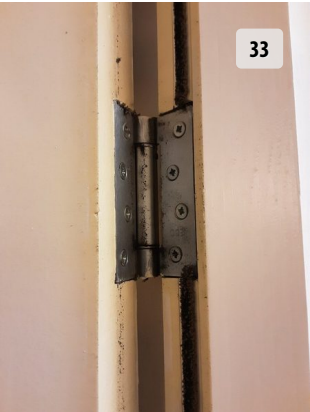
5 PHOTOS



Photos Continued...



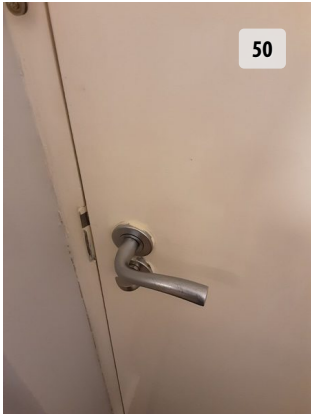
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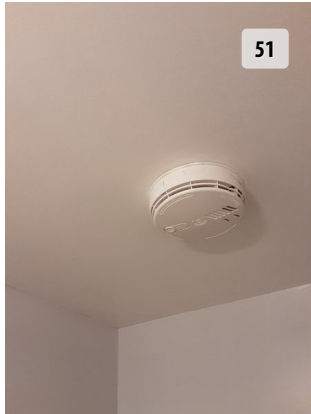
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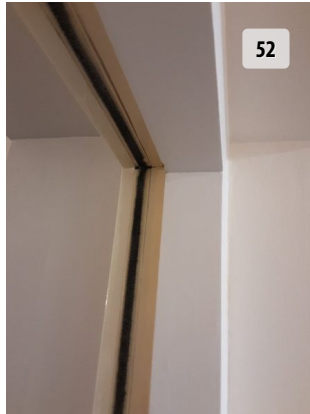
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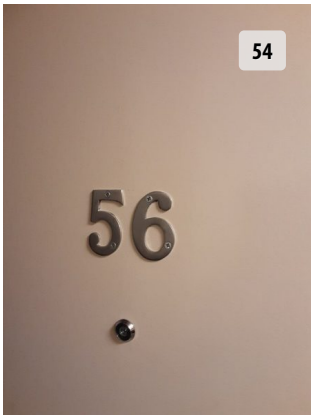
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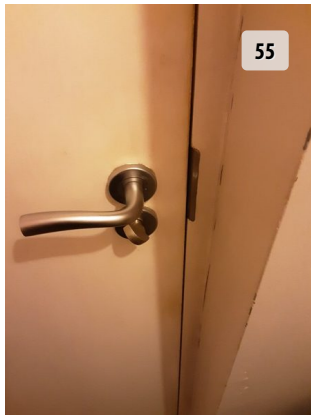
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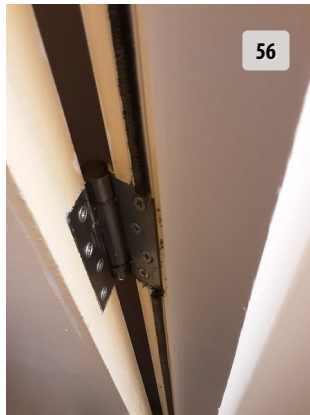
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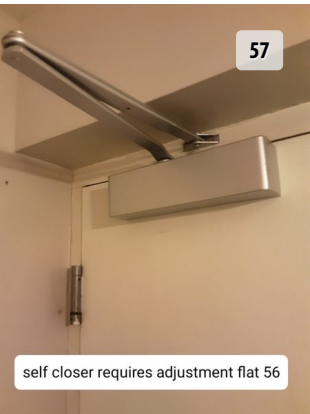
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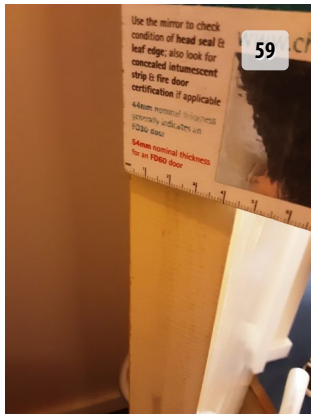


