

Fire Risk Assessment



Carried out on behalf of

101-710 Icehouse Court - Barking - IG11 7FR - 990017256

On the

28 Aug 2024

By

Kyran McDonald.

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FIRE RISK ASSESSMENT GUIDANCE NOTES

This Fire Risk Assessment has been compiled and formulated as required by the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only). It has been constructed to be used as a tool for the safe management of a work place.

To use the Risk Assessment effectively follow the points below:-

1. Read the risk summary as a snap shot of the premises on the day of the Fire Risk Assessment. Recommendations from the Action Plan may have already been implemented by the time you read this.
2. The Risk Assessment is broken into the following twelve sections.
3. The Action Plan is the observations and recommendations of the Fire Assessor using their competence and experience to ensure the most pragmatic approach is applied to all significant findings.
 - a. Read the Action Plan in its entirety as some actions may have an impact on other recommendations.
 - b. Once the recommended action has been completed, the responsible person must sign and date the page relating to the non conformity this will then be automatically stored in the Archive Section which provides an audit trail.
4. It is essential that the Fire Log Book is maintained by the Responsible Person, to ensure that all tests, maintenance, practice drills and periods of instruction are recorded. If used as designed, this will then prove to be an invaluable Management tool.
5. If there are any material changes to the structure, layout, use of the building, type of business or changes in the number of staff then a new Fire Risk Assessment must be carried out. The Fire Risk Assessment should be reviewed by a competent person by the review date or at such earlier time as there is reason to suspect that it is no longer valid or there have been significant changes to the premises, the occupancy or its use. It is recommended to have a review carried out annually to ensure all fire safety measures and practices are being adhered to.

SECTION 1: MANAGEMENT OVERVIEW - RISK ASSESSMENT

Address
 101-710 Icehouse Court - Barking - IG11 7FR -
 990017256
 101-710 Icehouse Court
 Barking
 IG11 7FR

Responsible Person
 London Borough of Barking & Dagenham

Article 5(3) Persons
 Paula Pulley - Head of Property Management and
 Capital Delivery

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Building Id
 10035891
Assessment Id
 10119618

This Risk Assessment was carried out on 28 Aug 2024 and the assessor has stated that this building cannot be below High risk.

Building Details:	
Assessor:	Kyran McDonald.
Checked By:	Kyran McDonald Date: 02/09/2024
Validated By:	Mark Loach Date: 07/09/2024
Area:	6200
Number of floors:	8
Occupied floors:	8
Number of occupants:	70 flats No. of residents unknown.
Is customer LandLord?:	Yes
Type of alarm:	Grade D Category LD2 System

Live Fire Log Book	Next Due Date
Risk Assessment	28/08/2025
Fire Drill	NA
Fire extinguisher maintenance:	NA
Fire Safety Training	No Records
Fire Marshal Training	NA
Fire Alarm Service	NA
Emergency Lighting Service	12/11/2024

Description of Property

Building Description
 Property Classification Risk Matrix: Level 1
 Property Designation: General Needs
 Number of Storeys: 8
 Number of flats: 70
 Property type: Purpose built

The premises is a purpose built general needs apartment block of 8 floors, housing 70 flats. Construction date circa 2014.
 The self contained flats occupy the floors between the first and seventh floor.

Its a reinforced steel and concrete framed building with a cavity wall and solid brick facing. FRAEW report by Bailey Partnership 04/08/2023 considered the cavity insulation as medium risk. The floors are constructed from solid concrete slabs and the protected staircase is also constructed from precast concrete. Self-closing FD60s doors are provided to all the stair doors.

From a non intrusive observation only, the standard of compartmentation appeared satisfactory. Where observed service pipes penetrating compartment walls appear to have have been fire stopped by an external contractor.

The FRAEW report by Bailey Partnership reported that potentially combustible materials have been identified within the wall cavities during an intrusive inspection and deemed this a medium risk. Remedial works were recommended.
 No evidence to confirm if the remedial works have been completed.

There are a number of small balconies, they are of a off-set stack arrangement.
 These appear to be constructed from steel frame with composite floors. FRAEW report by Bailey Partnership 04/08/2023 considered them as medium risk.

The main entrance is accessed from Abbey Road into the ground floor lift lobby, access to the single protected stair is via a self-closing FD60S inward opening door, access to the upper floors is via a self-closing outward opening FD60S door. The lobby contains two lifts, one of which is a fire-fighting lift. A fire control lift intercom system is installed.
 There is also a residents post room and caretakers room.

The bicycle, refuge stores and plant are accessed externally. They are assumed to be provisioned with automatics fire detection, manual call points and emergency lighting. No access as no key provided.

The remaining footprint consists of commercial units, they do not fall within the scope of this fire risk assessment.

On the left hand side at the buildings entrance door is the dry riser inlet outlet valves are located on each upper floor stair landing.

The protected staircase leads directly onto a communal corridor with a smoke vent shaft located at each end. There is an automatic opening vent (AOV) at the head of the stairs. Service cupboards are located on each floor, and are encapsulated in concrete construction and provided with FD60s doors and the electric cupboards have automatic fire detection provision.

The protected stair and lifts are located approximately centrally with single travel distances from the flats at the furthest point from the protected stair 12m and 20m respectively. It is acknowledged that there is an extended travel distance of approximately 20m from the furthest flat entrance

door to the protected stair on floors 1-8 and that there is little scope to reduce the existing travel distance or provide alternative means of escape. With consideration to the AOV's located at either end of the corridor and (where accessed) the existing provision of notional self-closing FD30S flat entrance doors, it would be unreasonable not to find the single travel distance acceptable under these circumstances.

Fire detection in the common areas appear to achieve L5 standard with what appears to be a minimum of Grade D LD2 within the flats. The client is reminded that Grade D systems should be tested monthly and the internal batteries replaced in accordance with the manufacturers recommendations or when a low battery warning has been generated, whichever is the soonest.

The emergency lighting provision in the escape routes appears to meet BS5266-8 standard. Fire safety signage is provided within the escape route.

