

FIRE RISK ASSESSMENT



Burns Court (Block 1-8) Offices and Communal Areas

**Block 1 to 8 Burns Court,
Chapeltown, Sheffield,
South Yorkshire, S35 1TP**

ASSESSED BY	Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR
ASSESSED ON	27/03/2025
FIRE QC BY	Andy Whiting AIFSM, CFRAR Tier 2
FIRE QC ON	09/04/2025
PROPERTY REF.	RB-BU9KXR
ASSESSMENT REF.	438638
VERSION	2



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
438638

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
27/03/2025, Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR

SPECIFICATION CONFORMS TO
ISO 9001 Quality Management System

FIRE QC ON, BY
09/04/2025, Andy Whiting AIFSM, CFRAR Tier 2

ASSESSMENT SCOPE
Type 1 Fire Risk Assessment.

RECOMMENDED REVIEW DATE
27/03/2026

FINDINGS
6 Actions / 39 Controls

Assessed Property

PROPERTY NAME
Burns Court (Block 1-8) Offices and Communal Areas

PROPERTY REFERENCE
RB-BU9KXR

ADDRESS
Block 1 to 8 Burns Court
Chapeltown
Sheffield
South Yorkshire
S35 1TP

FIRE RISK RATING

LIKELIHOOD **LOW**

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

SEVERITY **MODERATE HARM**

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

RISK **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 mostly being adequately controlled and escape routes were 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 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
The Offices and communal areas are controlled and occupied by staff and include an office, domestics cupboard, staff rest area, kitchenette, laundry and lounge areas. There is a 'Stay Put' Policy in place for the flats, with a 'Simultaneous Evacuation' for the communal areas. The flats are occupied on a Supported Living basis. There is a total of 8 flats with 4 each, accessed externally, on either side of a central communal area. The flats are in a 2 storey area with the communal part being a single storey. The 4 ground floor flats are accessed via external doors. The four 1st floor flats are accessed from individual separate internal staircases. The flats do not communicate directly with the communal area. Neighbouring premises do not represent a significant hazard.

Use of Premises
Offices and Communal Area.

Construction
The building is located in a residential area and is detached, part 2 storey and part single storey, brick built with a pitched and tiled roof.

Number of Floors Single storey.	Number of Occupants Variable.
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People Especially at Risk
Residents would normally be supervised in the communal areas.

Stairways None.	Final Exits 2.
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Evacuation Procedure
There is a 'Stay Put' Policy in place for the flats, with a 'Simultaneous Evacuation' for the communal areas.

Recent Fire History None.	Additional Facilities Car Park at front of premises.
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Client Name Arches Housing.	Responsible Person Arches Housing.
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Competent Person
Compliance Officer.

Guidance Used
CLG Guide: Offices and Shops, CLG Guide: Small and Medium Places of Assembly

4 FINDINGS

4

4 negative answers

Out of a total of 36

6

6 actions to complete

Identified in this assessment

39

39 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

Timescale	
D	1
C	2
B	3

Sources of Ignition

1 Negative Answer 1 Action 8 Controls

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

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

NO

Portable Appliance Testing (PAT) has not been undertaken for all relevant items. Arrange for Portable Appliance Testing (PAT) to be undertaken.

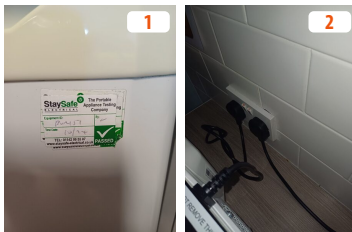
B

To ensure that potential ignition sources are maintained.

REFERENCE RB-UE24XA DUE 09/07/2025

LOCATION Throughout site.

CATEGORY Maintenance: Electrical



The Gas Safety Certificate is held centrally and available by request.

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



The mains electrical system has been tested in accordance with BS 7671, last test date 05/11/24.

To ensure the system is maintained in good working order and effective condition. Additionally, to identify potential faults and safety issues that require remediation and to minimise the risk of personal injury and/or outbreaks of fire.

CATEGORY Maintenance: Electrical



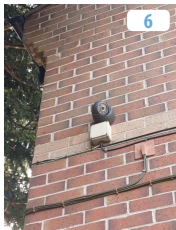
Does basic security against arson by outsiders appear reasonable?

YES

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

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

CATEGORY Building: Security



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

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

CATEGORY Building: Security



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

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

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

CATEGORY Building: Security

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

YES

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

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

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

CATEGORY Procedures: Policy



Are external waste bins stored in a suitable location?

YES

External waste bins are stored to the front of the property.

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

CATEGORY Building: Other



Is lightning protection fitted to the building?

NO

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

CATEGORY Maintenance: Electrical

Means of Escape

1 Negative Answer 2 Actions 8 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

There are 2 final exit doors on the ground floor of this small communal office area. Each of the adjoining flats has a single internal staircase and final exit at ground floor level.

