

# Combined Fire/Health & Safety Risk Assessment

Site / Development: 1-140 (exc 13) Elmhurst Court, Heathcote Road, Camberley, Surrey, GU15 2HQ

Client Name: Adagio Management Company Ltd c/o Its Your Place Ltd

Survey Date: 9 Apr 2025



## Details

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<b>Client name:</b>	Adagio Management Company Ltd c/o Its Your Place Ltd
<b>Site / Development:</b>	1-140 (exc 13) Elmhurst Court Heathcote Road Camberley Surrey GU15 2HQ
<b>Survey Date:</b>	9 Apr 2025
<b>Report Date:</b>	17 Apr 2025
<b>Site Reference:</b>	*P37403
<b>Surveyor</b>	Gary Locker
<b>Next Review Date:</b>	9 Apr 2026
<b>Next Assessment Date:</b>	9 Apr 2027

## Contents

- > Risk Profile
- > General
- > Survey Detail
- > Risk Improvement Programme

## Risk Profile

Category name	Original Risk	➡	Potential Rating
Occupation	0	➡	0
Construction	5	➡	0
Electrical	5	➡	0
Smoking	0	➡	0
Heating and ventilation	0	➡	0
Cooking	0	➡	0
Arson	0	➡	0
Ignition sources	0	➡	0
Combustible and flammable materials	5	➡	0
Fire detection and warning and smoke ventilation systems	5	➡	0
Firefighting provisions	5	➡	0
Means of escape	5	➡	0
Inspections, testing and maintenance	5	➡	0
Evacuation	5	➡	0
Training	0	➡	0
Firefighting information	0	➡	0
History, actions and notices	0	➡	0
Risk Matrix	0	➡	0
Health and Safety Management	5	➡	0
Risk Assessments	0	➡	0
Accidents and Incidents	0	➡	0
Utilities	0	➡	0
Internal Environment	5	➡	0
Welfare Facilities	0	➡	0
General Structure	0	➡	0
Waste Management	5	➡	0
External Environment	0	➡	0
<b>All</b>	<b>5</b>	<b>➡</b>	<b>0</b>

# Fire Risk Assessment

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## Introduction

This report is intended to assist the client in meeting their obligations to comply with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is provided on the front of this report. However, you should review the report sooner should there be any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

We have based our assessment on observations made whilst at the premises and on information provided to us, either verbally or in writing.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

## Scope and Limitations of assessment

The scope of this assessment is for the readily accessible areas of the premises. All observations regarding the condition of the construction and general arrangements are based on a visual inspection only with no intrusive surveys being undertaken, unless otherwise stated. As it is not always possible to access all rooms and areas, or to inspect less readily accessible areas, such as voids above ceilings, it is also necessary to rely on a degree of sampling and to apply reasonable assumptions and judgement.

With regard to the level of investigation and assessment the following applies:

### *Persons at risk*

Any persons at a specific risk will be detailed in the relevant section of this assessment.

### *Named responsible person*

This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

### *Fire detection and means of giving warning*

Findings are based on a visual inspection with no audibility tests or verification of full compliance with relevant British Standards being carried out.

### *Emergency Lighting*

Findings are based on a visual inspection of the system with no test of luminance levels or verification of full compliance with relevant British Standards being carried out.

### *Heating, Ventilation, Air Conditioning (HVAC)*

Findings are based on a visual inspection only, as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

### *Fire separation and compartmentation*

Findings are based on a visual inspection of readily accessible areas. A degree of sampling may be undertaken where appropriate.

### *Arson*

If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

All aspects of this report meet the requirements of the Regulatory Reform (Fire Safety) Order 2005. However, there may be items that are required by insurers, or other parties, which fall outside the scope of this assessment.

## Dangerous Substances

This fire risk assessment has considered dangerous substances that are used or stored in the assessed areas of the premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored on your premises, you should ensure that you have met the duties under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) that apply to you, including carrying out a risk assessment of the relevant work activities.

## Recommendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of the Fire Safety Order and to protect people from fire. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

## BAFE SP205 Scheme - Validation of fire risk assessments

We are certificated under the BAFE Fire Protection Industry Scheme SP205 Part 1 Life Safety Fire Risk Assessment and are authorised to issue a certificate of conformity for this fire risk assessment. You will find this at the end of this report.

To meet with the requirements of our BAFE SP205 Part 1 Life Safety Fire Risk Assessment certification scheme, we validate and sign-off all fire risk assessments. The validation and sign-off is carried out by a senior fire risk assessor, referred to as the validator, and is part of a wider, quality assurance procedure.

## Disclaimer

The purpose of this report is to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

## External Wall Construction

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this fire risk assessment.

Due to the complexities involved in the identification of materials, and the possible need for the removal of samples for testing through an intrusive inspection process, our fire risk assessment will consider the presence of the external wall systems and/or balconies and where appropriate will recommend a fire risk appraisal (FRAEW) of the external wall construction is carried out in accordance with PAS 9980: 2022.

Where a recommendation has been made for a FRAEW to be carried out, it is strongly recommended that you obtain advice from qualified and competent specialists, as described in PAS 9980: 2022.

The outcome of any FRAEW is a determination of whether the external wall construction is acceptable or whether remedial action is necessary to replace some or all of the components of the external wall make-up, or to address shortcomings, such as the absence of cavity barriers.

Cardinus shall not be liable for any loss, damage, or any other liability directly or indirectly arising out of, or in any way connected with the combustibility or fire protection performance of all façade materials including but not limited to external cladding to include associated core filler, insulation and cavity barriers.