Each floor contains ten flats. The apartments are provided with a self closing FD30s front door with fire-rated door handles, locks, thumb turns and with BS EN 1154 self closers and 3 x BS EN 1935 fire-rated hinges. No letterbox installed. Residents letterboxes are located in the ground floor lobby post room at the front of the premises.

The ventilation from kitchens and bathrooms appear to vent internally within the building via ductwork in riser cupboards. The ductwork appears to be fitted with dampers at each floor.

The combi-boiler and consumer unit are located within a cupboard just inside the front door of the flat. The internal doors appear to be FD30 standard. Internal walls appear to be of stud wall and plasterboard construction.

The stair core has been provided with a automatic opening vent (AOV) on the top floor. Each communal corridor has been provided with a smoke vent shaft at each end. Smoke control switches are located on each floor within the communal corridor and in the ground floor lobby along with the smoke vent status board and fire alarm panel.

Electrical service cupboards which are kept locked shut have automatic fire detection.

Dry riser inlet valve located adjacent to the front entrance. Outlets are located in each protected stair landing.

A Type 3 (non-destructive) fire risk assessment was conducted on the common areas and flats 103, 207, 209, 203, 202, 303, 405, 503, 602, 608 & 708. Ground floor refuse store, service risers. No access to locked electric risers, Plant room & bicycle stores. No key provided. Flat roof.



This Risk Assessment was carried out on 28 Aug 2024 and this property was considered a High risk property.

5	14	0
Actions required next service visit	Actions required within 30 days	Immediate actions required

To view actions outstanding [click here](#)

History of Incidents

There was no evidence of fire related incidents or attendance by the fire service in response to a fire call.

Risk Assessors Summary

The premises is to be occupied 24/7 as it is a residential property.

As the building is 18m or more, or 7 storeys or more;
 Regulation 4 Secure Information box;
 Regulation 5 Design and materials of external walls;
 Regulation 6 Floor Plans and building plan;
 Regulation 7 Lifts and essential fire-fighting equipment;
 Regulation 8 Wayfinding signage;
 Regulation 9 Information to residents and;
 Regulation 10 Fire Doors, apply to this premises.

The fire risk assessment has been conducted using a suite of documents, where appropriate, including HM Government Fire Safety in Purpose Built Block of Flats guide 2021 to facilitate the assessment and maintain consistency, British Standards, Approved Document B of the Building Regulations, British Standards Institute PAS 9980 2022. Fire Risk Appraisal of the External Wall (FRAEW) Bailey Partnership dated 03/08/2023.

As this building contains two or more domestic premises and contains common parts through which residents would need to evacuate in the case of an emergency, the Fire Safety (England) Regulations 2022 apply.

Persons at risk; the building is occupied by residents that will be familiar with the premises. Contractors and visitors who may be unfamiliar with the layout.

Disabled child who requires the use of a wheelchair reported in flat 503. No PCFRA carried out. Where there is clear evidence of vulnerable person(s) with assisted needs who may be unable to self-evacuate, a Person Centred Fire Risk Assessment (PCFRA) should be completed and the location of the occupant recorded in and kept in a PIB (premises information box) to be positioned at the block main entrance to aid the fire service with information of applicable residents. There is evidence that a caretaker visits the site, but no evidence was available to indicate that they have regular fire safety training.

Sources of ignition; the common areas are generally free from electrical installations. Electrical riser cupboards are located within the communal corridor area and kept locked shut. (Unable to access majority as no keys provided). The flats contain white goods including a ovens and hobs, dishwashers, fridge freezers, tumble dryers, washing machines, TV's, computer equipment, portable electrical items, including chargers etc. Lightning protection installed on building, records indicate last tested 23/03/2023.

Main intake within ground floor plant room. No access.
Reasonable measures are taken to prevent fires as a result of smoking including a no smoking policy.
Smoking is prohibited in the communal areas under the client's control in accordance with The Smoke-free (Premises and Enforcement) Regulations 2006.
There was no evidence that the smoking policy was being abused.
CCTV Surveillance to ground floor lobby, bicycle and refuse storerooms.
Secure entrance door entry system.
The risk of arson is considered as low.

Sources of fuel; the common areas of the building are kept free of combustible materials. Mains gas supplying the combi-boilers boilers within the flats.
Sources of oxygen; there are no additional sources of oxygen present.

Following a review of the recommendations within the FRAEW and the risk rating of medium. It is considered that with the fire protection systems provided and remedial works 'Stay Put' is still considered satisfactory for the size of the building.
PAS 9980 states that external walls of existing buildings that comprise only masonry or concrete construction, or in which combustible materials are limited to insulation within the cavity of double skin masonry walls, are usually considered to present an acceptable risk in terms of life safety.

Compartmentation: From non intrusive observation only the standard of compartmentation appeared satisfactory. Cables penetrating compartment walls have been fire stopped by external contractor. The standard of compartmentation above the false ceiling is not known.
Cavity Barriers: No documentation available to confirm the standard of installation, it is always impossible from visual inspection, to determine the cross section of the wall build up, comprising insulation, cavity barriers, etc, this can only be determined from an intrusive inspection.
There was no documentation available to confirm the standard of installation, it is assumed that the building control of the day observed and signed off the installation at key stages of construction.

Service risers: Encapsulated in concrete construction 55mm thick doors, 3x BSEN 1935 doors, intumescent strips and cold smoke seals with a fire door keep locked sign.
With exception to the unlocked electrical riser indicated there was no access to electrical risers: No key. Observation 3x hinge provision with a fire door keep locked sign.

Fire panel and fire alarm zone plan are located in the entrance lobby. Normal panel operation indicated.
Unable to confirm periodic test of smoke control and vent system.

Emergency lighting: Information located on the archived actions of the previous FRA indicated that the annual PPM action was signed off on 22/11/2023.

A copy of the fire escape plan is displayed in the secure notice board in the ground floor entrance lobby adjacent to the lifts.
The evacuation procedure for the premises is stay put. In the event of a fire residents are expected to remain in their flat where it is safe to do so.
Occupants in the common areas will evacuate to a place of ultimate safety.

