

# FIRE (Type 2)

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## Tetra Consulting Ltd RISK ASSESSMENT

Dorchester Court - Block C, 283 London Rd, Camberley  
GU15 3JJ

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Completed by

**Ryan Perry** MIFSM L4DipFRA DipFD Tech IOSH IFSM Member 4375, Tier 2 Registration Number C1042

On behalf of

**Property Partners Management Limited**


Report No: **Fra1-L-428327-280525**


Date of assessment: **28/05/2025**

Recommended review date: **May 2026**



## REPORT DEVELOPMENT

<b>Report completed by:</b>	
	<b>Ryan Perry</b> MIFSM L4DipFRA DipFD Tech IOSH IFSM Member 4375, Tier 2 Registration Number C1042

<b>Report validated by:</b>	
	<b>John Latham</b> CertiOSH MIFSM DipFD PIEMA – IFSM Member 5357 - Tier 3 Registration Number N1155
<b>Date of validation:</b>	<b>12/06/2025</b>

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## 1.0 INTRODUCTION

### 1.1 SCOPE OF ASSESSMENT

In accordance with fire safety legislation, Tetra Consulting Ltd was instructed to carry out a fire risk assessment of Dorchester Court - Block C, 283 London Rd, GU15 3JJ on behalf of Property Partners Management Limited.



The assessment was carried out by Ryan Perry, who has been deemed competent by Tetra Consulting Ltd to carry out risk assessments of this nature, based on their skills, knowledge and experience.

Key details about the assessment are as follows:

<b>Responsible Person/Landlord:</b>	Worsley Investment Properties Limited
<b>Additional Duty Holder/Managing Agent:</b>	Property Partners Management Limited
<b>Assessment date:</b>	28/05/2025
<b>Person(s) consulted during inspection:</b>	None.

<b>Areas inspected:</b>	Common internal areas - Stairwell - Lobbies - Landings - Electrical meter cupboards - Water cupboards - Entrance hall
<b>Areas excluded:</b>	Residential flats. Roof - No direct access. Above suspended ceilings

## 1.2 BENCHMARKING

This assessment follows guidance provided in:

- Government guidance document(s) supporting the Regulatory Reform (Fire Safety) Order 2005
- Building Regulations 2010 – Volume 1 Dwellings 2019 edition incorporating 2020 amendments – for use in England
- Building Regulations 2010 – Volume 2 Buildings other than dwellings 2019 edition incorporating 2020 amendments – for use in England
- PAS 79-1:2020 Fire risk assessment – Part 1: Premises other than housing - Code of practice
- PAS 79-2:2020 Fire risk assessment – Part 2: Housing - Code of practice
- PAS 9980:2022, Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice
- BS9999: 2017 Code of Practice for fire safety in the design, management and use of buildings
- BS9991: 2024 Fire safety in the design, management and use of residential buildings - Code of practice
- Fire Safety Act 2021
- Building Safety Act 2022
- Fire Safety (England) Regulations 2022
- Other relevant technical British and European standards.

Tetra is accredited by / are members of the following external professional bodies:

- NQA: An independent assessment that demonstrates our technical competence and integrity to deliver reliable services. Accredited management systems aligned to ISO 9001 Quality, ISO 45001 Health and Safety and ISO 14001 Environment.
- UKATA: Tetra is an approved UKATA training provider which demonstrates our commitment to delivering the highest standards of asbestos training.
- LCA: Tetra demonstrates that we have complied with the LCA Code of Conduct and LCA Service Standards and are committed to keeping water systems safe.
- City and Guilds: Tetra training courses are supported by a City and Guilds endorsement.
- IOSH: Partnering with IOSH means we provide accredited courses aligned with this world-leading authority.

Please see Tetra Consulting Ltd web site for further details: <https://www.tetraconsulting.co.uk/about-us/>

### 1.3 LIMITATIONS

The observations and recommendations made in this report relate to conditions and documentation observed during the site inspection, and information provided by the client.

The site inspection covered only areas that were safely accessible as listed in 1.1 above. This report is based on a Type 2 fire risk assessment, it is an invasive inspection of the common parts of the property only and as such does not examine the internal aspect of individual flats. The external envelope of the building has been visually inspected from ground only and thus your attention is drawn to PAS 9980:2022, Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice.

PAS 9980 provides guidance on the risk of fire spread via external wall construction. It sets out a methodology to conduct and record fire risk appraisals of external walls, which can be scaled up or down depending upon the complexity of individual buildings.