## Useful Links to Guidance

Check your fire safety responsibilities under the Fire Safety Order:

<https://www.gov.uk/guidance/check-your-fire-safety-responsibilities-under-the-fire-safety-order>

UK Government - Building safety advice:

<https://www.gov.uk/guidance/building-safety-programme>

# Health & Safety Risk Assessment

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## Introduction

Cardinus Risk Management was instructed to undertake a review of and report on the general property health, safety and welfare risks to assist the client in meeting their statutory obligations and Common Law duties including (but not exclusively) duties under the current:

- > Health & Safety at Work Acts
- > European Workplace Legislation
- > The Occupiers' Liability Acts
- > Tort
- > The Defective Premises Act

The purpose of this report is to provide an assessment of the health, safety and welfare risks from the building and activities carried out by any employer, and, where appropriate, make recommendations to aid compliance with relevant Health, Safety and Welfare Legislation. Every effort has been made to ensure that all statements and information offered in this report are given in good faith; statements and information offered relate to matters seen during the safety review and information supplied at the time. It should, however, be noted that where we have been provided with information by other parties, we take no responsibility for its accuracy.

## Scope and Limitations of assessment

This Health & Safety Risk Assessment takes account of the statutory and other obligations referred to above to meet place of work and non-place of work situations (including the common areas of blocks of flats, which may also rank as a 'place of work').

This report will highlight the required statutory risk assessments that require completion, as well as identifying general facilities test and maintenance requirements. Also, any potential risks relating to the internal and external areas of the property will be reported on with recommendations made.

This assessment is not intended to be an audit or inspection of health & safety procedures for the organisation. The purpose is to identify any hazards associated with the general construction and facilities at the site and to establish the existence of risk assessments for defined activities and procedures.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

## Recommendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of Health & Safety regulations and to protect people from hazards. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

## Disclaimer

The purpose of this report is to provide an assessment of the risks and, where appropriate, to make recommendations to ensure compliance with Health & Safety legislation. The report does not address the risk to property or business continuity.

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

## Useful Links to Guidance

Check your responsibilities under the Health & Safety regulations:

<https://www.hse.gov.uk/>



## Risk Rating Definitions for the Risk Improvement Programme Recommendations

In order to ascertain a priority and a risk level for the tasks defined in the Risk Improvement Programme, a simple matrix is used by the risk assessors in order to bring consistency to the levels of risk. This allows for the significant findings to be given a specific risk rating as detailed below:

Likelihood of fire	Classification of fire risk		
	Likely consequence of fire:		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low	Medium ✓	High
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**In this context, a definition of the above terms is as follows:**

**Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.

**Medium:** Normal fire hazards (potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

**High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm ✓	Moderate harm	Extreme harm
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**In this context, a definition of the above terms is as follows:**

**Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

**Moderate harm:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to result in multiple fatalities.

**Extreme harm:** Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial	Tolerable ✓	Moderate	Substantial	Intolerable
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A suitable risk-based control plan should involve effort and urgency that are proportional to risk.

Using the table below we can provide a consistent assessment of risk whilst setting recommended timescales for actions to be completed.

Risk level	Action and timescale
<b>Trivial</b>	No action is required and no detailed records need be kept.
<b>Tolerable</b>	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
<b>Substantial</b>	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
<b>Intolerable</b>	Premises (or relevant area) should not be occupied until the risk is reduced.

#### **Intolerable or Substantial risk = High – Priority 1**

Immediate (should be implemented as soon as possible), including, where relevant, interim measures necessary to ensure the safety of occupants until permanent measures can be implemented.

The risk from fire, its effect on persons in the premises or the probability of a fire starting is intolerable or substantial. There could also be a serious contravention of fire safety legislation and/or recommendations and guidance. The responsible person should be informed as soon as reasonably practicable.

#### **Moderate risk = Medium – Priority 2**

Short term (should be implemented within, say, three months).

The risk from fire, its effect on persons in the premises or the probability of a fire starting is moderate. There could also be a contravention of fire safety legislation and/or recommendations and guidance.

#### **Tolerable risk = Low – Priority 3**

Medium term (should be implemented within, say, three to six months).

The risk from fire its effect on the persons in the premises or the probability of a fire starting is tolerable. There may be a contravention of good practice, fire safety legislation and/or recommendations and guidance.

#### **Trivial risk = Low – Priority 4**

Long term (should be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises).

Note: There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month. Generally all recommendations should be completed as soon as reasonably practicable.

Any recommendations for risk improvement emanating from this assessment are contained in a separate 'Risk Improvement Programme' report, which should be read in conjunction with this assessment. Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

Cardinus shall not be liable for any loss, damage, or any other liability directly or indirectly arising out of, or in any way connected with the combustibility or fire protection performance of all façade materials including but not limited to external cladding to include associated core, filler, signage and insulation.

## Survey Details

Occupation		Original rating	Potential rating
		0	0
<b>2. Where this assessment is of a residential building, what is the fire risk assessment type?</b>		0	0
Type 1.			
Details: Common parts only (non-destructive).			
<b>3. What is the main use for the building[s]?</b>		0	0
Residential.			
Details: The property is purpose-built block of 139 self contained flats built on the site of a former ballet school. The flats are divided into 6 sub-blocks of varying size, and across the development there are 16 entrances to the 6 sub-blocks. The development is arranged over 3 and 4 floors.			
For future assessments, it is recommended that each sub-block has its own report. This will allow for specific issues to be identified per sub-block, and better reflect the different occupancies and the risks identified.			
<b>4. What is the fire evacuation strategy?</b>		0	0
'Stay put'.			
Details: A 'stay put' policy involves the following approach.			
<ul style="list-style-type: none"> <li>When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service.</li> <li>If a fire starts in the common parts, anyone in these areas should make their way out of the building and summon the fire and rescue service.</li> <li>All other residents not directly affected by the fire would be expected to 'stay put' and remain in their flat unless directed to leave by the fire and rescue service.</li> </ul>			
It is not implied that those not directly involved who wish to leave the building should be prevented from doing so. Nor does this preclude those evacuating a flat that is on fire from alerting their neighbours so that they can also escape if they feel threatened.			
<b>5. Approximate number of occupants?</b>			
278			
<b>6. Approximate number of occupants - additional detail</b>		0	0
This is an approximate figure based on there being an estimated two persons per residential unit.			
<b>7. Persons at risk?</b>		0	0
Residents & Visitors.			
<b>8. Who is the person responsible for fire safety? (e.g. employer or person having control of the premises.)</b>			
Josh Evans			
Details: The named property manager is responsible for fire safety at a local level. Itsyourplace Limited is responsible for fire safety at a corporate level.			
		Original rating	Potential rating
		5	0
<b>Construction</b>			
<b>9. What is the height of the building in storeys including ground level?</b>			

4

**Details:**

The development is part 3 and part 4 storey.



