

FIRE RISK ASSESSMENT



Waverley Walk (Block 51-61)

**Waverley Walk (Block 51-61),,
Rotherham,, South Yorkshire,
S60 8BB**

ASSESSED BY	Luke Colwell FSIDip, DipFD MIFSM, Tier 2 CFRAR
ASSESSED ON	01/04/2025
FIRE QC BY	Andy Whiting AIFSM, CFRAR Tier 2
FIRE QC ON	09/04/2025
PROPERTY REF.	RB-8G6CYJ
ASSESSMENT REF.	438640
VERSION	2



Oakleaf Surveying Ltd

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

01604 979850 • www.theoakleafgroup.co.uk

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
438640

PRODUCED FOR THE RESPONSIBLE PERSON
Arches Housing.

ASSESSED ON, BY
01/04/2025, 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
01/04/2026

FINDINGS
5 Actions / 33 Controls

Assessed Property

PROPERTY NAME
Waverley Walk (Block 51-61)

ADDRESS
Waverley Walk (Block 51-61),
Rotherham,
South Yorkshire
S60 8BB

PROPERTY REFERENCE
RB-8G6CYJ

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 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 'stay put' 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
Property 51-61 Waverley Way is a newly constructed general needs block containing 6 Flats. There are two flats on each of the three floors. There are FD30S lobby doors on each floor with a single stairway and two final exit doors. There are two sets of riser cupboards on each floor. There is a car park and bin store to the rear. Neighbouring premises do not represent a significant hazard.

Use of Premises
Residential general let.

Construction
The building has been newly constructed in 2019 and is brick and block. Floors are concrete. The roof is pitched and tiled on a timber frame. 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 of 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	Number of Occupants
3.	10 variable.

People Especially at Risk	Stairways
None reported.	1.

Final Exits
2.

Evacuation Procedure
There is a 'Stay Put' Policy in place for the flats, with a 'Simultaneous Evacuation' for the communal areas.

Recent Fire History	Additional Facilities
There is no history of any recent fires at the premises.	None.

Client Name	Responsible Person
Arches Housing.	Arches Housing.

Competent Person	Guidance Used
Nicola Maguire - Compliance Officer.	Fire Safety in Purpose-Built Blocks of Flats

4 FINDINGS

3

3 negative answers

Out of a total of 31

5

5 actions to complete

Identified in this assessment

33

33 controls describe existing measures

Identified in this assessment

SUMMARY OF ACTIONS

Timescale	
C	2
B	3

Sources of Ignition

6 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 has been tested in accordance with BS 7671, last test date 27/02/2024.

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



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

CONTROL CONTINUES...



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

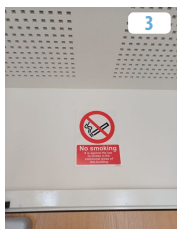
YES

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



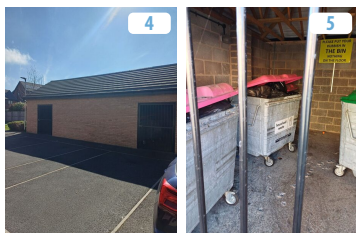
Are external waste bins stored in a suitable location?

YES

External waste bins are suitably located away from the building.

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 9 Controls

The proper provision of means of escape is an essential part of fire safety measures in any and all premises. We have reviewed whether adequate escape routes are provided, whether they can be easily used and navigated, and whether the provision of emergency lighting, or other means of lighting, are sufficient. Statements in the report regarding escape lighting are based on visual inspection only. The mains services were live at the time of inspection. No test of luminance levels was carried out.

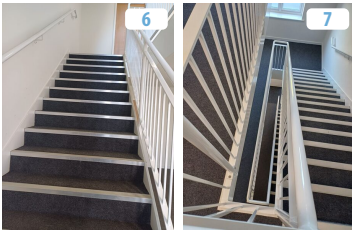
Are the means of escape adequate?

YES

The means of escape design is broadly in accordance with design codes in use at the time of construction and is deemed satisfactory for a purpose-built block of flats with a Stay Put policy.

There is a single staircase providing egress from all floors via 2 exit doors at ground floor level which lead directly to a place of ultimate safety.

To allow safe egress from the building.



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

YES

Emergency lighting is provided throughout the means of escape internally.

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, last tested 19/02/2025. 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-EY4CSM DUE 09/10/2025

LOCATION Records held centrally.