To ensure safe egress.

CONTROL CONTINUES...



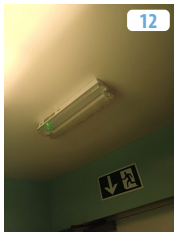
Is there suitable emergency lighting provided to illuminate the means of escape?

YES

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

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

CATEGORY Maintenance: Emergency Lighting



Are suitable maintenance records available?

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.

C

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

REFERENCE RB-J9YGWG DUE 09/10/2025

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. The main entrance has 2 locks fitted however, one is kept on the latch when the common areas are in use.

To enable easy and immediate egress.

CONTROL CONTINUES...



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

NO

No appropriate 'Stay-Put' Fire Action notice has been provided in the common areas. Install a fire action notice in the entrance lobby to advise residents of the evacuation procedure.

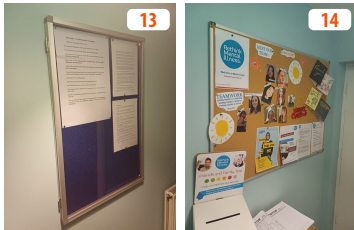
B

To ensure that residents know their roles in an emergency.

REFERENCE RB-JH6UVU DUE 09/07/2025

LOCATION Common areas.

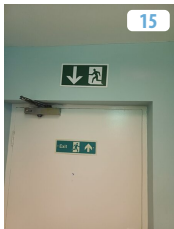
CATEGORY Building: Signage



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

CATEGORY Building: Signage



Is smoke ventilation provided?

NOT REQUIRED

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

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

YES

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.

CONTROL CONTINUES...



The means of escape are readily available.

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.

CATEGORY Procedures: Housekeeping

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

The rear sitting room door has the incorrect signage fitted. Replace with 'Fire Door Keep Shut' signage.

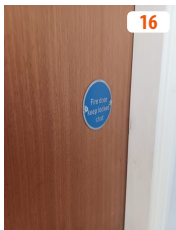
D

To ensure that people know to keep the door shut and that the door doesn't have to be locked.

REFERENCE RB-D1WLEG DUE 09/04/2027

LOCATION Sitting room.

CATEGORY Building: Doors



Fire doors are fitted throughout the property. They are an FD30s type, incorporating intumescent strips, cold smoke seals and self closing devices.

The staff on duty at the time of the assessment confirmed that all of the internal fire doors are closed each night.

To prevent the passage of fire and smoke through the building.

CONTROL CONTINUES...



It was noted that the Cleaner's Store door is not fire rated however, combustible items are kept to a minimum and flammable materials were being stored in a fire resisting locker.
To prevent the spread of fire and smoke.



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

NO

Services were noted to be breaching the ceiling in multiple areas. These would allow the passage of fire and smoke into the roof void and in turn, into other areas of the building. The breaches should be firestopped by a competent contractor.

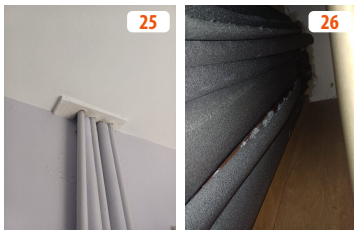
C

To prevent the passage of fire and smoke between compartments.

REFERENCE RB-QM6R7J DUE 09/10/2025

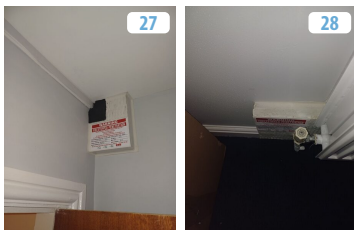
LOCATION Ceilings of common areas.

CATEGORY Building: Compartmentation



Firestopping works had been completed to an acceptable level and walls and ceilings appeared solid (subject to actions raised elsewhere in this assessment).

To prevent the passage of fire and smoke between compartments.

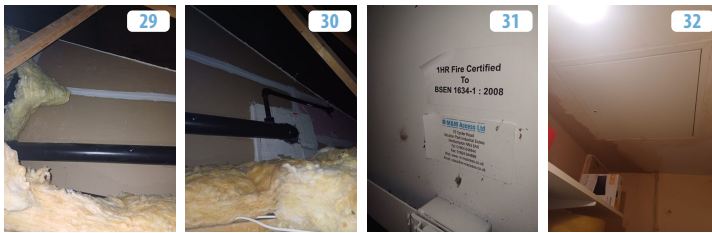


Are roof voids adequately compartmented?

YES

The roof void was accessed; separation continues to the underside of the roof with no fire stopping breaches noted.
To reduce the risk of fire and smoke spread.

CATEGORY Building: Compartmentation



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 brick construction and would not promote external flame spread.
To reduce the risk of fire and smoke spread.