3 and 4 storey.



4 storey elevation.



Rear elevation.



Car park (front) elevation.



Rear elevation.

**10. What is the height of the building in storeys including ground level - additional detail**

0

0

This includes the roof space accommodation.



Roof space accommodation.

**11. How many basement levels are there in the building?**

0

**12. How many basement levels are there in the building - additional detail**

0

0

Not applicable.

**Details:**

No basement levels identified.

**13. How many units / apartments are there in the property?**

139

**Details:**

The properties are numbered to 1-140, but there is no number 13.

**14. How many units / apartments are there in the property - additional detail**

0

0

The property provides self-contained residential units.

**15. What is the approximate date of construction?**

2006

**Details:**

Please refer: planning app 04/1039, Reserved Matters Application pursuant to Outline Planning Permission SU/03/0255 dated 10th September 2004 for the erection of a part three storey part four storey building comprising a total of 140 flats with associated car parking, landscaping and infrastructure following the demolition of all existing buildings (Design, external appearance and landscaping to be considered). (Additional info rec'd 5.11.2004) (Additional info, additional plan and amended plans rec'd 13. 12.2004).

**16. What is the approximate date of construction - additional detail**

0

0

This date has been provided as an estimate only. The exact date of construction is unknown.

**17. Is the property purpose-built or a conversion?**

0

0

Purpose-built.

**Details:**

No further detail required.

**18. What is the general building construction?**

0

0

Other.

**Details:**

Traditional brick built with concrete floors and a mansard roof.

**19. General description of the means of escape:**

0

0

Other.



#### Details:

The property is a purpose-built block of self contained apartments with 16 entrances.

Entrance 1 and 12 share the same stairwell and are also serviced with a lift. The means of escape consists of these 2 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.

Entrance 2, 10 & 11 share the same stairwell and are also serviced with a lift. The means of escape consists of these 3 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.

Entrance 3, 4 & 9 share the same stairwell and are also serviced with a lift. There are 2 stairwells in this section. The means of escape consists of these 3 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.

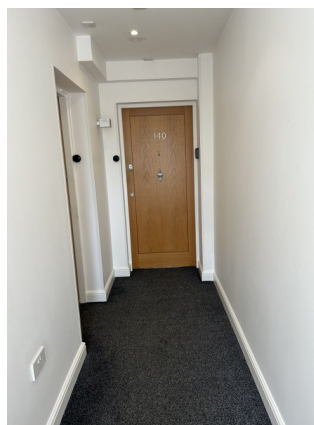
Entrance 5 has a single stairwell and is also serviced with a lift. The means of escape consists of these 1 entrance/exit located on the ground floor. Flat entrances are separated from the common part stairway by a protected lobby.

Entrance 6, 7 & 9 share the same stairwell and is also serviced with a lift. The means of escape consists of these 3 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.

Entrance 13, 14, 15 & 16 share the same stairwell and are also serviced with a lift. There are 2 separate stairwells in this section. The means of escape consists of these 4 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.



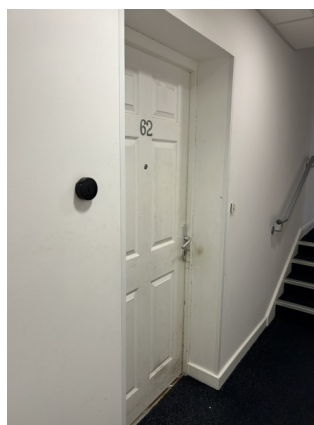
Example of fire door providing lobby protection.



Example of flat entrance doors.



Example of flat entrance doors.



Example of flat entrance doors.

## 20. Are there any combustible or potentially combustible materials and/or cladding on the external walls?

0

0

No.

**Details:**

Following a street level, visual inspection to the exterior of the building, we did not note any obvious evidence of combustible materials or cladding on the external walls.

**21. Where relevant, has a fire risk appraisal of the external walls (FRAEW) been carried out?** **0** **0**

Not applicable.

**Details:**

This question is not relevant to the premises.

**22. Were there any significant areas which were unable to be accessed?** **5** **0**

Yes.

**Details:**

We were unable to gain access to some areas. This refers to the loft areas that were locked and keys were not provided. Please refer to the recommendation for details.

[T# 2025-284063 Access](#)



Locked loft hatch.



Locked loft hatch.

## Electrical

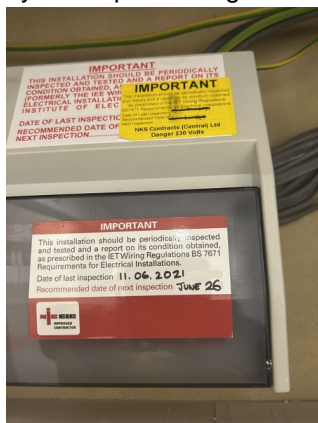
Original rating	Potential rating
<b>5</b>	<b>0</b>

**23. Are the fixed electrical installations subject to periodic inspection and testing?** **0** **0**

No hazard identified at the time of this assessment.

**Details:**

There is evidence that the periodic inspection of the electrical installations has been carried out by a competent engineer.



On-site evidence of periodic inspection and testing.

#### 24. Has Portable Appliance Testing (PAT) been carried out?

5

0

No/Unable to confirm - Risk of fire from non-PAT tested electrical equipment.

##### Details:

No evidence available regarding whether the PAT testing of the electrical equipment has been carried out. This refers to AV equipment in services cupboards in all sub-blocks.

[T# 2025-284065 PAT testing AV](#)



AV equipment requiring PAT testing.