The external envelope of the building was visually inspected only from ground level. This does not constitute an invasive or technical appraisal of the external wall system / envelope of the building. It should not therefore be relied upon to indicate the overall fire resistance of the envelope or any attachments to it.

The risk assessment is not an audit of any health and safety policy, procedures and arrangements present within the client organisation.

This risk assessment does not include a full audit of planned maintenance activities. A review of mechanical, electrical, plant and equipment inspection, testing and servicing records is undertaken, including any relevant statutory records.

The risk assessor used professional expertise and judgement in making their recommendations. Assessments are open to individual interpretation however and an enforcement officer may hold a different view.

## 1.4 SUMMARY OF FINDINGS

A summary of the risk controls observed in the report is as follows:

	FIRE
Number of controls adequately in place	33
Number of controls requiring improvement	8
Compliance score	80.5 %

In addition, the number of actions raised in the report is as follows:

Priority	Action required within	Number of actions
1	24 hours	0
2	3 months	6
3	6 months	0
4 (advisory)	-	0
Total number of actions identified:		6

All priority 1 actions are notified to the client on the day of audit.

Based on these observations and the conditions observed during the site visit, the overall risk of harm is deemed to be:

### FIRE SAFETY

**MEDIUM**

## 1.5 CLIENT SPECIFIC REQUIREMENTS

None advised.

## 1.6 RECOMMENDED REVIEW

Legislation requires that risk assessments are reviewed. Based on the conditions observed, it is recommended that this risk assessment be reviewed within:

**1 year**

An earlier review should be carried out if:

- there is significant change in layout or use
- there is reason to believe it is no longer valid
- an accident or incident occurs

## 2.0 PROPERTY DETAILS

### 2.1 SUMMARY

<b>Principal property usage:</b>	Residential - purpose built
<b>Other property usage:</b>	None.
<b>Property size:</b>	19 flats

<b>Date of construction:</b>	Post-2000
<b>Details of construction:</b>	Purpose built block. Stand-alone building. Brick, block and concrete construction with concrete floors and stairs. External facade is made up vertically stacked timber balconies, Majority render and brick.

<b>Number of floors:</b>	Basement, Ground to 3rd floor
<b>Approximate height of property (to top floor slab) / class of residential building:</b>	Low rise residential building (under 11m)
<b>Areas not occupied or in regular use:</b>	Plant rooms and roof not in regular use
<b>Number of exits:</b>	2 common exits either side of the ground floor which leads to the front and rear of the property
<b>Number of stairwells:</b>	1 common stairwell which serves all floors. 1 secondary stairwell which serves the basement car park to ground floor
<b>Number of lifts:</b>	1 passenger lift which serves all floors

<b>Car park details:</b>	Covered parking
<b>Security measures:</b>	Tenants responsible for own security. Intercom door entry. Key access. Coded access
<b>Current fire evacuation strategy:</b>	Stay put

<b>Local fire authority:</b>	Surrey Fire & Rescue Service
<b>Fire loss experience:</b>	None advised.
<b>Enforcement history:</b>	None disclosed
<b>Additional information (fire safety):</b>	This assessment is conducted as a type 2 fire risk assessment only



## 2.2 OCCUPANTS AT RISK

<b>Total building occupancy:</b>	30-75
<b>Total number of employees / tenants:</b>	30-75 tenants
<b>Total number of visitors / members of public:</b>	1-10 contractors, visitors
<b>Occupants identified at special risk:</b>	Sleeping residents. Possible children and elderly/infirm

Note: all figures are approximate

## 2.3 FIRE RISK PROFILE

The risk profile is a combination of occupancy characteristic and fire growth rate, as defined in BS9999:2017 Code of Practice for fire safety in the design, management and use of buildings. For the areas under consideration, the overall risk profile is considered to be as follows:

<b>Occupancy characteristic</b>	Ci = Occupants who are likely to be asleep: long-term individual occupancy
<b>Fire growth rate</b>	2 = Medium
<b>Overall risk profile</b>	Ci2

The risk profile is used by the risk assessor to determine whether the means of escape and design features for life safety are appropriate for the area under inspection.

### 3.0 ASSESSMENT OF RISK & CONTROLS MEASURES

The assessment has been broken down into several areas of observation, based on likely hazards found. For each hazard, a series of statements is presented of possible controls that could be in place to control the inherent risks. An assessment is made as to whether these controls are applicable and, if they are, whether they are correctly implemented or otherwise.

An overall risk rating of low, medium or high is made for each hazard considered based on the risk assessor's professional judgement of the likely harm and severity of the hazard being realised.

Where control measures are missing or unsuitable, a defect/hazard assessment is made with actions highlighted and prioritised to reduce the risks – see section 4 for further details.