Verbal confirmation from residents did not indicate compliance with Regulation 9 Information to residents and Regulation 10 Fire Doors.
Labels affixed to fire doors indicate that they have been subject to periodic inspection however no evidence available to confirm that the inspections are in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.
The client is reminded that the frequency of checks should be, communal fire doors every 3 months and checks on flat entrance doors does not to exceed period of 12 months.

Premises information box located within the ground floor entrance lobby. However, unable to confirm whether containing plans of the building etc as no 'Gerda' key available.

Building Safety Act 2022, 156 Amendment of Regulatory Reform (Fire Safety) Order 2005:
The responsible person should be aware of new responsibilities they have as the result of new legal provisions within Section 156 of the Building Safety Act 2022, making several amendments to the Regulatory Reform (Fire Safety) Order 2005 (FSO) to improve fire safety in all buildings regulated by the FSO. These new requirements came into force on 1 October 2023.
The responsible person (RP) should ensure that the requirements of Section 156 of the Building Safety Act 2022 have been duly considered and relevant action has been taken to ensure compliance where applicable.
Additional information can be found at:
<https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-section-156-of-the-building-safety-act-2022/fire-safety-responsibilities-under-section-156-of-the-building-safety-act-2022>.

Fire Risk Assessment Frequency:
With reference to the height of the building the risk factor characteristic is considered high as such a full fire risk assessment is recommended every 12 months.

Unaccompanied visit. No-one was on site to provide information.

SECTION 2: RISK ASSESSMENT

01 - Persons at Risk

It is important to consider all relevant persons that use the premises. This will include persons that use the building on a day to day basis such as staff or residents but also any persons that visit the premises on temporary basis such as visitor or contractors. Particular care should be taken to identify any risks to vulnerable persons such as those with disabilities or young persons.

Sub Section	Question	Answer	Action Plan	Status
01 - Young Persons	Are young persons in the premises?	There are no young persons present at the time of this fire risk assessment.		N/A
02 - Persons with Special Needs	Are persons with special needs in the premises?	Disabled child reported by the occupier in flat 503. No PCFRA or PEEP carried out.	A	Non-Compliant
03 - Members of the Public	Are members of the public present in the premises?	There are no members of the public allowed access to the building at the time of this fire risk assessment.		N/A
04 - Occupancy Numbers	Is the occupancy level for the premises acceptable?	The occupancy capacity, width of escape routes and exits appear to be sufficient.		Compliant
05 - Lone Working	Are there areas where relevant persons are isolated?	At the time of this fire risk assessment Company policy prohibits the practice of lone working.		N/A

02 - Sources of Ignition

The premises is assessed to identify all potential ignition sources that may be the cause of a fire. Examples of Ignition sources can be any heat generating equipment such as portable heaters, cooking equipment and power tools. Fixed installations and portable electrical equipment can also be an ignition source if they are misused or not maintained. Naked flames and equipment that generates sparks must be strictly controlled.

Sub Section	Question	Answer	Action Plan	Status
01 - Heating - Gas and Electric - including Portables	Are all heating appliances correctly installed, adequately protected and maintained?	All appliances are correctly installed and adequately maintained.		Compliant
02 - Electrical Services	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the lift installations.	C	Non-Compliant
03 - Lightning Protection	Is lightning protection provided for the building?	A lightning protection system has been installed, there is no evidence of current periodic inspection and maintenance being completed.	B	Non-Compliant
04 - Miscellaneous	Are potential sources of ignition adequately controlled?	Potential sources of ignition present are adequately controlled.		Compliant

03 - Sources of Fuel

In order for a fire to develop the presence of fuel is required. By managing the quantity, type and location of combustible materials the risk of a fire developing can be greatly reduced. The storage of combustible materials within the escape routes or places of high fire risk such as boiler rooms or electrical cupboards must be prevented.

Sub Section	Question	Answer	Action Plan	Status
01 - Housekeeping	Are house keeping arrangements satisfactory?	Housekeeping arrangements appear to be satisfactory.		Compliant

04 - Construction

The fire protection of the building is required to ensure that fire is unable to spread and also to prevent premature collapse in the event of fire. It means that the occupants can safely exit the premises without undue risk, whilst it is not perceived that any building should be sacrificed it is always possible to avoid the loss of the premises.

Sub Section	Question	Answer	Action Plan	Status
01 - Structural Elements	Are the fire resisting and separating walls and floors in good condition?	The assessor was unable to ascertain that the materials installed are to the required and approved levels of fire resistance. The previous FRA indicated that a email was sent to the clients repairs team on 22/11/2023 however no evidence available to confirm completion of remedial works.	A	Non-Compliant
02 - Lift Shafts	Are the lifts contained within protected shafts?	The lifts are contained within a protected shaft.		Compliant
03 - Protected Shafts	Are the escalators, chutes, ducts and pipes contained within protected shafts?	The services are contained within protected shafts.		Compliant
04 - Concealed Spaces - Cavities	Are the concealed spaces or cavities protected with suitable cavity barriers?	The cavity barriers appear to be acceptable.		Compliant
05 - Protected Stairways	Are the stairways within the building required for means of escape adequately enclosed with fire resisting construction?	The stairways are enclosed throughout their height to an acceptable standard.		Compliant
06 - Higher Risk Areas	Are areas of higher risk and places of special fire hazard sufficiently separated from the	The high risk areas and places of special fire hazard are adequately separated with fire resisting construction.		Compliant

remainder of the building by fire resisting construction?

07 - Surface Spread of Flame	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations?	Intrusive FRAEW inspection carried out by Bailey Partnership dated 04/08/2023 identified that insulation within the external cavity walls has been deemed as combustible. The risk rating in line with PAS 9980 is considered medium. Notes dated 23/11/2023 attached to the previous FRA indicated that a email has been sent to the Assets Team however there is no evidence that remedial work has been carried out.	NR-48-187-1	Non_Compliant
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05 - Means of Escape

To ensure a safe escape the escape routes must be protected from smoke, heat and flames. The distance that occupants have to travel must also be regulated to ensure that the distance people have to travel to safety is within the prescribed guidelines.