AV equipment requiring PAT testing.



AV equipment requiring PAT testing.

#### 25. Are there measures in place to limit the use of and damage to trailing leads?

0

0

Not Applicable.

##### Details:

No items of this nature identified at the premises.

#### 26. Are extension leads and adaptors being used safely?

0

0

Not Applicable.

##### Details:

No items of this nature identified at the premises.

#### 27. Are there any wiring systems that are liable to premature collapse in extreme heat?

5

0

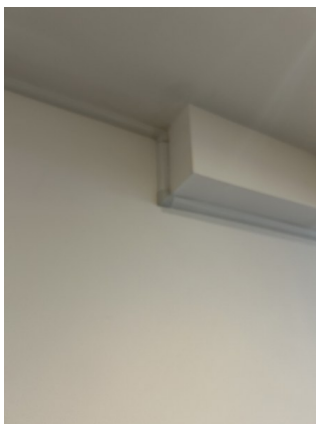
No/Unable to confirm - Risk of wiring systems collapsing prematurely due to the lack of adequate fixings.

##### Details:

Wiring systems are not supported by adequate fire-resistant fastenings and fixings. This refers to cabling at ceiling height across all sub-blocks.

[T# 2025-284066 Cable entanglement hazard](#)





Example of wires liable to collapse.



Example of wires liable to collapse.

**28. Other hazards or deficiencies observed.**

0

0

No other hazard or deficiency observed at the time of this assessment.

## Smoking

Original  
rating

Potential  
rating

0

0

**29. Is smoking prohibited in relevant parts of the building and are suitable designated areas provided?**

0

0

No hazard identified at the time of this assessment.

**Details:**

The relevant areas of the premises comply with the Smoke-free (Signs) Regulations 2012. "No Smoking" signage is in place. There was no evidence of discarded smoking materials within any of the common areas at the time of this assessment.



No-smoking signs displayed.

**30. Other hazards or deficiencies observed.**

0

0

No other hazard or deficiency observed at the time of this assessment.

**Details:**

No further detail required.

Original  
rating

Potential  
rating

0

0

## Heating and ventilation

**31. Are all heating ventilation and air conditioning (HVAC) installations subject to regular maintenance?**

0

0

Not Applicable.

**Details:**

No evidence of communal heating boilers or similar. Residents or their landlords are responsible for the maintenance of installations within their demised premises.

**32. Are fixed and/or portable heaters fit for purpose and clear of combustible materials?** 0 0

Not Applicable.

**Details:**

No items of this nature identified at the premises.

**33. Other hazards or deficiencies observed.** 0 0

No other hazard or deficiency observed at the time of this assessment.

## Cooking

Original rating	Potential rating
0	0

**34. Are kitchen equipment and appliances in good condition and clear of combustible materials?** 0 0

Not Applicable.

**Details:**

No items of this nature identified at the premises.

**35. Are cooking extraction systems periodically inspected and cleaned?** 0 0

Not Applicable.

**Details:**

No items of this nature identified at the premises.

**36. Other hazards or deficiencies observed.** 0 0

No other hazard or deficiency observed at the time of this assessment.

## Arson

Original rating	Potential rating
0	0

**37. Are all reasonable measures in place to prevent unauthorised entry to premises?** 0 0

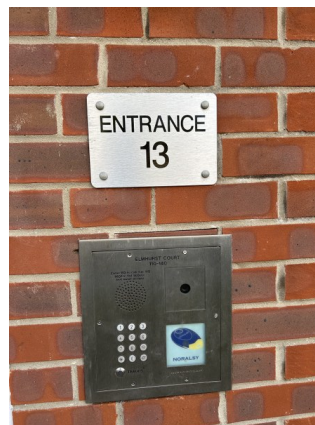
No hazard identified at the time of this assessment.

**Details:**

There is controlled access to the property with good overall security.



Example of secure access to sub-blocks.



Example of secure access to sub-blocks.

**38. Are there combustible materials in close proximity to the building?** 0 0

No hazard identified at the time of this assessment.

**Details:**

The building was clear of combustible materials readily available for ignition by outsiders. No evidence of malicious fire-setting in the vicinity.

**39. Is there a risk from arson or accidental ignition in the external waste bins, which could affect the building?**

0

0

No hazard identified at the time of this assessment.

**Details:**

The external waste bins are located a safe distance from the building.



Example of external bin store.



Example of external bin store.

**40. Is there a risk of arson by access to the letterbox?**

0

0

No hazard identified at the time of this assessment.

**Details:**

Internal, individual, residents' postboxes installed.



Example of residents' mailboxes.



Example of residents' mailboxes.

**41. Other hazards or deficiencies observed.**

0

0

No other hazard or deficiency observed at the time of this assessment.

## Ignition sources

Original  
rating

Potential  
rating

0

0

**42. Are measures in place to reduce risk of ignition from working practices and processes?**

0

0

Not Applicable.

**Details:**

These questions generally deal with high-risk industrial processes and equipment and therefore they are not relevant to this property.

**43. Is there a risk of fire from any equipment or machinery?** 0      0

Not Applicable.

Details:

No items of this nature identified at the premises.

**44. Other hazards or deficiencies observed.** 0      0

No other hazard or deficiency observed at the time of this assessment.

## Combustible and flammable materials

Original rating	Potential rating
5	0

**45. Is there adequate control over combustible material fire loading and storage?** 5      0

No/Unable to confirm - Risk of fire spread from incorrect storage/excessive amounts of combustible materials.

Details:

Whilst in many sub-blocks materials were controlled, we identified items not adequately controlled with superfluous amounts of combustible materials increasing the fire loading of premises.

This refers specifically to;

1. Electrical items in the services cupboard on 1st floor in sub-block 32-39.

2. Mobility scooter in services cupboard outside flat 82.

3. Items stored in services cupboard adjacent to flat 107.

[T# 2025-284089 Combustible material storage residential](#)



Electrical items in services cupboard.



Mobility scooter in services cupboard.



Items stored in services cupboard.