CATEGORY Procedures: Log Books

C

Are the travel distances reasonable?

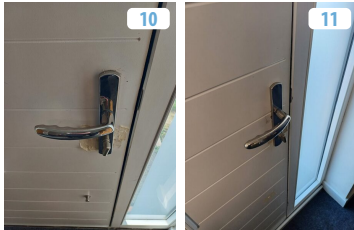
YES

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

Are all doors on escape routes easily opened?

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 notices posted within the common areas are undetailed. Recommend replacing with signage that specifically details the evacuation policy.

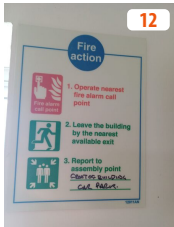
B

To ensure that occupants know their roles in an emergency.

REFERENCE RB-LPF45K 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?

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.

CONTROL CONTINUES...



Is the smoke ventilation system being regularly serviced?

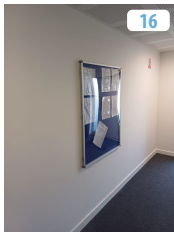
NOT APPLICABLE

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

Are the means of escape clear of combustibile 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 combustibile paperwork along the means of escape. To prevent the surface spread of fire.



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

2 Negative Answers 3 Actions 5 Controls

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

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

NO

Electric riser doors on the ground and first floors are not kept locked. This would likely allow them to be forced open by fire. Riser doors should be kept locked as per the signage fitted to the door faces.

B

To protect the means of escape from fire and smoke.

ACTION CONTINUES...

...ACTION CONTINUED

REFERENCE RB-3RVLST DUE 09/07/2025

LOCATION Riser doors.

CATEGORY Building: Doors



The second floor lobby door has excessive door jamb gaps. The hinges should be adjusted to ensure that the door jambs are a minimum of 2mm and a maximum of 4mm.

C

To prevent the passage of fire and smoke.

REFERENCE RB-9B6VTY DUE 09/10/2025

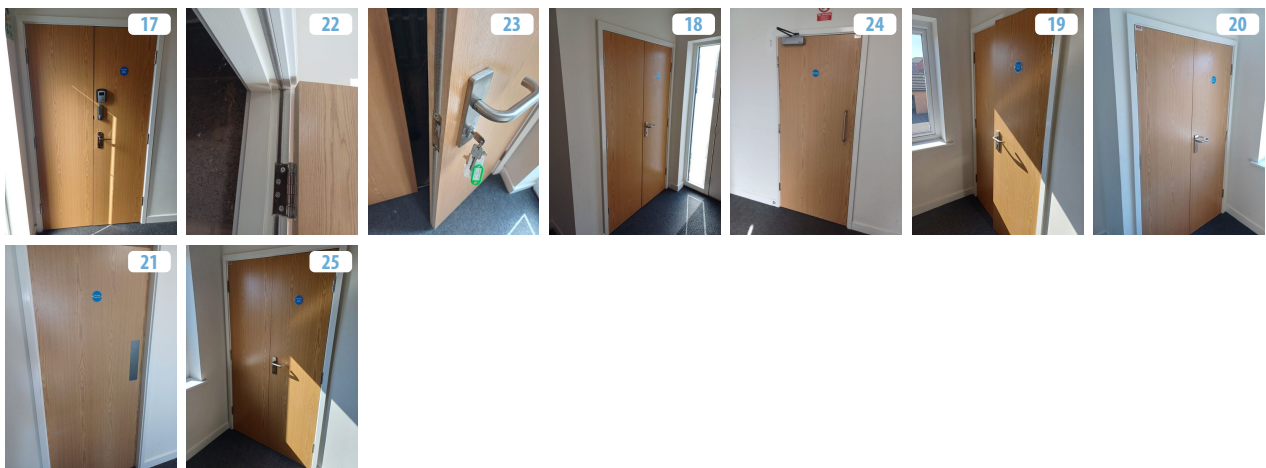
LOCATION Second floor lobby.