CATEGORY Building: Other



Means of Giving Warning

1 Negative Answer 1 Action 1 Control

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?

NO

B

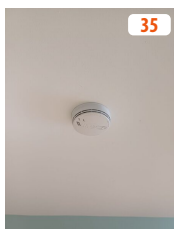
There is only 1 detector noted within the large Office area. A 'Competent Person' should install a mains powered Grade D2 smoke alarm with a 10 year Lithium battery in accordance with BS 5839 pt 6 2019 in the Laundry area, the small Office to the left of the main entrance, the Reflection/Quiet Room at the back of the property and the communal corridor. The smoke alarm/s should be hardwired into the existing smoke alarms so that on activation of any smoke alarm all of the interlinked alarms are sounded. Certification should be provided on completion in accordance with current codes of practice to verify that tests have been carried out and the system left fully operational.

To alert occupants to the presence of fire.

REFERENCE RB-IQKG23 DUE 09/07/2025

LOCATION Common areas.

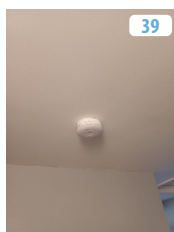
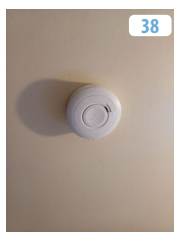
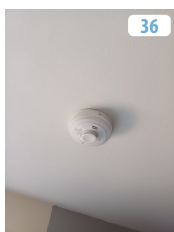
CATEGORY Maintenance: Fire Alarms



A Grade D Smoke Detection system was noted within the entrance hall of the sampled flat.

Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD2 smoke alarm systems to BS 5839-6:2019.

To aid in providing an early warning to occupants.



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.

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

11 Controls

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

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

YES

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?

YES

Limited staff members are located on site due to the nature of the property.

Are staff or volunteers provided with fire safety training in line with their role and fire policy?

YES

The staff on duty confirmed that fire safety information and evacuation instructions are given to all new staff members as part of an induction programme.

To ensure that staff are aware of the fire evacuation procedures.

Are fire drills carried out at appropriate intervals and in accordance with fire policy?

YES

Fire drills are undertaken every 3 months.

To ensure staff are aware and tested on emergency procedures in accordance with guidance.

Are adequate provisions in place for persons with physical or mental impairments?

YES

Personal emergency evacuation plans (PEEPs) are in place for each resident.

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

YES

Cooking is only undertaken by staff.

Are there a sufficient number of trained staff on duty and available to facilitate an emergency evacuation?

YES

All staff receive induction training before starting work and fire wardens are seen to be present on each floor, this is seen as adequate.

Are there an adequate number of designated and trained Fire Wardens?

YES

Staff are appointed as Fire Wardens and duly trained.

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' for the premises is Nicola Maguire.

Have any occupants been identified that may be deemed to be especially at risk?

YES

Individuals may have physical or mental impairments.

Individuals are to have an established PEEP in place where required, which identifies the measures taken to ensure their safety within the premises.

Visitors will be escorted or monitored by staff and reasonable measures taken to ensure their safety when accessing the premises.

To ensure all accessible buildings provide adequate provisions, and for maintaining an adequate standard of safety, for those occupants expected to access the premises.

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

YES

The Risk Assessor accessed all relevant areas of the property at the time of this type 1 Fire Risk Assessment.

5 ACTION PLAN

No appropriate 'Stay-Put' Fire Action notice has been provided in the common areas. Install a fire action notice in the entrance lobby to advise residents of the evacuation procedure.

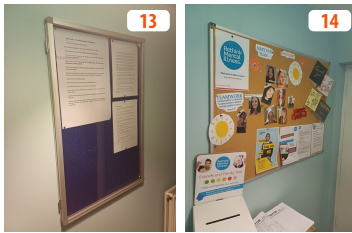
B

To ensure that residents know their roles in an emergency.

REFERENCE RB-JH6UVU DUE 09/07/2025

LOCATION Common areas.

CATEGORY Building: Signage



COMPLETED ON / BY

Portable Appliance Testing (PAT) has not been undertaken for all relevant items. Arrange for Portable Appliance Testing (PAT) to be undertaken.

B

To ensure that potential ignition sources are maintained.

REFERENCE RB-UE24XA DUE 09/07/2025

LOCATION Throughout site.

CATEGORY Maintenance: Electrical



COMPLETED ON / BY

There is only 1 detector noted within the large Office area. A 'Competent Person' should install a mains powered Grade D2 smoke alarm with a 10 year Lithium battery in accordance with BS 5839 pt 6 2019 in the Laundry area, the small Office to the left of the main entrance, the Reflection/Quiet Room at the back of the property and the communal corridor. The smoke alarm/s should be hardwired into the existing smoke alarms so that on activation of any smoke alarm all of the interlinked alarms are sounded. Certification should be provided on completion in accordance with current codes of practice to verify that tests have been carried out and the system left fully operational.