Sub Section	Question	Answer	Action Plan	Status
01 - Means of Escape for the Disabled	Are there adequate arrangements for the evacuation of disabled people?	There are no adequate arrangements for the evacuation of disabled people in place.	D	Non_Compliant
02 - Premises that are multi-occupied	Are the escape routes for all the building occupants acceptable?	The premises are single occupancy.		N/A
03 - Escape routes and travel distances from within a storey	Are the escape routes sufficient in number and travel distance from any point within the floor area to the nearest storey exit, having due regard to the layout of walls, partitions and fittings within current guidance?	The travel distance to the nearest storey exit is within current guidance.		Compliant
04 - Occupancy Numbers	Is the occupancy level for the premises acceptable?	The occupancy capacity and width of escape routes and exits appear to be sufficient.		Compliant
05 - Protected Corridors	Are the protected corridors suitable and sufficient to allow the occupants to reach a storey exit safely?	All protected corridors are adequate to allow the occupants to reach a storey exit safely.		Compliant
06 - Escape from Inner Rooms	Is the escape from inner rooms acceptable?	No risk from inner room situations present.		N/A
07 - Accommodation Lifts and Stairways	Are the accommodation lifts and or stairways positioned so that they do not impact on the escape routes from upper floors?	The position of accommodation lifts and or stairways is such that they do not prejudice the escape from upper floors.		Compliant
08 - Protected Stairways	Do the protected stairways offer sufficient and suitable protection to ensure the safe escape of all occupants?	Sufficient and protected stairways have been provided to ensure safe escape of all the occupants.		Compliant
09 - External Stairways	Is the external stairways provision sufficient and does it afford suitable protection to the occupants to ensure their safe escape?	No external stairways were present.		N/A
10 - Escape Route across a flat roof	Is the escape route across a flat roof acceptable?	The provisions in place to ensure the safe escape across a flat roof are acceptable.		Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire door/s require/s a self-closing device.	K	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	J	Non_Compliant
11 - Fire-resisting doors	Do the fire resisting door sets meet the appropriate standard?	The fire doors are not kept locked shut as required.	I	Non_Compliant
12 - Fire-resisting partitions	Are the fire resisting partitions present installed and maintained to the appropriate standards?	The fire resisting partitions within the building are constructed and maintained to an appropriate standard.		Compliant
13 - General Doors	Are the doors required to form part of the escape route in an emergency?	At the time of the fire risk assessment it was not possible to ascertain whether the electronically locked doors release on the activation of the fire alarm and/or mains failure.	D	Non_Compliant
13 - General Doors	Are the doors required to form part of the escape route in an emergency?	A external security gate has been installed by the tenant the gate is secured with an inappropriate fastening device which requires the use of a key.	C	Non_Compliant
14 - Housekeeping	Are house keeping arrangements satisfactory?	The housekeeping arrangements appear to be of an acceptable standard.		Compliant

06 - Fire-fighting Equipment

Fixed and portable firefighting equipment can be used to good effect and minimize damage to the premises. If a fire has been detected in its early stages fighting the fire in these early stages will contain its growth and reduce hazards to the occupants such as smoke and heat as well as minimising potential financial loss to the business and the impact on jobs.

Sub Section	Question	Answer	Action Plan	Status
01 - Portable Equipment	Are there sufficient quantities of portable fire-fighting equipment provided, correctly sited and adequately maintained?	Due to the type of premise the provision of portable fire-fighting equipment is not required.		N/A

02 - Fixed Fire-Fighting Installations	Are the fixed fire-fighting installations correctly installed, adequately maintained and appropriate for the risk?	There is no requirement for a fixed fire-fighting installation at this premises.	N/A
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07 - Fire Detection and Warning

It is essential for the safe evacuation of building occupants that they have been made aware of a fire incident as soon as possible. This will allow the Fire Service to be contacted in the early stages of the fire and most importantly all the occupants should have left the building to a place of safety before the fire has had the chance to take a hold. It is vital that any early warning and detection system be installed and maintained to British Standards.

Sub Section	Question	Answer	Action Plan	Status
01 - Fire Detection and Warning System Provision	Is there an adequate method for raising the alarm and detecting a fire present in the premises?	There is an appropriate method of raising the alarm and detection in the event of a fire.		Compliant
02 - Fire Alarm Maintenance	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.	NR-51-205-4	Non_Compliant

08 - Emergency Lighting

If the conventional lighting system fails in a building, an emergency lighting system may be required. The emergency lighting system should indicate the safe routes to and through the escape exits from the premises including any changes of direction or level en-route. It can also be used to illuminate fire alarm call points, refuges and firefighting appliances.

Sub Section	Question	Answer	Action Plan	Status
01 - The Emergency Lighting System	Is there an adequate method for illuminating the escape route and safety equipment in the premises?	It appears that the installed emergency lighting system will provide sufficient illumination (visual observation only, a physical test was not completed).		Compliant
02 - Maintenance of Emergency Lighting Systems	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No monthly emergency lighting test records were available.	B	Non_Compliant

09 - Firefighters Provisions

As required under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) consideration must be made to the effects of a fire in any given building to the Fire Service. Safety of the fire crews and their operational needs such as access, water supplies and building information must be reviewed and be made available for the Fire Service for consideration.

Sub Section	Question	Answer	Action Plan	Status
01 - Access for Fire Fighting	Have reasonable facilities and access for firefighters and fire appliances been provided to aid the protection of life?	Facilities and access for firefighters and fire appliances are available and adequate.		Compliant
02 - Firefighter Safety	Have all reasonable measures and arrangements been made to safeguard firefighting personnel in a fire situation?	All reasonable measures and arrangements for the safety of firefighting personnel in a fire situation are in place.		Compliant
03 - Water Supplies	Are water supplies adequately provided to assist firefighting personnel in their firefighting tasks?	There is adequate hydrant provision of adequate diameter in close proximity to the premises.		Compliant
04 - Rising Mains	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	In the absence of documentary evidence it could not be determined if the dry risers are subject to periodic testing, inspection and maintenance.	D	Non_Compliant

10 - Management

Providing all of the elements of the fire safety plan (of which the fire risk assessment form just part) are adhered to, then the safe evacuation of all the occupants is then likely to be successful. If however the management of the fire safety plan is not adhered to the fire safety provisions may be seriously compromised.