**46. Is there adequate control over the use and storage of flammable liquids and/or gases?** 0      0

Not Applicable.

**Details:**

No significant flammable liquids and/or gases noted at the time of this assessment.

**47. Is there a hot works permit procedure in place?** 5 0

No/Unable to confirm - Risk of fire from uncontrolled hot works. / Arrangements for hot work procedures not known.

**Details:**

Hot works permit and procedure to be implemented.

[T# 2025-284090 Hot works procedures](#)

**48. Are there items on balconies or other areas, that might pose a risk from fire?** 5 0

No/Unable to confirm - Risk of fire from flammable materials.

**Details:**

Advice Note on Balconies on Residential Buildings.

[T# 2025-284091 Advice for balconies on residential buildings](#)



Balconies to 1st floor.

**49. Other hazards or deficiencies observed.** 0 0

No other hazard or deficiency observed at the time of this assessment.

## Fire detection and warning and smoke ventilation systems

Original rating	Potential rating
5	0

**50. Is there adequate provision of a fire detection and warning system?** 0 0

Not Applicable.

**Details:**

Due to the nature and fire evacuation strategy of the premises no fire alarm system is required. Individual arrangements within flats are not known, this assessment deals with the common parts only. It is essential that in all flats, regardless of the date of construction, there is an adequate number of working smoke alarms. The responsibility for the provision of smoke alarms within flats is with the leaseholder, tenant or their landlord.

**51. Is there unnecessary provision of a fire detection and/or fire alarm system?** 0 0

Not Applicable.

**Details:**

No items of this nature at the premises.

**52. Is there adequate provision of a smoke ventilation system?** 0 0

No hazard identified at the time of this assessment.



**Details:**

There is a smoke ventilation system installed in each sub-block. A system of automatic smoke detection is provided to operate the smoke control system automatic opening vents [AOVs]. The AOV system is provided with manual firefighting control switches. There are high-level vents located at the head of the escape stairways and in escape corridors.



Example of smoke detection.



Example of smoke detection.



AOV controls.



AOV controls.



Example of high-level AOV.



Example of AOV in corridor.



AOV power supply.

### 53. Other hazards or deficiencies observed.

5

0

Other hazard or deficiency observed at the time of this assessment.

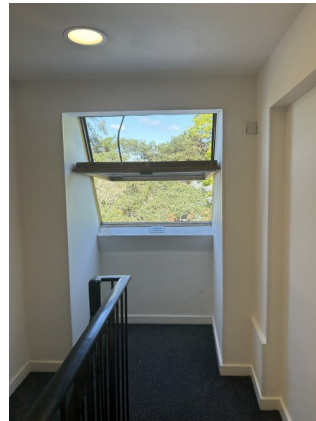
#### Details:

We noted that the smoke vent on the 2nd floor of the sub-block with entrance 5 was held open. The control switch was showing a red fault light and making an audible noise.

The Property Manager was informed, and this issue was reported to the Cardinus Property team.  
[T# 2025-284093 Other fire alarm smoke control hazard or deficiency](#)



AOV control switch showing red fault light.



AOV in open position - internal.



AOV in open position - external.

## Firefighting provisions

	Original rating	Potential rating
	<b>5</b>	<b>0</b>
<b>54. Is there a reasonable provision of fire extinguishers?</b>	<b>5</b>	<b>0</b>
No/Unable to confirm - No fire extinguishers available for small localised fires.		
<b>Details:</b>		
No fire extinguishers provided.		
<a href="#">T# 2025-285019 Fire extinguishers provision residential facilities</a>		
<b>55. Is there reasonable provision of fire blankets?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
No requirement for fire blankets.		
<b>56. Is there reasonable provision of sprinkler systems?</b>	<b>0</b>	<b>0</b>
Not Applicable		
<b>Details:</b>		
No requirement for a sprinkler system.		
<b>57. Is there reasonable provision of fixed firefighting installations?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
No requirement for fixed firefighting installations.		
<b>58. Is there reasonable provision of fire suppression systems?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
No requirement for a gas fire suppression system.		
<b>59. Other hazards or deficiencies observed.</b>	<b>0</b>	<b>0</b>
No other hazard or deficiency observed at the time of this assessment.		

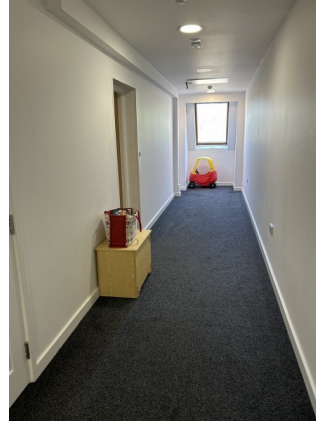
## Means of escape

	Original rating	Potential rating
	<b>5</b>	<b>0</b>
<b>60. Are all escape routes clear of combustible materials and obstruction?</b>	<b>5</b>	<b>0</b>
No/Unable to confirm - Persons may be unable to evacuate the premises quickly due to obstructed escape routes.		
<b>Details:</b>		
Escape routes obstructed. This refers to;		
1. Items stored in escape corridors throughout sub-blocks.		
2. Pushchairs and bicycles stored in some stairwells.		
<a href="#">T# 2025-284096 Escape routes obstructed</a>		





Waste material in escape corridor.



Furniture in escape corridor.



Pushchairs in stairwell.



Pushchairs and bicycle in stairwell.

**61. Are travel distances within the guidelines for the type of premises?**

0

0

No hazard identified at the time of this assessment.

**Details:**

Where there are travel distances outside the current benchmark limits for the type of premises there is an engineered smoke ventilation system installed.

**62. Is the fire separation of floors and compartments considered to be satisfactory?**

5

0

No/Unable to confirm - Fire resistance between compartments requires attention to stop the spread of smoke and flames.

**Details:**

There is a lack of fire resistance between floors and compartments.

This refers to;

1. Lack of fire separation in services cupboards throughout all sub-blocks.
2. Excessive use of expanding foam in numerous services cupboards.
3. Use of fire-resisting and non-fire-resisting plasterboard.