B

To alert occupants to the presence of fire.

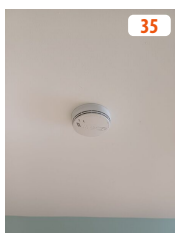
REFERENCE RB-IQKG23 DUE 09/07/2025

LOCATION Common areas.

CATEGORY Maintenance: Fire Alarms

ACTION CONTINUES...

...ACTION CONTINUED



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-J9YGWG DUE 09/10/2025

LOCATION Records held centrally.

CATEGORY Procedures: Log Books

COMPLETED ON / BY

Services were noted to be breaching the ceiling in multiple areas. These would allow the passage of fire and smoke into the roof void and in turn, into other areas of the building. The breaches should be firestopped by a competent contractor.

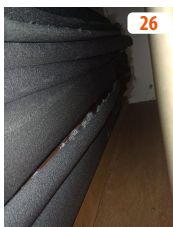
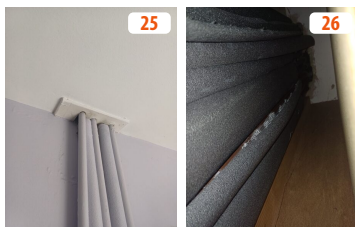
C

To prevent the passage of fire and smoke between compartments.

REFERENCE RB-QM6R7J DUE 09/10/2025

LOCATION Ceilings of common areas.

CATEGORY Building: Compartmentation



COMPLETED ON / BY

The rear sitting room door has the incorrect signage fitted. Replace with 'Fire Door Keep Shut' signage.

D

To ensure that people know to keep the door shut and that the door doesn't have to be locked.

REFERENCE RB-D1WLEG DUE 09/04/2027

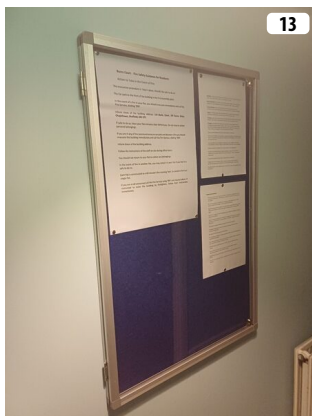
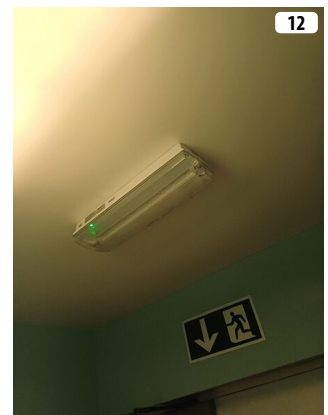
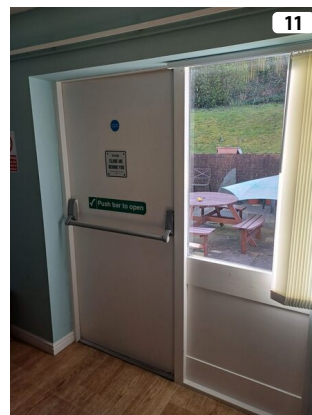
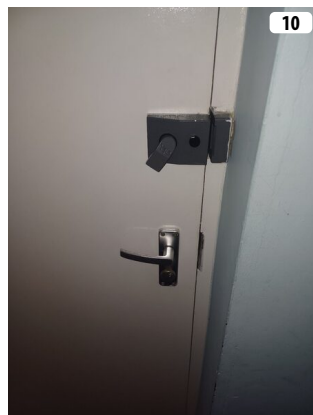
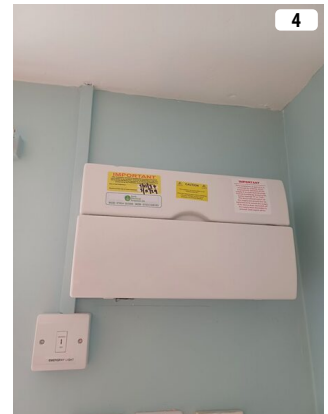
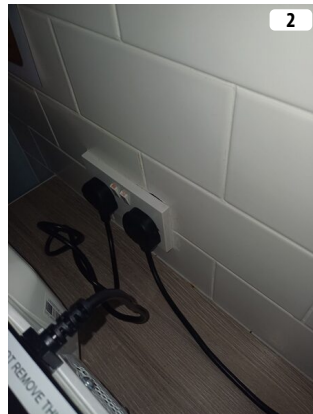
LOCATION Sitting room.

CATEGORY Building: Doors



COMPLETED ON / BY

6 PHOTOS



Photos Continued...



Photos Continued...



33



34



35



36



37



38



39