Sub Section	Question	Answer	Action Plan	Status
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	There was no evidence that a suitable emergency action plan has been provided in accordance with Regulation 9 of the Fire Safety (England) Regulations 2022, Information to Residents.	1	Non_Compliant
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	There was no evidence that a suitable information has been provided in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022, Fire Doors.	10.0.NR-54-212-2	Non_Compliant
01 - Management	Are management and employees fully aware of the fire safety features provided and their purpose?	Fire doors display a 'riskhub' QR sticker indicating that they have been subject to a recent check however the standard and frequency of the test could not be determined.	10.0.NR-54-212-3	Non_Compliant
02 - Staff Training	Have employees received appropriate fire safety awareness training?	No evidence available to confirm that appropriate fire safety awareness refresher training is being provided to the caretaker and other site staff.	B	Non_Compliant

03 - Housekeeping	Are house keeping arrangements satisfactory?	Inappropriate use of rooms/space.	A	Non_Compliant
04 - Arson	Are adequate measures in place to control risk of fire due to arson?	Adequate arson control measures are in place.		Compliant
05 - Smoking Policy	Is a suitable 'no smoking' policy in place?	An adequate "no smoking" policy is in place in accordance with current legislation and company policy.		Compliant
06 - Legislation	Has the premises been subject to an inspection by the Enforcing Authority?	The premises have not been subject to an inspection by the Enforcing Authority.		N/A

11 - Signs and Signals

Research has shown that members of the public may become confused and disorientated in the event of a fire. To save confusion which can jeopardise building occupants escape all safety signs should be installed and conform to Signs and Safety Signals Regulations.

Sub Section	Question	Answer	Action Plan	Status
01 - Provision of Fire safety Signs and Notices	Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?	Fire safety signs and notices are provided to the appropriate standards.		Compliant

12 - Effects on the Environment

A further requirement under the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only) is that consideration must be made to the effects of a fire in any given building to the environment. The spread of fire to adjacent properties, the risks posed by the smoke from the materials contained within the building if affected by fire and if the water used for firefighting needs to be contained to protect the water course.

Sub Section	Question	Answer	Action Plan	Status
01 - Adjacent Properties	Has the Responsible Person considered the effects to adjacent buildings that might be caused by a fire on the site?	The Responsible Person has made adequate arrangements to mitigate any damage to the adjacent properties from a fire on the site.		Compliant
02 - Immediate Surroundings	Has the building's Responsible Person considered the effects to the environment that might be caused by a fire on the site?	No arrangements to mitigate any damage to the environment are required for the risk.		N/A

SECTION 3: ACTION PLAN

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248395	10.0.NR-54-212-2	Are management and employees fully aware of the fire safety features provided and their purpose?	There was no evidence that a suitable information has been provided in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022, Fire Doors.	Information should the importance of keeping fire doors closed and free from damage and tampering. Residents should receive this information when they move into a multi-occupied residential property and then on an annual basis in line with Regulation 10 of the Fire Safety (England) Regulations 2022, Fire Doors.		Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248398	A	Are house keeping arrangements satisfactory?	Inappropriate use of rooms/space.	The room/space should be utilised for the purpose for which it was designed.	Please See Plan	Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

2024828111043.jpg



2024828111146.jpg



202482811153.jpg



Locations of Non-conformity (one floorplan per page)

Fire Alarm Zone Plan

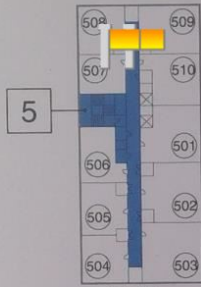


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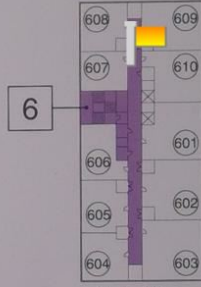
- ⓧ - Flat Number
- ⓧ - Zone Number



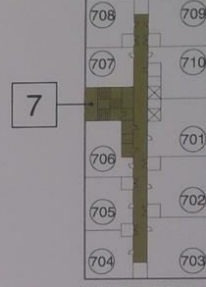
Fourth Floor



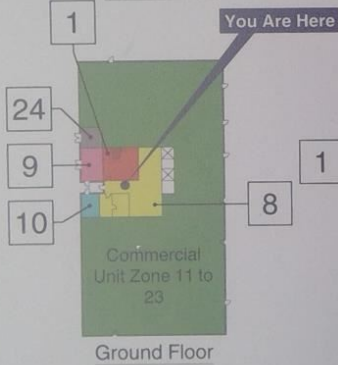
Fifth Floor



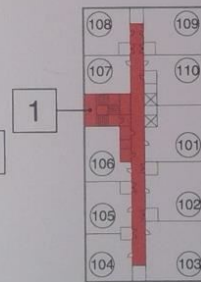
Sixth Floor



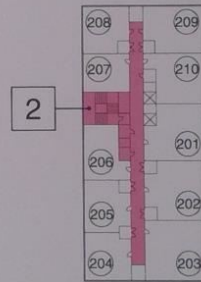
Seventh Floor



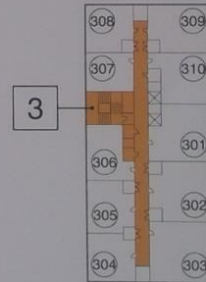
Ground Floor



First Floor



Second Floor



Third Floor

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SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248351	A	Are persons with special needs in the premises?	Disabled child reported by the occupier in flat 503. No PCFRA or PEEP carried out.	Where there is clear evidence of vulnerable person(s) with assisted needs who may be unable to self-evacuate, a PCFRA/ PEEP should be completed and the location of the occupant recorded and kept in a PIB (premises information box) to be positioned at the block main entrance to aid the fire service with information of applicable residents.	Flat 503	Recommendation to the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