#### 3.1 FIRE

##### 3.1.1 SOURCES OF FUEL

General observation
<p>Sources of fuel requiring control observed.</p> <p>Hydrock attended the site on 05 August 2020 to conduct an external wall assessment and noted the following.</p> <p>"The result of the fire risk assessment indicates that the external wall systems noted present a moderate risk to the building occupants. This is due to the materials in the wall construction not achieving the 'limited combustibility', or not achieving the European Classification A2-s1,d0 or better.</p> <p>Option 1 – Removal and Replacement of Combustible Timber Balcony Decking Materials requires the removal of all combustible Timber balcony decking materials, presently installed on the cantilever balconies.</p> <p>It is recommended that the existing external wall system would then be replaced by either of the following: Materials that meet an A1 classification and will not contribute to combustion; Materials that meet an A2 classification and will not significantly contribute to combustion.</p> <p>Option 2 –Increased Level of Fire Alarm and Management This option consists of the following: a. Increased level of Fire Alarm and Detection b. Introduction of 24hr management/concierge</p> <p>This option allows for the timber balcony decking to remain in situ This would also require the introduction of management protocols and additional escape strategy i.e. simultaneous evacuation of all residents, for which the Principal Client would take full responsibility. This option recommends the fire detection and alarm system to meet the recommendations of BS 5839-1:2017 L2 with a 'double knock' system in place, and a system that meets the recommendations of BS 8629:2019 Code of practice for the design, installation, commissioning and maintenance of evacuation alert systems for use by fire and rescue services in buildings containing flats"</p> <p>It is also recommended to review the external wall system survey report in relation to the current PAS9980 guidance due to the external wall survey not being considered an FRAEW to the current PAS9980 guidance.</p>

Assessment of controls	In place?	Comments
Means of escape clear of uncontrolled combustibles?	✓	No storage identified.
Suitable wall and ceiling linings in circulation areas and escape routes?	✓	Wall / ceiling linings appear to be class 0 rated.
Plant rooms and other high risk areas clear of uncontrolled combustibles?	✓	All areas kept clear.
All other areas clear of excess fire loading with good housekeeping observed?	✓	No issues identified.
Furniture and furnishings in good condition and compliant with regulations where required?	N/A	No furniture / furnishings observed.
Adequate arrangements in place for refuse and waste storage and disposal?	✓	No issues identified.
Flammable and dangerous substances are adequately controlled and have been suitably risk assessed?	N/A	No such substances in use.
Suitable materials used and arrangements in place to limit external fire spread?	X	Hazardous external wall system has been identified, remediation required
Cylinders stored correctly?	N/A	No cylinders observed.
Defect / hazard reference(s) (see section 4)		5
Overall risk rating for this area of observation:		<b>MEDIUM</b>

**3.1.2 SOURCES OF IGNITION**

General observation		
Sources of ignition requiring control observed.		
Assessment of controls	In place?	Comments
Fixed wiring has been inspected in the last 5 years and remedial works have been implemented where identified?	✓	Certificate dated: 14-04-2025 Conducted by Luggar Electrical
Electrical installations in good condition and not overloaded?	✓	No issues identified.
Portable appliances have been tested within suitable timeframes where required?	N/A	No portable appliances observed.
Risks from static electricity adequately controlled?	N/A	Not considered a significant risk factor.
Smoking prohibited with appropriate signage displayed?	✓	No issues identified.
Suitable facilities to control smoking risks?	N/A	Not considered necessary.
Adequate controls in place to protect against arson?	✓	No adverse issues noted.
Hot works adequately controlled?	✓	Permit to work system in operation.
Lightning protection available where required, in good condition with test certificate available and in date?	N/A	None present or required.
Fixed heating installations (boilers, storage heaters etc.) in good condition and tested as required?	N/A	No fixed heating installations observed.
Any other uncontrolled sources of ignition identified?	N/A	No uncontrolled sources of ignition identified.
Risks associated with Electric Vehicles, including e-bikes & scooters, and the siting of charging points have been considered and appropriately controlled?	N/A	There are no EV charging points present.
Use of portable heaters is suitably controlled?	N/A	No portable heaters observed.
Cooking appliances present and in good condition?	N/A	Within demised areas only.
Kitchen ventilation / extract equipment clear and unobstructed?	N/A	No such equipment observed.
Appropriate light fittings installed and away from sources of fuel?	✓	No issues identified.
Defect / hazard reference(s) (see section 4)		None identified.
Overall risk rating for this area of observation:		<b>LOW</b>