[T# 2025-284100 Fire separation comprehensive survey and use of expanding foam](#)



Lack of fire separation between floors.



Lack of fire separation between floors.



Excessive use of expanding foam.



Excessive use of expanding foam.



Non-fire -resisting plasterboard used in services cupboards.

**63. Are all fire exits easily and immediately openable?**

0

0

No hazard identified at the time of this assessment.

**Details:**

All fire exits were found to be in serviceable condition. This refers to the 16 entrance/exit doors across the development.



Example of main front entrance door - external.



Example of main front entrance door - internal.



Example of control for door exit.

#### 64. Is there adequate provision of self-closing, fire-resisting doors?

5

0

No/Unable to confirm - Inadequate fire doors could lead to the spread of smoke and fire.

##### Details:

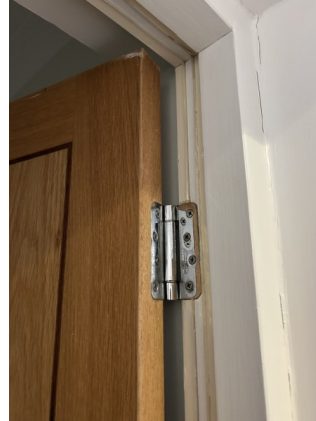
Self-closing fire doors appear to be installed in appropriate locations, and the inspection of the entrance door to flat numbers 124, 97 and 21 found them be fitted with a self-closing device, combined intumescent strips and cold smoke seals. However, as this fire risk assessment is of the common parts of the premises it is not always possible to gain access to inspect all entrance doors to individual flats. Therefore, in this instance, confirmation of the quality of the flat entrance fire doors is recommended.

Common part cross-corridor fire doors are fitted with self-closing devices, combined intumescent strips and cold smoke seals.

[T# 2025-284107 Flat entrance fire doors quality assurance](#)



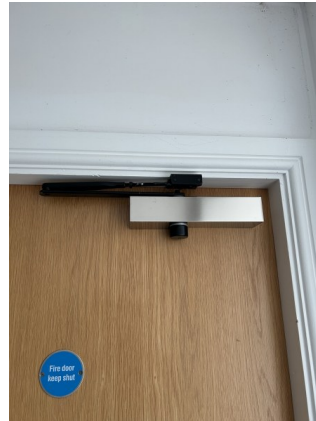
Flat entrance front door.



Flat entrance door with intumescent strips and cold smoke seals.



Common part fire door fitted with intumescent strips and cold smoke seals.



Common part fire door fitted with self-closing device.

**65. Are all self-closing, fire-resisting doors free from obstruction?**

0

0

No hazard identified at the time of this assessment.

**Details:**

Self-closing fire doors are free from obstruction and are not wedged open.

**66. Is there adequate provision of non-self-closing, fire-resisting doors?**

0

0

No hazard identified at the time of this assessment.

**Details:**

Fire doors are installed in appropriate locations. Common part services cupboard fire doors are fitted with combined intumescent strips and cold smoke seals.



Services cupboard doors fitted with intumescent strips and cold smoke seals.



Common part services cupboard door.



**67. Are fire-resisting doors to cupboards, stores and service ducts etc., kept locked where required?** **5** **0**

No/Unable to confirm - Unlocked fire doors could lead to the spread of smoke and fire.

**Details:**

Fire doors were found to be unsecured. We found a numerous gas meter cupboards unlocked across all sub-blocks.

[T# 2025-284115 Fire doors unsecured](#)



Example of unlocked gas meter cupboard.

**68. Are all fire-resisting doors fitted with appropriate label signage?** **0** **0**

No hazard identified at the time of this assessment.

**Details:**

All fire doors were found to be fitted with appropriate label signage.



Appropriate signage displayed.



Appropriate signage displayed.

**69. Is there considered to be a reasonable standard of fire safety signs?** **5** **0**

No/Unable to confirm - Persons may be unable to evacuate the premises quickly due to a lack of emergency escape signage.

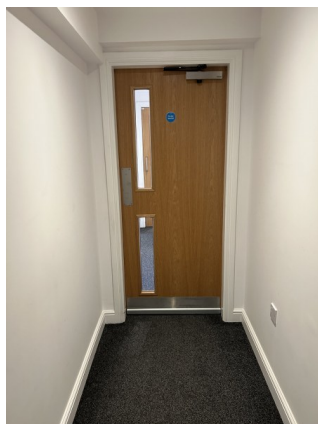
**Details:**

Inadequate levels of emergency escape signage. Whilst fire safety signs are displayed in some blocks, some have no fire exit signs displayed. This refers to; throughout the sub-blocks with entrance numbers; 1,2, 3, 9, 10, 11, 12, 13, 14, 15 & 16.

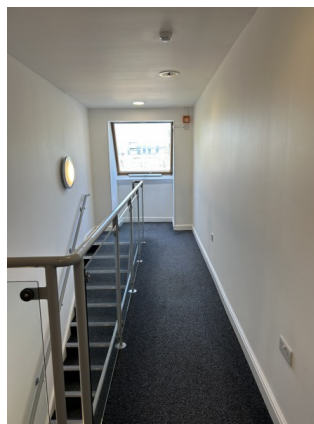
We further noted there were no signs instructing the lifts not be used in the event of fire.

[T# 2025-284202 Signage fire exit](#)

[T# 2025-284214 Signage do not use lift](#)



Fire exit signs required.



Fire exit signs required.

**70. Is there considered to be a reasonable standard of fire action notices?**

0

0

No hazard identified at the time of this assessment.

**Details:**

There is a reasonable provision of fire action notices. The fire action notices are posted at strategic points and visible to building users.



Example of fire action notice displayed.



Example of fire action notice displayed.

**71. Is there considered to be reasonable provision of emergency lighting?**

0

0

No hazard identified at the time of this assessment.

**Details:**

There appears to be adequate provision of emergency lighting.