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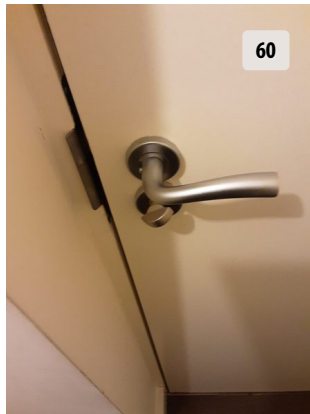
self closer requires adjustment flat 56



58



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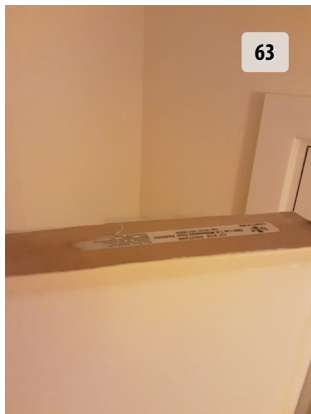
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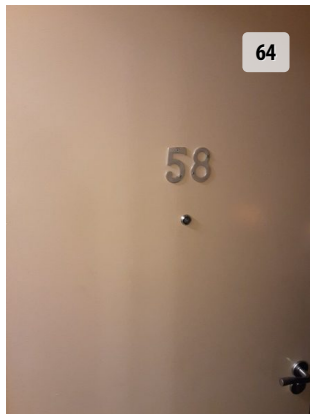
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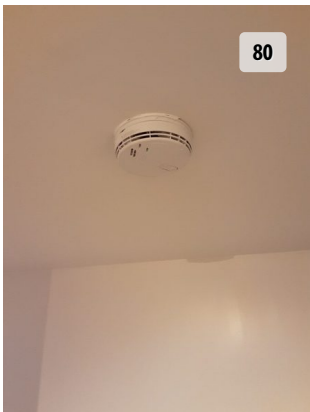
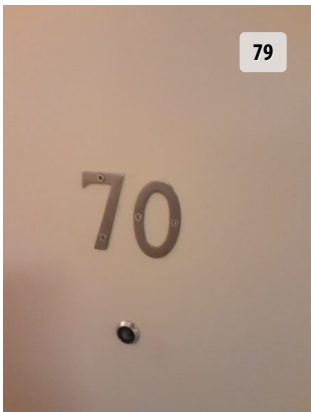
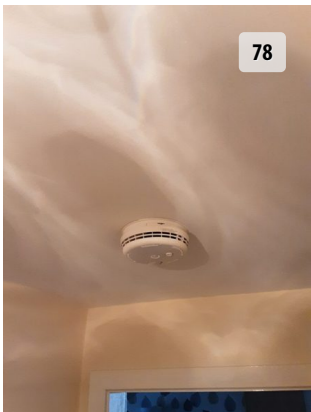
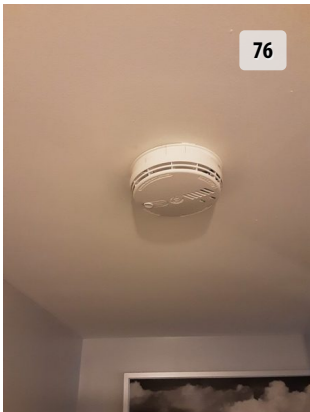
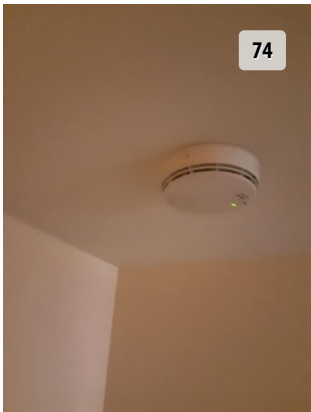
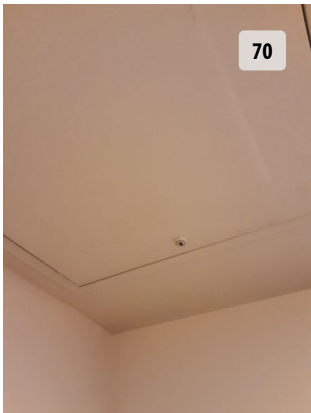
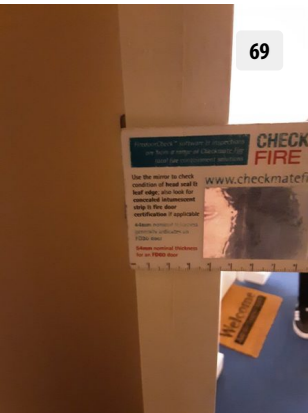
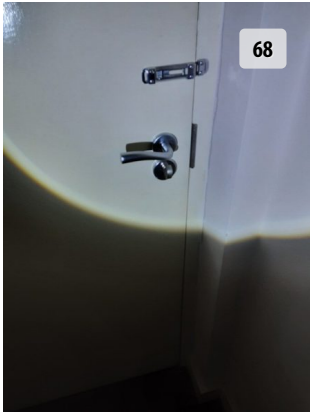