Fire Alarm Zone Plan

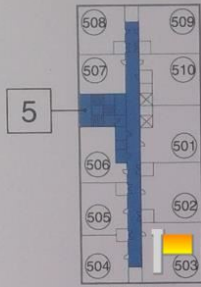


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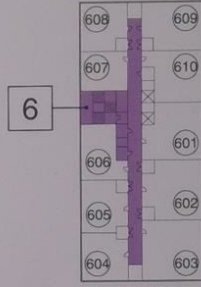
- ⊗ - Flat Number
- ⊞ - Zone Number



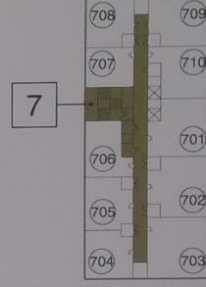
Fourth Floor



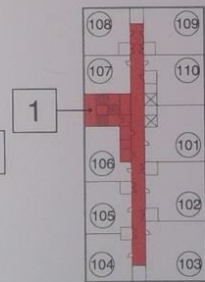
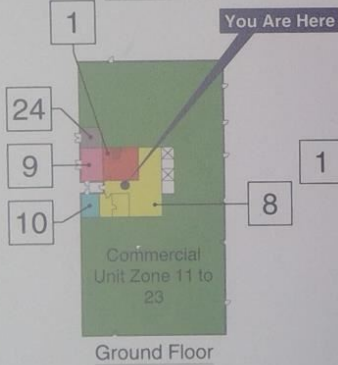
Fifth Floor



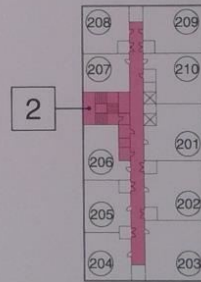
Sixth Floor



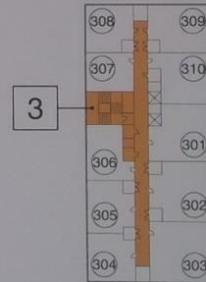
Seventh Floor



First Floor



Second Floor



Third Floor

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SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248360	A	Are the fire resisting and separating walls and floors in good condition?	The assessor was unable to ascertain that the materials installed are to the required and approved levels of fire resistance. The previous FRA indicated that a email was sent to the clients repairs team on 22/11/2023 however no evidence available to confirm completion of remedial works.	A further investigation will be required by a competent person to ascertain the integrity of the materials used and that they will provide the correct level of fire resistance.	Refuge store, bicycle store.	Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248356	C	Are all electrical installations and appliances correctly installed and maintained?	There was no evidence of periodic inspections of the lift installations.	If evidence of an inspection is unavailable, a competent person is to inspect the lift installations and records maintained.		Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248382	C	Are the doors required to form part of the escape route in an emergency?	A external security gate has been installed by the tenant the gate is secured with an inappropriate fastening device which requires the use of a key.	Replace the fastening device with a simple fastening that can be readily operated from the side approached by persons making an escape. The operation of such a fastening should be readily apparent; without the use of a key and without having to manipulate more than one mechanism. the new arrangement should ensure that the gate cannot be opened externally by unauthorised persons attempting to break in.	Please See Plan	Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

Fire Alarm Zone Plan

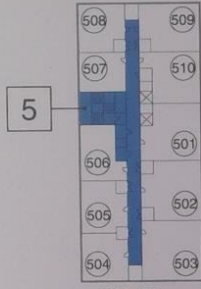


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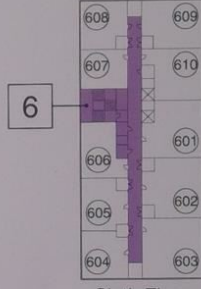
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- ⊞ - Zone Number



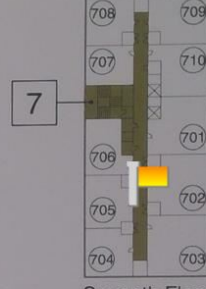
Fourth Floor



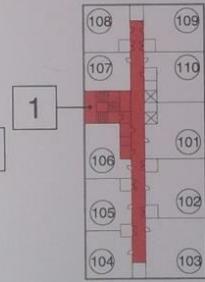
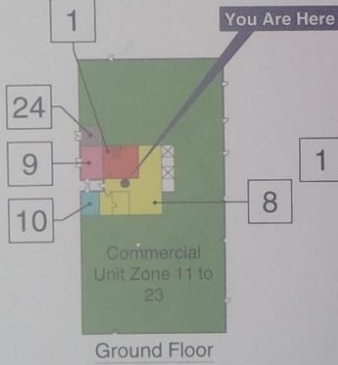
Fifth Floor



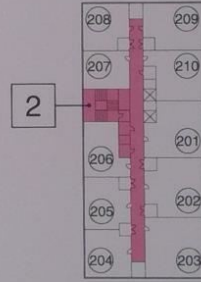
Sixth Floor



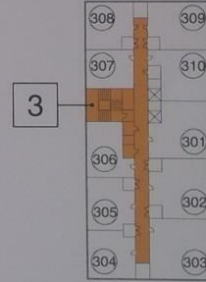
Seventh Floor



First Floor



Second Floor



Third Floor

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SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248393	D	Are rising mains adequately provided to assist firefighting personnel in their firefighting tasks?	In the absence of documentary evidence it could not be determined if the dry risers are subject to periodic testing, inspection and maintenance.	The dry risers should be tested, inspected and maintained in accordance with BS 9990.		Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248367	D	Are there adequate arrangements for the evacuation of disabled people?	There are no adequate arrangements for the evacuation of disabled people in place.	Means of escape for persons with mobility, visual and audible impairments should be designed and installed in the building in compliance with the Regulatory Reform (Fire Safety) Order 2005. A Personal Emergency Evacuation Plan is to be carried out for any relevant person that has specific needs or requirements, whether permanent or temporary, with regards to being alerted of a fire and subsequent evacuation of the building.	Flat 503	Recommendation to the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248379	I	Do the fire resisting door sets meet the appropriate standard?	The fire doors are not kept locked shut as required.	Fire doors are to be kept locked shut in accordance with the appropriate signage.	Please See Plan	Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