CATEGORY Building: Doors



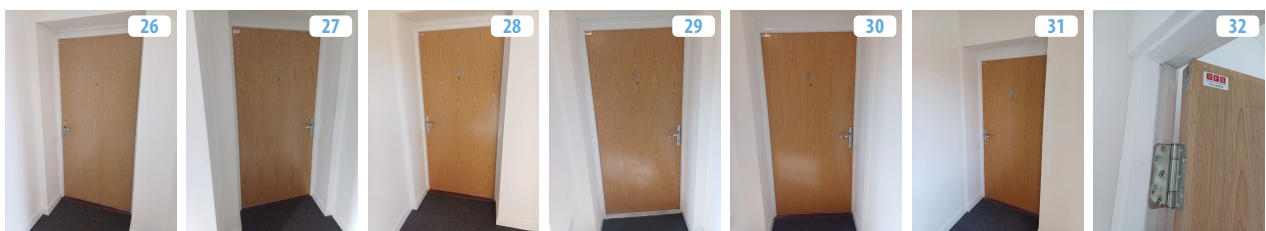
Fire doors are fitted throughout the property. They are an FD30s type, incorporating intumescent strips, cold smoke seals and self closing devices.

To prevent the passage of fire and smoke between compartments.

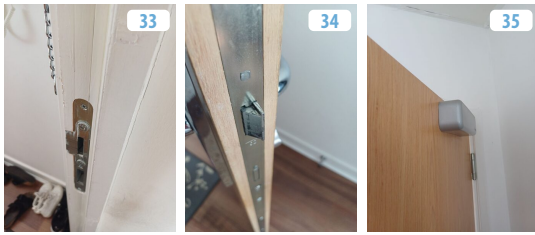


Flat 61 entrance door was sampled at the time of assessment. The door appeared to be of good FD30 timber construction and was fitted with intumescent strips, cold smoke seals, fire rated hinges and a self closing device.

To prevent the passage of fire and smoke.



CONTROL CONTINUED



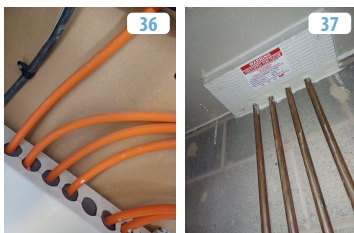
Is the compartmentation of the common areas and means of escape adequate?

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. Services that penetrative the fabric of the building appear to have been correctly firestopped.

To prevent the passage of fire and smoke.

CATEGORY Building: Compartmentation



Are roof voids adequately compartmented?

NO

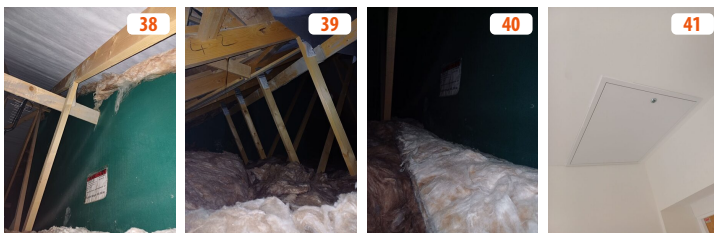
There appears to be a membrane in place above one of the flats. It sounds like there is plasterboard behind the membrane when knocked however, the thickness and type and therefore the fire rating is unclear. Client to confirm the fire rating of the walls above the flat or a Type 4 FRA carried out in Flat 59 may highlight the construction of the wall.

To prevent the passage of fire and smoke between flats and the means of escape within roof voids.

REFERENCE RB-3TGUXQ DUE 09/07/2025

LOCATION Roof void.

CATEGORY Additional Surveys Required: Requires FRA type 4



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.

CONTROL CONTINUES...



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

YES

The exterior of the building is of predominantly brick construction and would not promote external flame spread. There is minimal external cladding, fixed only to the outside of the first and second floor stairwells. 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?

NOT REQUIRED

It was confirmed that domestic smoke detection is provided within the flats; a sample check was made in flat 61. The detection appeared to meet BS5839-6 LD2 detection within the flat. Unable to provide photographs of the detection as the resident was busy and requested that the assessor leave. To provide satisfactory coverage of life safety fire detection to give early warning of fire.

No fire alarm system is provided or required for the common parts of this purpose-built property with a Stay Put evacuation policy.

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 11m and therefore, is not required to be fitted with wayfinding signage.

Management and Housekeeping

6 Controls

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

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

YES

A stay put policy is in place, and this is supported by adequate compartmentation (Subject to recommendations made elsewhere in this report). The flat of fire origin should evacuate and request Fire Brigade attendance; all other flats should stay in place.

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?