**3.1.3 SOURCES OF OXYGEN**

General observation		
Air is the only source of oxygen present.		
Assessment of controls	In place?	Comments
Cylinders and piped supplies are adequately controlled?	N/A	None present.
Oxidising chemicals are adequately controlled?	N/A	None present.
Defect / hazard reference(s) (see section 4)		None identified.
Overall risk rating for this area of observation:		<b>LOW</b>

**3.1.4 FIRE COMPARTMENTATION**

General observation		
<p>Accessible building structure and partitions (including fire doors) only. A full structural survey was not undertaken.</p> <p>Intrusive Samples taken from meter cupboards 3rd, 2nd, 1st floor. Ground floor electrical riser.</p> <p>Fire door survey conducted by Jewel Passive Fire Protection on 25-04-2025 which noted multiple issues throughout the common part doors. To avoid duplication, individual hazards relating to fire doors, has not been included within this assessment.</p> <p>The assessor noted compartmentation issues within each riser throughout the property.</p>		
Assessment of controls	In place?	Comments
Building fabric appears in sound structural condition with suitable fire separation?	X	Multiple issues identified.
Fire stopping installed in appropriate locations and in good condition?	X	Breaches to compartmentation observed.
Communal risers and ducts have suitable fire separation or protection?	X	Issues observed in risers.
Gas and electrical installations in escape routes are suitably enclosed?	✓	Utilities suitably enclosed.
Fire doors installed where appropriate and in good condition?	X	Fire door(s) not in suitable condition.
Fire doors appropriately identified and close correctly into their frames?	X	Issues identified.
Automatic fire doors in good condition, operate correctly and are tested regularly?	N/A	No automatic doors observed.
Fire dampers provided where required and in full working order?	N/A	None observed.
Fire shutters, curtains and fabric barriers provided where required and in full working order?	N/A	None observed.
Defect / hazard reference(s) (see section 4)		2; 3; 4
Overall risk rating for this area of observation:		<b>MEDIUM</b>

**3.1.5 MEANS OF ESCAPE**

General observation		
<p>Means of escape as follows:            Flats exit directly into single staircase means of escape which leads to the ground floor and direct to the front of the property. Secondly exit available at ground floor which leads to the rear of the property            It was noted that servicing of the smoke control system, has confirmed issues are present with major remediation required.</p>		
Assessment of controls	In place?	Comments
Travel distances, corridor and doors widths are considered adequate?	✓	Means of escape outside of expected parameters but with suitable compensatory measures in place.
Inner rooms or dead end conditions suitably controlled?	N/A	No such conditions observed.
Means of escape are simple and straightforward with suitable provisions in place?	✓	No issues identified.
Adequate fire exit signage displayed?	✓	No issues identified.
Fire exits can be opened easily and without the use of a key?	✓	No issues identified.
Exits lead directly to a place of ultimate safety?	✓	No issues identified.
Means of escape free from obstructions with suitable provisions to ensure continued availability?	✓	None observed.
Adequate emergency lighting present in means of escape?	✓	No issues identified.
Emergency lighting tested and maintained as required?	✓	Service records up to date. Monthly functional test: 28-04-2025 Conducted by Norton Annual discharge test: 05-12-2024 Conducted by Norton
Smoke control systems available with no observed defects?	X	Improvements identified.
Smoke control systems tested / maintained as required?	✓	Records up to date. Last monthly test date: 28-04-2025 Conducted by Norton Last service date: 28-04-2025 Conducted by BDS LTD
Refuge intercom available and tested regularly?	N/A	Not installed or required.
Defect / hazard reference(s) (see section 4)		6
Overall risk rating for this area of observation:		<b>MEDIUM</b>

**3.1.6 FIRE DETECTION & WARNING**

General observation	
Purpose built block - fire detection and warning not required provided fire separation is adequate. mains powered smoke detector(s) linked to automatic ventilation only	
Overall risk rating for this area of observation:	UNDEFINED

**3.1.7 PORTABLE FIRE FIGHTING EQUIPMENT**

General observation	
Residential property – no requirement for portable firefighting equipment identified.	
Overall risk rating for this area of observation:	UNDEFINED