Fire Alarm Zone Plan

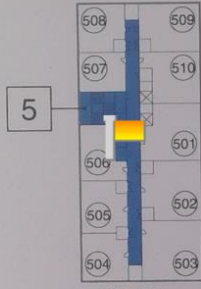


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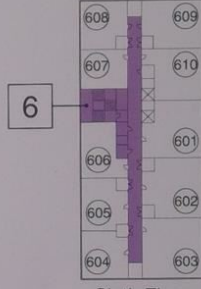
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- XX - Zone Number



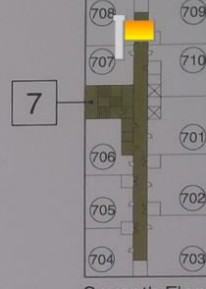
Fourth Floor



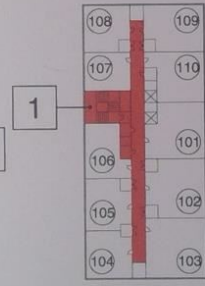
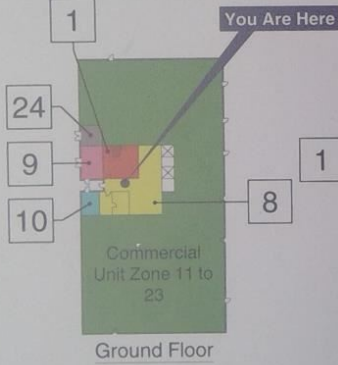
Fifth Floor



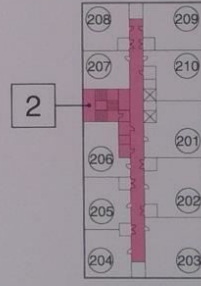
Sixth Floor



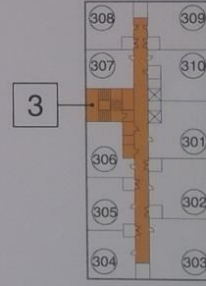
Seventh Floor



First Floor



Second Floor



Third Floor

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SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248394	I	Are management and employees fully aware of the fire safety features provided and their purpose?	There was no evidence that a suitable emergency action plan has been provided in accordance with Regulation 9 of the Fire Safety (England) Regulations 2022, Information to Residents.	A suitable emergency action plan should be produced to cover all emergencies, the client must provide relevant fire safety instructions to their residents on how to report a fire and what a resident must do once a fire has occurred. In line with Regulation 9 of the Fire Safety (England) Regulations 2022		Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248378	J	Do the fire resisting door sets meet the appropriate standard?	Ineffective self closing devices.	Repair or replace the self-closing device/s to ensure fire door/s close fully into their frame/s against the door stops.	Please See Plan	Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

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Locations of Non-conformity (one floorplan per page)

Fire Alarm Zone Plan

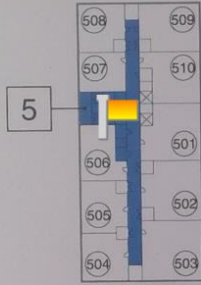


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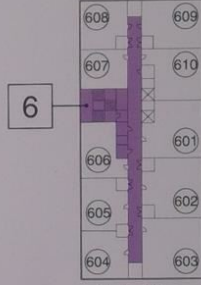
- ⓧ - Flat Number
- ⓧ - Zone Number



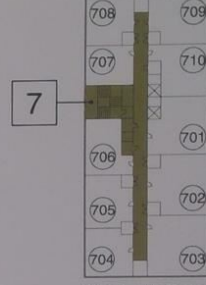
Fourth Floor



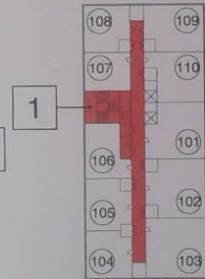
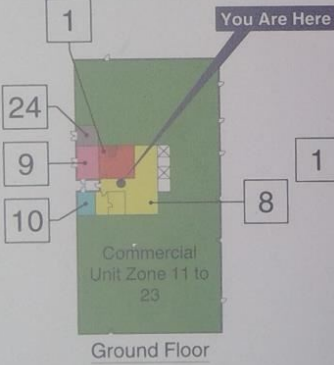
Fifth Floor



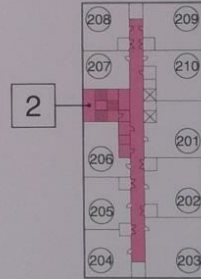
Sixth Floor



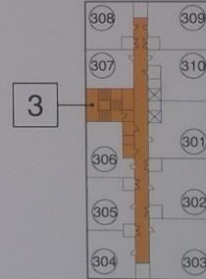
Seventh Floor



First Floor



Second Floor



Third Floor

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SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248377	K	Do the fire resisting door sets meet the appropriate standard?	The fire door/s require/s a self-closing device.	The fire doors indicated on the plan must be fitted with a suitable positive action self-closing device (BS EN 1154).	Please See Plan	Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

202482895421.jpg



2024828111724.jpg



2024828114914.jpg



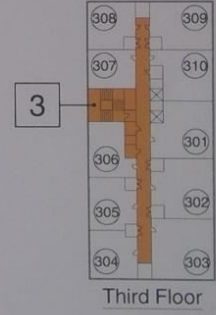
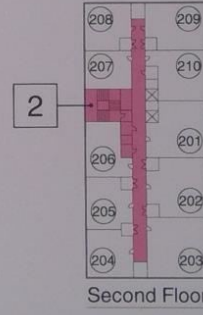
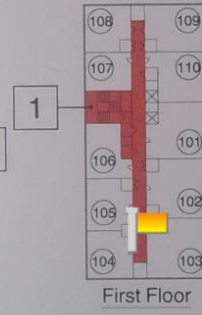
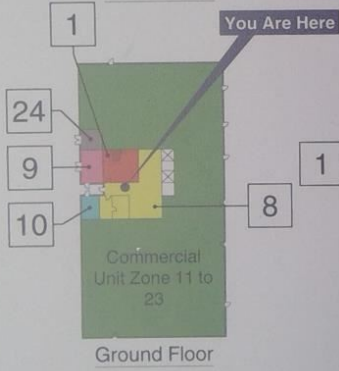
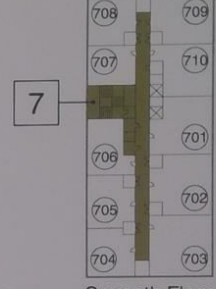
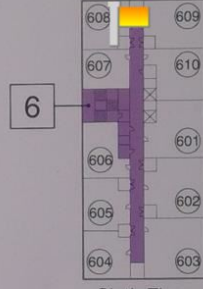
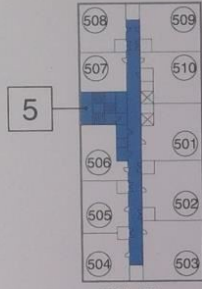
Locations of Non-conformity (one floorplan per page)