Example of emergency lighting installed.

**72. Other hazards or deficiencies observed.**
**0 0**

No other hazard or deficiency observed at the time of this assessment.

**Inspections, testing and maintenance**

Original rating	Potential rating
<b>5</b>	<b>0</b>

**73. Is the fire alarm system subject to routine tests and maintenance?**
**0 0**

Not Applicable.

**Details:**

No systems of this nature required at the premises.

**74. Is the emergency and escape lighting system subject to routine tests and maintenance?**
**0 0**

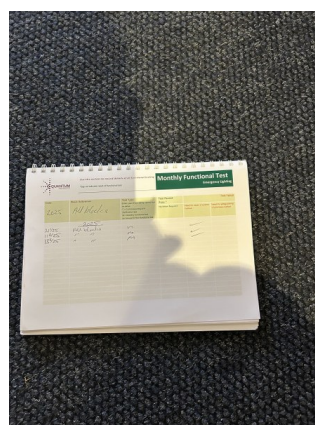
No hazard identified at the time of the assessment.

**Details:**

We noted on-site evidence that there is a regime in place for the periodic testing and maintenance of the emergency lighting.



Emergency lighting and smoke vent system logbook.



Record of emergency lighting testing.

**75. Are the fire extinguishers serviced annually?**
**0 0**

Not Applicable.

**Details:**

No fire extinguishers are required at the premises.

**76. Are the smoke control systems subject to tests and maintenance?**
**5 0**

No/Unable to confirm - Failure of smoke control system due to the lack of testing and maintenance.

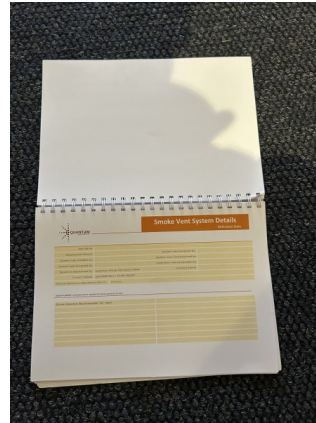
**Details:**

No evidence of the testing and maintenance of the smoke control system. Whilst a logbook was on site, there were no records of the smoke vent system being tested.

[T# 2025-284203 Smoke control test and maintenance](#)



Emergency lighting and smoke vent system logbook.



No record of smoke vent testing.

- 77. Are the external escape stairs and/or gangways in a reasonable condition and periodically inspected by a competent person?** **0** **0**

Not Applicable.

**Details:**

There are no external escape stairs and/or gangways of this nature at the premises.

- 78. Are the dry and/or wet rising mains subject to periodic inspections and maintenance?** **0** **0**

Not Applicable.

**Details:**

No rising mains in the premises.

- 79. Are the lifts subject to periodic testing, inspections and maintenance?** **5** **0**

No/Unable to confirm - Failure of lift(s) due to the lack of testing, inspections and maintenance.

**Details:**

No evidence to confirm that the periodic testing, inspection or maintenance of the lift(s) has been carried out.

[T# 2025-284204 Passenger lifts tests and maintenance](#)



Lift doors.

- 80. Are the sprinkler systems subject to periodic testing, inspections and maintenance?** **0** **0**

Not Applicable.

**Details:**

No sprinkler systems in the premises.



<b>81. Residential premises.</b> <b>Are the flat entrance and common part fire doors subject to periodic inspections and maintenance?</b>	<b>5</b>	<b>0</b>
No/Unable to confirm - Failure of fire doors due to the lack of inspection and maintenance. <b>Details:</b> No evidence to confirm that the periodic inspection and maintenance of the flat entrance fire doors has been carried out. <a href="#">T# 2025-284205 Flat entrance and common part fire doors inspection and maintenance</a>		
<b>82. Non-residential premises.</b> <b>Are the fire doors subject to periodic inspections and maintenance?</b>	<b>0</b>	<b>0</b>
Not Applicable. <b>Details:</b> The premises is residential.		
<b>83. Are the fire exits subject to periodic inspections and maintenance?</b>	<b>0</b>	<b>0</b>
Not Applicable. <b>Details:</b> No doors of this nature were identified at the premises, other than the regularly used access doors.		
<b>84. Are the fire dampers subject to periodic testing, inspections and maintenance?</b>	<b>0</b>	<b>0</b>
Not Applicable. <b>Details:</b> No fire dampers were identified at the premises.		
<b>85. Is any lightning protection system subject to periodic testing, inspections and maintenance?</b>	<b>0</b>	<b>0</b>
Not Applicable. <b>Details:</b> No lightning protection system was identified at the premises.		
<b>86. Are routine fire safety checks carried out?</b>	<b>5</b>	<b>0</b>
No/Unable to confirm - Inadequate general fire safety provisions due to the lack of routine checks. <b>Details:</b> No evidence to confirm that routine fire safety checks have been carried out.  <a href="#">T# 2025-284206 Fire safety checklist residential</a>		
<b>87. Are there adequate records of inspection, testing and maintenance?</b>	<b>5</b>	<b>0</b>
No/Unable to confirm - Inadequate or no records of inspection, testing and maintenance. <b>Details:</b> No evidence of adequate records being kept regarding inspections, testing or maintenance.  <a href="#">T# 2025-284207 Test and maintenance record-keeping.</a>		
<b>88. Other hazards or deficiencies observed.</b> <b>Including any electric vehicle, battery charging points.</b>	<b>0</b>	<b>0</b>
No other hazard or deficiency observed at the time of this assessment.		

## Evacuation

	Original rating	Potential rating
	<b>5</b>	<b>0</b>
<b>89. Are adequate commercial property emergency action plans and procedures in place?</b>	<b>0</b>	<b>0</b>
Not Applicable.		

**Details:**

No requirement, the premises is residential.