**3.1.8 FIXED FIRE FIGHTING EQUIPMENT**

General observation		
Fixed firefighting systems present in areas inspected. Dry riser present		
Assessment of controls	In place?	Comments
Fire hose reels in good condition, clearly identified and unobstructed?	N/A	No hose reels present or required.
Hose reels tested and maintained as required?	N/A	No hose reels present.
Rising mains installed, with inlets / outlets clearly identified and unobstructed?	✓	No issues identified.
Rising main inlets / outlets correctly secured and in good condition?	✓	No issues identified.
Rising mains tested and maintained as required?	✓	Maintenance up to date. Full pressure test date: 10-03-2025 Conducted by Select Fire Visual inspection date: 30-09-2024 Conducted by Select Fire
Sprinkler control valves identified and secured appropriately?	N/A	No sprinklers present.
Sprinkler system appears in good condition?	N/A	No sprinklers present.
Sprinkler system tested and maintained as required?	N/A	No sprinklers present.
Other suppression systems installed correctly in appropriate areas?	N/A	No systems present or required.
Other suppression systems tested and maintained as required?	N/A	No systems present or required.
Defect / hazard reference(s) (see section 4)		None identified.
Overall risk rating for this area of observation:		LOW

**3.1.9 EMERGENCY PLANNING**

General observation		
Co-ordinated emergency planning required. Stay put policy with fire action notices displayed.		
Assessment of controls	In place?	Comments
Suitable fire emergency action plan has been formulated?	✓	Stay put strategy in place.
Suitable assembly point identified?	N/A	Residential property - assembly point is anywhere clear of building.
Emergency action plan has been adequately communicated to all relevant persons?	✓	Fire action notices displayed.
Emergency arrangements tested at regular intervals during practice evacuation drills?	N/A	Residential property - not considered necessary.
Defect / hazard reference(s) (see section 4)		None identified.
Overall risk rating for this area of observation:		<b>LOW</b>

**3.1.10 ARRANGEMENTS FOR FIRE & RESCUE SERVICE**

General observation		
Arrangements required.		
Assessment of controls	In place?	Comments
Fire and rescue service can easily access property?	✓	Direct access available.
Suitable information is made available relating to risks in the building e.g. presence of dangerous substances?	N/A	No specific risks observed.
Fire-fighting switches / lifts available, easily identifiable and in working order?	N/A	No fire-fighting switches observed or required.
Hydrants available, easily identified and tested as required?	N/A	No hydrants observed.
Have monthly routine checks been carried out on lifts for use by firefighters / evacuation lifts and have these been recorded?	N/A	No firefighter / evacuation lift present
Is there a system in place to ensure any faults found are rectified within 24 hours and if not, be able to notify the local Fire & Rescue Service (as well as notifying them when the lift is back in service)?	N/A	No firefighter / evacuation lift present
Is a secure information box in a prominent position and provided with up to date information for the attending Fire & Rescue Service personnel?	N/A	Building is below 18 metres high / seven floors
Defect / hazard reference(s) (see section 4)		None identified.
Overall risk rating for this area of observation:		<b>LOW</b>



**3.1.11 MANAGEMENT CONTROLS - FIRE SAFETY**

General observation		
Management control required. Norton are the primary contractor responsible for life safety maintenance. Suitable records held off site. Property unmanned with regular property management visits.		
Assessment of controls	In place?	Comments
Contractors are subject to health and safety checks prior to being engaged and are provided with site safety rules?	✓	Contractors used are vetted prior to engagement.
Site based staff have received adequate training on actions to be taken in the event of a fire / emergency?	N/A	Site unmanned - no staff present
Monitoring of fire safety arrangements carried out at regular intervals and corrective action implemented?	✓	Regular property inspections.
Site fire log book available?	✓	Suitable records held off site.
False alarms managed?	N/A	No fire alarm installed.
Fire policy / strategy in place?	N/A	Fire policy / strategy not considered necessary.
Fire Safety Management Plan in place?	N/A	Fire Safety Management Plan not considered necessary.
Suitable fire drawings available and up to date?	N/A	Fire drawings not considered necessary.
Arrangements in place to co-ordinate and co-operate with other property users?	✓	No issues identified.
Fire risk assessment prioritisation tool used?	N/A	Not considered necessary.
Defect / hazard reference(s) (see section 4)		None identified.
Overall risk rating for this area of observation:		<b>LOW</b>

**3.1.12 EMPLOYEE ARRANGEMENTS - FIRE SAFETY**

General observation	
No employees present.	
Overall risk rating for this area of observation:	<b>UNDEFINED</b>