Fire Alarm Zone Plan



Key

- ⊗ - Flat Number
- ⊠ - Zone Number



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SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248366	NR-48-187-1	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations?	Intrusive FRAEW inspection carried out by Bailey Partnership dated 04/08/2023 identified that insulation within the external cavity walls has been deemed as combustible. The risk rating in line with PAS 9980 is considered medium. Notes dated 23/11/2023 attached to the previous FRA indicated that a email has been sent to the Assets Team however there is no evidence that remedial work has been carried out.	Implement remedial works as identified within the FRAEW report by Bailey Partnership dated 04/08/2023.		Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Medium Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248387	NR-51-205-4	Is the fire alarm system routinely tested, inspected and maintained in accordance with current guidance?	There is no evidence available to confirm that the smoke ventilation system is subject to routine testing and periodic servicing.	The client is reminded that testing of the system must be in accordance with BS9999 and a minimum annual maintenance schedule in accordance with BS 12101 or as per manufacturer`s instructions.		Statutory requirement of the Client	09/10/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248396	10.0.NR-54-212-3	Are management and employees fully aware of the fire safety features provided and their purpose?	Fire doors display a 'riskhub' QR sticker indicating that they have been subject to a recent check however the standard and frequency of the test could not be determined.	The client is reminded that fire doors should be maintained periodically in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.		Statutory requirement of the Client	08/12/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248397	B	Have employees received appropriate fire safety awareness training?	No evidence available to confirm that appropriate fire safety awareness refresher training is being provided to the caretaker and other site staff.	Refresher training should be given to employees being exposed to new or increased risks because of their being transferred or given a change of responsibilities, the introduction of new work equipment into or a change respecting work equipment already in use within the premises, the introduction of new technology into the area, the introduction of a new system of work into or a change respecting a system of work already in use, or at regular periodic intervals.		Statutory requirement of the Client	08/12/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248389	B	Is the emergency lighting system routinely tested, inspected and maintained in accordance with current guidance?	No monthly emergency lighting test records were available.	The emergency lighting system should be tested monthly and records maintained, in accordance with BS 5266-8.		Recommendation to the Client	08/12/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248357	B	Is lightning protection provided for the building?	A lightning protection system has been installed, there is no evidence of current periodic inspection and maintenance being completed.	The lightning protection system is to be inspected and maintained by a competent person in accordance with BS 62305. Records are to be maintained.		Statutory requirement of the Client	08/12/2024

Completed By..... Date.....

Action Status Notes:

No notes have been entered

Locations of Non-conformity (one floorplan per page)

SECTION 3. ACTION PLAN:Low Risk Actions

All non conformities should be reviewed in conjunction with the CAD or the photographic evidence where applicable.

Ref	Sub Section	Question	Non-conformity	Recommendation	Location	Who is responsible	By When
13248381	D	Are the doors required to form part of the escape route in an emergency?	At the time of the fire risk assessment it was not possible to ascertain whether the electronically locked doors release on the activation of the fire alarm and/or mains failure.	It must be ensured that all electronically powered locks return to the unlocked position upon activation of the fire alarm system, on loss of power or system error and upon activation of a manual release unit (Type A).	Please See Plan	Statutory requirement of the Client	08/12/2024

Completed By..... Date.....

Action Status Notes:
 No notes have been entered

20248289268.jpg



Locations of Non-conformity (one floorplan per page)

Fire Alarm Zone Plan

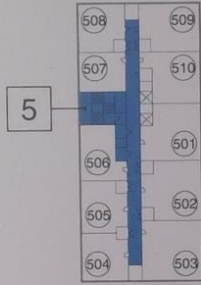


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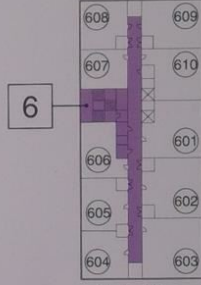
- ⊗ - Flat Number
- ⊞ - Zone Number



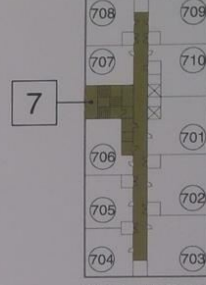
Fourth Floor



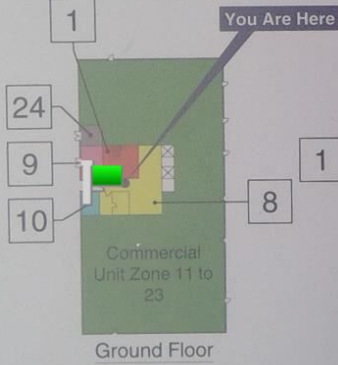
Fifth Floor



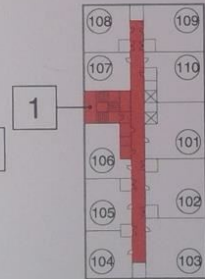
Sixth Floor



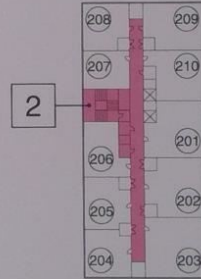
Seventh Floor



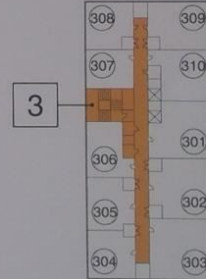
Ground Floor



First Floor



Second Floor



Third Floor

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