YES

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

5 ACTION PLAN

Electric riser doors on the ground and first floors are not kept locked. This would likely allow them to be forced open by fire. Riser doors should be kept locked as per the signage fitted to the door faces.

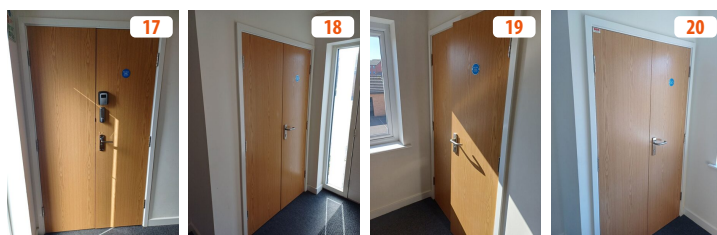
B

To protect the means of escape from fire and smoke.

REFERENCE RB-3RVLST DUE 09/07/2025

LOCATION Riser doors.

CATEGORY Building: Doors



COMPLETED ON / BY

The fire action notices posted within the common areas are undetailed. Recommend replacing with signage that specifically details the evacuation policy.

B

To ensure that occupants know their roles in an emergency.

REFERENCE RB-LPF45K DUE 09/07/2025

LOCATION Common areas.

CATEGORY Building: Signage



COMPLETED ON / BY

There appears to be a membrane in place above one of the flats. It sounds like there is plasterboard behind the membrane when knocked however, the thickness and type and therefore the fire rating is unclear. Client to confirm the fire rating of the walls above the flat or a Type 4 FRA carried out in Flat 59 may highlight the construction of the wall.

B

To prevent the passage of fire and smoke between flats and the means of escape within roof voids.

REFERENCE RB-3TGUXQ DUE 09/07/2025

LOCATION Roof void.

CATEGORY Additional Surveys Required: Requires FRA type 4

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, last tested 19/02/2025. 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-EY4CSM DUE 09/10/2025

LOCATION Records held centrally.

CATEGORY Procedures: Log Books

COMPLETED ON / BY

The second floor lobby door has excessive door jamb gaps. The hinges should be adjusted to ensure that the door jambs are a minimum of 2mm and a maximum of 4mm.

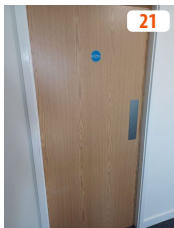
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To prevent the passage of fire and smoke.

REFERENCE RB-9B6VTY DUE 09/10/2025

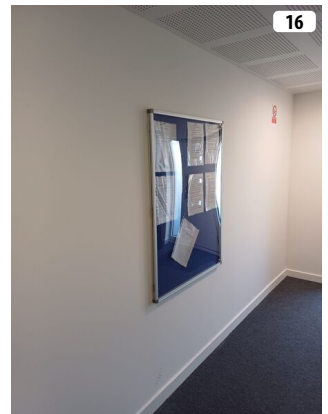
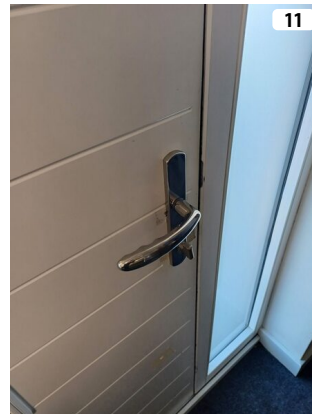
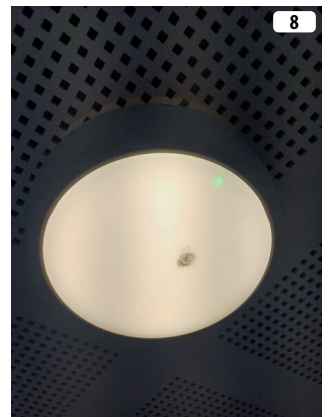
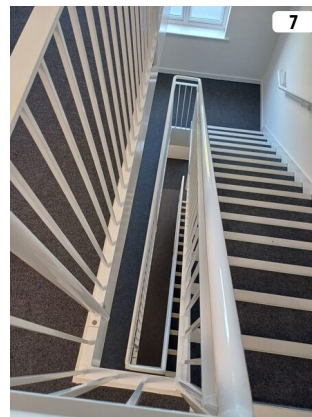
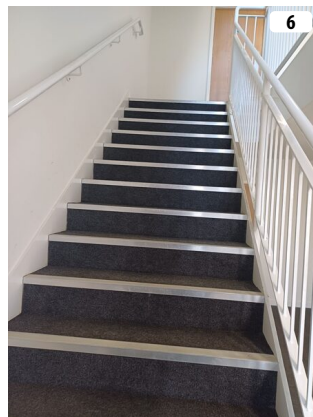
LOCATION Second floor lobby.