**3.1.13 ARRANGEMENTS IN DEMISED AREAS**

General observation		
<p>Demised areas present.</p> <p>Front doors to residential flats could not be observed and may not provide the required half hour fire resistance.</p> <p>Residents provided with fire safety advice including fire doors.</p> <p>Reasonable endeavors were made to inspect a representative sample of flat doors. No access was granted and thus no flat doors could be inspected at the time of the risk assessment being undertaken</p>		
Assessment of controls	In place?	Comments
Doors to demised areas are suitably fire resisting?	X	Residential flat doors may not be suitable.
Details of tenant fire wardens available and up to date?	N/A	Residential tenants - not required.
Tenants carry out fire risk assessments and share relevant information?	N/A	Residential tenants - not required.
Routine monitoring of tenants undertaken to ensure no issues present which could impact on landlord areas?	N/A	Residential demises are private property.
Kitchen extracts deep cleaned regularly?	N/A	Residential demises are private property.
Hot works permits are requested from the managing agent where required?	N/A	Residential demises are private property.
Vacant demises are secured and clear of excess fire loading?	N/A	Residential demises are private property.
Residential tenants are provided with basic fire prevention advice?	✓	No issues identified.
Defect / hazard reference(s) (see section 4)		1
Overall risk rating for this area of observation:		<b>MEDIUM</b>

## 4.0 PRIORITY ASSESSMENT OF ACTIONS

### 4.1 METHODOLOGY

For each defect identified in section 3 above, an action is generated. These actions are prioritised based on an assessment of risk. The objective of risk assessment is to systematically and numerically evaluate the likelihood of a potential hazard to cause harm, and the severity of that harm.

For each hazard/defect, the people at risk are identified based on the following groupings:

E/T	Employees / Tenants	P/V	Members of public / Visitors
C	Contractors	O	Others

A risk rating is calculated based on the Severity (S) of what could go wrong if the hazard is realised, combined with the Likelihood (L) of this occurring, to give an overall risk rating (R) of either low (L), medium (M), high (H) or advisory (A) based on the following table:

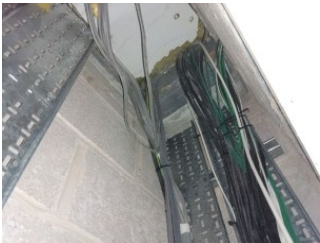

This is translated into a low, medium or high priority rating based on the following table:



	SEVERITY		
LIKELIHOOD	1 Minor injury / illness	2 Short term incapacity / ill health	3 Fatality or long term incapacity / ill health
A	Advisory action		
1 Remote	Low	Low	Medium
2 Possible	Low	Medium	High
3 Likely	Low	Medium	High



Advisory actions are those which rely on others to complete e.g. tenant issues, or those which should be implemented when/if practicable e.g. at next planned refurbishment.



## 4.2 PRIORITY ASSESSMENT

Ref	Location(s) (AREA OF OBSERVATION)	Hazard / Defect observed	People at risk				Existing controls	Risk rating			Recommended additional control(s)
			E/T	C	P/V	O		S	L	R	
1	General.  (ARRANGEMENTS IN DEMISED AREAS)	Front doors to residential flats could not be observed and may not provide the required half hour fire resistance. Potential for fire / smoke within a flat to spread to other parts of the premises and compromise the means of escape.	✓	✓	✓		None.	3	1	M	Front doors to flats should be rated to a minimum of half hour fire resistance. As responsibility for this issue usually rests with each individual tenant, the managing agent should write to all tenants / leaseholders at the property and advise them of the need to ensure their front door is rated to a minimum of half hour fire resistance. Fire authorities are increasingly enforcing compliance on this matter due to the importance of maintaining a safe means of escape. A fully compliant half hour rated fire door is of suitable construction and has a self-closing mechanism installed, with cold smoke seals/intumescent strips around the door/frame. Self-closing mechanisms should be installed as a minimum requirement in the short term.
2	General.  (FIRE COMPARTMENTATION)	Multiple issues were observed during the inspection relating to the fire doors throughout the building(s). Increased potential for fire / smoke to spread throughout the premises.	✓	✓	✓	✓	Fire door survey available.	3	1	M	Implement the remedial works / recommendations of the fire door survey. Re-inspect fire doors at least every 3 months. Fire doors should be able to comply with testing requirements of BS EN 1634-1.

Ref	Location(s) (AREA OF OBSERVATION)	Hazard / Defect observed	People at risk				Existing controls	Risk rating			Recommended additional control(s)
			E/T	C	P/V	O		S	L	R	
3	General - All risers within the property - Multiple horizontal and vertical pipe and cable penetrations.  (FIRE COMPARTMENTATION)	Deficiencies observed in relation to horizontal & vertical penetrations to fire compartmentation. Increases the likelihood of fire / smoke spreading throughout the property.   <i>2nd floor - Riser adjacent to lift - Vertical cable penetration</i>	✓	✓	✓	✓	Low occupancy of this area. Some fire stopping works evident. Fire door(s) present.	3	1	M	Undertake remedial works to penetrations in the locations identified (deficiency identified in location details) in order to restrict fire / smoke spread capability. Fire stopping materials should be appropriate for the supporting construction they are protecting e.g. fire resisting mortar or intumescent putty.
3		 <i>2nd floor - Riser adjacent to flat 91 - Horizontal cable penetration</i>								M	