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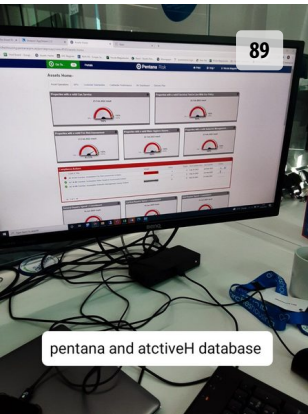
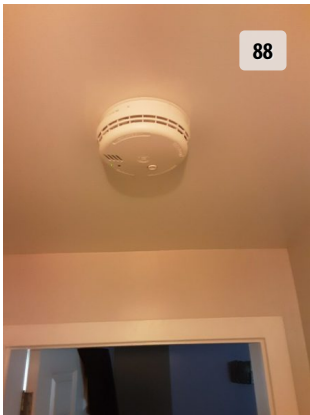
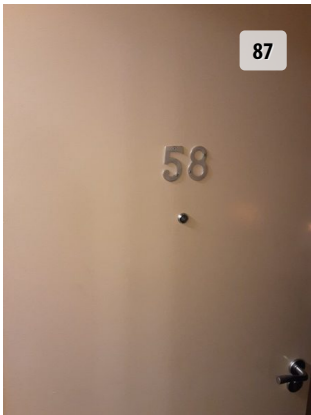
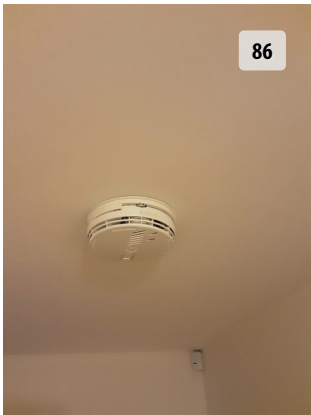
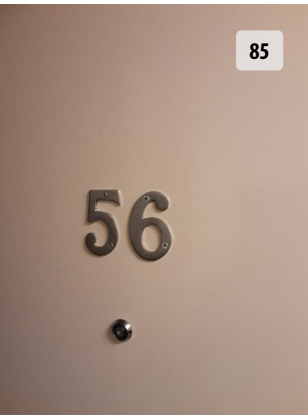
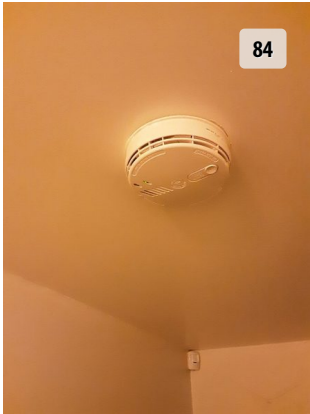
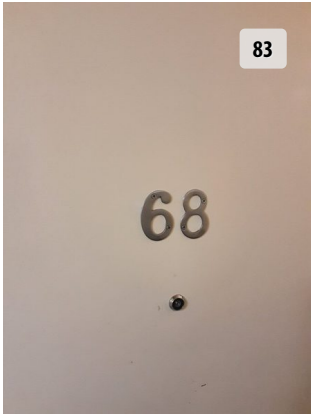


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Photos Continued...



Photos Continued...





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