CATEGORY Building: Doors

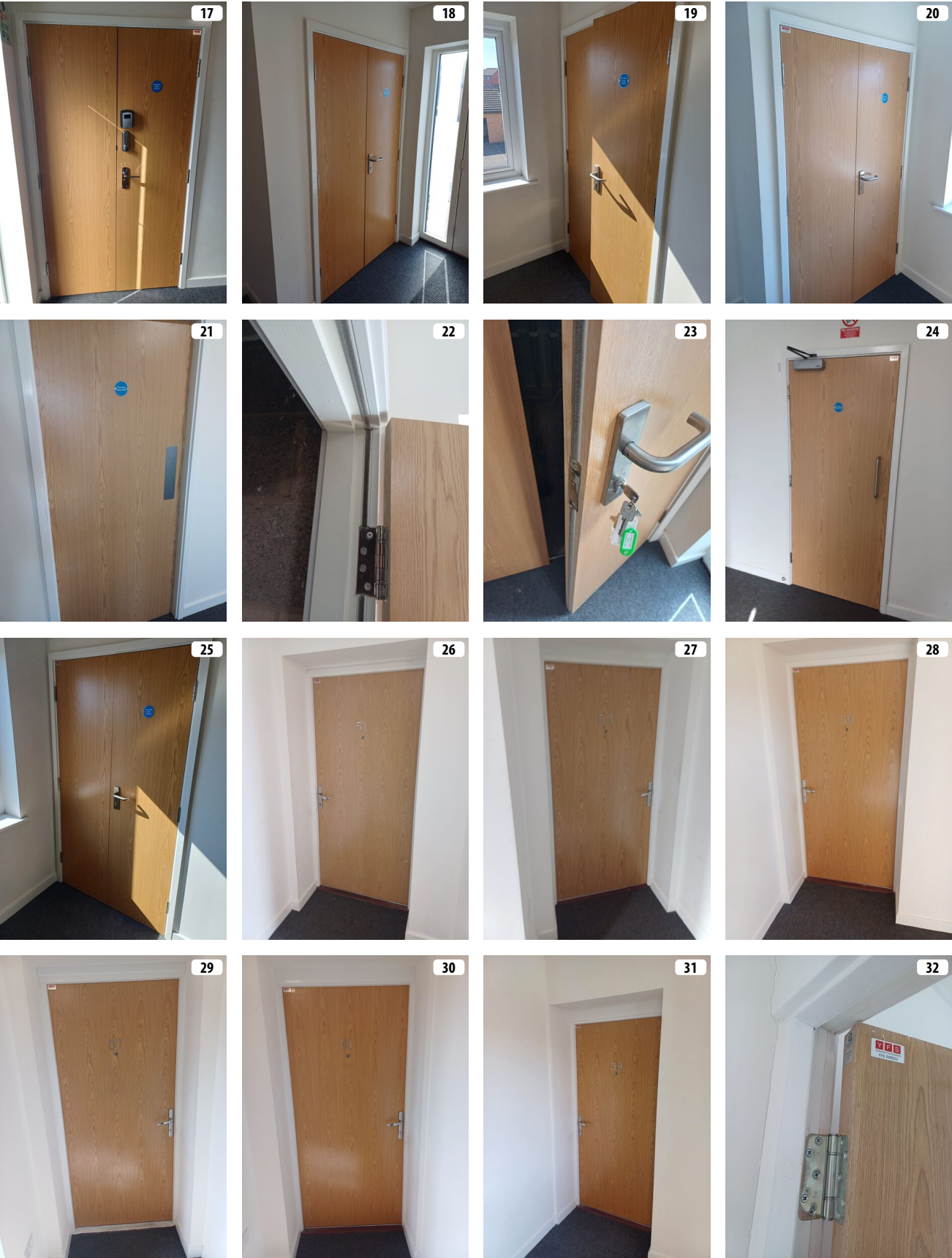


COMPLETED ON / BY

6 PHOTOS



Photos Continued...



Photos Continued...