Ref	Location(s) (AREA OF OBSERVATION)	Hazard / Defect observed	People at risk				Existing controls	Risk rating			Recommended additional control(s)
			E/T	C	P/V	O		S	L	R	
3		 <p>1st floor - Adjacent to lift - Horizontal cable penetration</p>								M	
3		 <p>1st floor - Riser adjacent to flat 84 - Vertical pipe penetration</p>								M	

Ref	Location(s) (AREA OF OBSERVATION)	Hazard / Defect observed	People at risk				Existing controls	Risk rating			Recommended additional control(s)
			E/T	C	P/V	O		S	L	R	
4	General - All risers within the property - Multiple issues including: Inadequate use of PU foam - Inadequate fire stopping above door frames - Plasterboard damaged - Plasterboard not sealed - Fire stopping materials incomplete.  (FIRE COMPARTMENTATION)	Deficiencies observed in relation to fire stopping observed. Increases the likelihood of fire / smoke spreading throughout the property.  3rd floor - Riser adjacent to lift - Inadequate use of PU - Fire stopping incomplete above door	✓	✓	✓	✓	Low occupancy of this area. Some fire stopping works evident. Fire door(s) present.	3	1	M	Undertake remedial works to inadequate fire stopping in the locations identified (deficiency identified in location details) in order to maintain suitable compartmentation and restrict fire / smoke spread capability.
4		 2nd floor - Riser adjacent to lift - Fire stopping incomplete above door - Damaged fire stopping								M	

Ref	Location(s) (AREA OF OBSERVATION)	Hazard / Defect observed	People at risk				Existing controls	Risk rating			Recommended additional control(s)
			E/T	C	P/V	O		S	L	R	
4		 <p>2nd floor - Riser adjacent to flat 91 - Fire stopping incomplete above door</p>								M	
4		 <p>1st floor - Riser adjacent to lift - Fire stopping incomplete</p>								M	
5	External balconies.  (SOURCES OF FUEL)	Wooden balconies / external surface finishes to property. An external wall assessment has been completed, however, the actions identified within the report have not been implemented and no plan of works was observed. Potential for rapid fire / smoke spread hazard within the external wall system and compartmentation issues.	✓	✓	✓	✓	Majority of external facade appears of limited combustibility.	3	1	M	Conduct remedial works to the external wall system as identified within the external wall report.  It is also recommended to review the external wall system survey report in relation to the current PAS9980 guidance due to the external wall survey not being considered an FRAEW to the current PAS9980 guidance.



Ref	Location(s) (AREA OF OBSERVATION)	Hazard / Defect observed	People at risk				Existing controls	Risk rating			Recommended additional control(s)
			E/T	C	P/V	O		S	L	R	
6	General - Multiple issues noted as per maintenance records.  (MEANS OF ESCAPE)	Smoke vent panel is showing a fault. System may not function correctly when required which increases potential for fire / smoke to spread throughout premises and could significantly hinder an emergency evacuation.	✓	✓	✓		Routine maintenance carried out. Regular property inspections.	2	2	M	Investigate fault on smoke vent panel and reset / repair system to full working order. Ensure remedial works are carried out as per service records.

## 5.0 ACTION PLAN

The action plan which follows is a summary of all of the actions generated in section 4.2 above. This should enable you to prioritise the allocation of time and resources when scheduling the remedial action identified.

To assist you, the following timeframes are suggested:

Risk rating	Priority	Action required	Action completed
HIGH (H)	1	Immediately (24 hours)	Within 1 month
MEDIUM (M)	2	Within 3 months	Within 6 months
LOW (L)	3	Within 6 months	Within 1 year
ADVISORY (A)	4	When practicable, or action relies on others	

The specific actions and time frames allocated to individual hazards / defects in this report are a guidance to effectively manage any deficiencies, as opposed to a completion timeframe. They should be used as a guide to implementing remedial measures to enhance management and completed within defined timescales for the relevant property.

You should include a comment for every section.

Remember “No action” is still a viable option, provided you can demonstrate that the action identified is not reasonably practicable to implement. This means that the cost of implementing the proposed action in terms of time, money and trouble far outweighs the benefit that will be achieved from it.

Actions marked with a “\*” are outstanding from the previous assessment.

**5.1 PRIORITY 1 ACTIONS**– *WITHIN 24 HOURS*

Hazard Ref	Location(s)	Recommended action	Comments	Date complete
NONE IDENTIFIED				

**5.2 PRIORITY 2 ACTIONS**– *WITHIN 3 MONTHS*

Hazard Ref	Location(s)	Recommended action	Comments	Date complete
1	General.	Front doors to flats should be rated to a minimum of half hour fire resistance. As responsibility for this issue usually rests with each individual tenant, the managing agent should write to all tenants / leaseholders at the property and advise them of the need to ensure their front door is rated to a minimum of half hour fire resistance. Fire authorities are increasingly enforcing compliance on this matter due to the importance of maintaining a safe means of escape. A fully compliant half hour rated fire door is of suitable construction and has a self-closing mechanism installed, with cold smoke seals/intumescent strips around the door/frame. Self-closing mechanisms should be installed as a minimum requirement in the short term.		
2	General.	Implement the remedial works / recommendations of the fire door survey. Re-inspect fire doors at least every 3 months. Fire doors should be able to comply with testing requirements of BS EN 1634-1.		
3	General - All risers within the property - Multiple horizontal and vertical pipe and cable penetrations.	Undertake remedial works to penetrations in the locations identified (deficiency identified in location details) in order to restrict fire / smoke spread capability. Fire stopping materials should be appropriate for the supporting construction they are protecting e.g. fire resisting mortar or intumescent putty.		

Hazard Ref	Location(s)	Recommended action	Comments	Date complete
4	General - All risers within the property - Multiple issues including: Inadequate use of PU foam - Inadequate fire stopping above door frames - Plasterboard damaged - Plasterboard not sealed - Fire stopping materials incomplete.	Undertake remedial works to inadequate fire stopping in the locations identified (deficiency identified in location details) in order to maintain suitable compartmentation and restrict fire / smoke spread capability.		
5	External balconies.	Conduct remedial works to the external wall system as identified within the external wall report. It is also recommended to review the external wall system survey report in relation to the current PAS9980 guidance due to the external wall survey not being considered an FRAEW to the current PAS9980 guidance.		
6	General - Multiple issues noted as per maintenance records.	Investigate fault on smoke vent panel and reset / repair system to full working order. Ensure remedial works are carried out as per service records.		

### 5.3 PRIORITY 3 ACTIONS

– WITHIN 6 MONTHS

Hazard Ref	Location(s)	Recommended action	Comments	Date complete
NONE IDENTIFIED				

### 5.4 PRIORITY 4 (ADVISORY) ACTIONS

– WHEN PRACTICABLE (OR RELIES ON OTHERS)

Hazard Ref	Location(s)	Recommended action	Comments	Date complete
NONE IDENTIFIED				

Certificate Number	LS	444641
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Life Safety Fire Risk Assessment  
Gold Approved Scheme  
CERTIFICATE OF CONFORMITY



This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1	<b>NSI Life Safety Fire Risk Assessment Gold Approved Organisation</b>	
	Tetra Consulting Limited	
	<b>BAFE Registration Number</b>	
	NSI	00608
Part 2	<b>Name of Client</b>	
	Property Partners Management Limited	
Part 3	<b>Address of premises for which the fire risk assessment was carried out</b>	
	Dorchester Court - Block C, 283 London Rd, Camberley GU15 3JJ	
	<b>Part or parts of the premises to which the fire risk assessment applies</b>	
	Common internal areas - Stairwell - Lobbies - Landings - Electrical meter cupboards - Water cupboards - Entrance Hall	
Part 4	<b>Brief description of the scope and purpose of the fire risk assessment</b>	
	This fire risk assessment has been undertaken to meet the relevant requirements of national life safety legislation. A non-intrusive method of inspection has been carried out across authorised locations to determine the adequacy of the existing fire precautions and fire management provisions in place. The significant findings of the assessment have been outlined within the report which provides recommendations for additional measures where our assessor deems necessary.	
Part 5	<b>Effective date of the fire risk assessment</b>	28/05/2025
Part 6	<b>Recommended date for review of the fire risk assessment</b>	May 2026

We, being currently a NSI Approved BS EN ISO 9001 organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule under the control of our Quality Management System (identified on our NSI approval certificate) and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

<b>Signed (for and on behalf of the issuing Approved organisation)</b>	
<b>Job Title</b>	Quality Assurance Manager
<b>Date</b>	12/06/2025

Life Safety Fire Risk Assessment Gold is an Approval Scheme of the National Security Inspectorate, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH.

RG8070.3 Sept 2018



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