<b>90. Have the commercial tenants' fire risk assessments been provided?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
No requirement, the premises is residential.		
<b>91. Are there adequate residential property emergency action plans and procedures in place?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
The fire action notices constitute the emergency action plan.		
<b>92. Is there adequate engagement with residents to provide fire safety advice?</b>	<b>5</b>	<b>0</b>
No/Unable to confirm - Inadequate/no provision of basic fire safety information to residents.		
<b>Details:</b>		
No evidence seen confirming that adequate fire safety information/advice is provided to the residents.		
<a href="#">T# 2025-284208 Engaging with residents</a>		
<b>93. Are fire procedures for visitors and outside contractors in place?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment.		
<b>Details:</b>		
Fire action notices are posted at strategic points.		
<b>94. Is there satisfactory control over works carried out in the building by contractors?</b>	<b>5</b>	<b>0</b>
No/Unable to confirm - Inadequate/no control over works carried out in the building by contractors.		
<b>Details:</b>		
Inadequate or no evidence of procedures being in place to control contractors carrying out works in the building.		
<a href="#">T# 2025-284209 Control of contractors</a>		
<b>95. Are regular fire evacuation drills carried out?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
No requirement for fire evacuation drills. The property is a residential block.		
<b>96. Has consideration been given to the evacuation of disabled persons?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
As this is a private residential property there is no requirement for individual evacuation plans for disabled persons. Any form of personal emergency escape plan would not be practicable in application for this type of property, as there would not be any reliable source of assistance available.		
<b>97. Specialised housing - is there adequate provision of person-centred fire risk assessments?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
<b>Details:</b>		
This question is not relevant to the premises. No person-centred risk assessments are required.		
<b>98. Other hazards or deficiencies observed.</b>	<b>0</b>	<b>0</b>
No other hazard or deficiency observed at the time of this assessment.		

## Training

	Original rating	Potential rating
	0	0
<b>99. Are the persons who are expected to carry out the role of fire marshals given appropriate training?</b>	0	0
Not Applicable.		
Details:		
This question is not relevant to the premises. There is no requirement for fire marshals.		
<b>100. Are all staff given fire awareness training?</b>	0	0
Not Applicable.		
Details:		
This question is not relevant to the premises. There are no staff members on site.		
<b>101. Other hazards or deficiencies observed.</b>	0	0
No other hazard or deficiency observed at the time of this assessment.		

## Firefighting information

	Original rating	Potential rating
	0	0
<b>102. Is information provided for firefighting operations?</b>	0	0
Not Applicable.		
Details:		
No requirement – the premises has a simple layout and facilities.		
<b>103. Is there reasonable access for fire engines and firefighters?</b>	0	0
No hazard identified at the time of this assessment.		
Details:		
Good access for fire engines and firefighters.		
<b>104. Is there provision of a Secure Information Box where required? (also known as a Premises Information Box)</b>	0	0
Not Applicable.		
Details:		
No requirement for Secure Information Box to be provided.		
<b>105. Are there any hazardous materials or issues that the local Fire and Rescue Service should be made aware of?</b>	0	0
No hazard identified at the time of this assessment.		
Details:		
No hazardous materials or processes.		
<b>106. Other hazards or deficiencies observed.</b>	0	0
No other hazard or deficiency observed at the time of this assessment.		

## History, actions and notices

	Original rating	Potential rating
	0	0
<b>107. Is there evidence of any recent fires and/or other fire loss experience?</b>	0	0
No hazard identified at the time of this assessment.		
Details:		
No evidence of any recent fires noted at the time of this assessment. No information provided or available from the client regarding other fire loss experience.		

**108. Is there a current fire safety prohibition, enforcement or deficiency notice issued by the local fire authority?** 0 0

No hazard identified at the time of this assessment.

**Details:**

No evidence of any notices issued by enforcement authorities. No information provided or available from the client regarding notices.

**109. Does the organisation have access to fire safety advice and assistance from a competent person[s]?** 0 0

No hazard identified at the time of this assessment.

**Details:**

Evidence that the organisation has access to advice and assistance from competent persons regarding general fire precautions.

## Risk Matrix

	Original rating	Potential rating
	0	0
<b>110. Taking into account the fire prevention measures observed at the time of this risk assessment, is it considered that the hazard from fire (likelihood of fire) at these premises is:</b>	0	0
Medium.		
<b>111. Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, is it considered that the consequences for life safety in the event of fire be:</b>	0	0
Slight harm.		
<b>112. Accordingly, is it considered that the risk to life from fire at these premises is:</b>	0	0
Tolerable.		

## Health and Safety Management

	Original rating	Potential rating
	5	0
<b>113. Is there a written Health and Safety policy for the organisation in control of the building?</b>	5	0
No/Unable to confirm.		
<b>Details:</b>		
No evidence of a written Health and Safety policy for the organisation in control of the building.		
<a href="#">T# 2025-284210 Health and Safety Policy</a>		
<b>114. Are there adequate controls on contractors?</b>	0	0
No/Unable to confirm - Risks from uncontrolled works.		
<b>Details:</b>		
No evidence of adequate controls on contractors. Please refer to question 94 and the associated task in the Risk Improvement Programme.		
<b>115. Is there a current Health and Safety information poster visible with completed details?</b>	0	0
Not Applicable.		
<b>Details:</b>		
No requirement - the areas assessed were not identified as a place of work.		
<b>116. Is a copy of the organisation's Employers' Liability insurance certificate displayed or available?</b>	0	0
Not Applicable.		
<b>Details:</b>		
No requirement - the areas assessed were not identified as a place of work.		

Risk Assessments	Original rating	Potential rating
	0	0
<b>117. Has a First-Aid needs assessment been carried out?</b> Not Applicable. <b>Details:</b> No requirement - this question is not relevant to the premises.	0	0
<b>118. Has an assessment been made regarding facilities provided for proper access and provision for all persons as required under the Equality Act 2010?</b> Not Applicable. <b>Details:</b> No requirement - the building does not offer public services. Any requests for reasonable adjustments are made on a case-by-case basis.	0	0
<b>119. Are there site specific risk assessments carried out for Legionella?</b> Not Applicable. <b>Details:</b> No requirement - no items of this nature identified at the premises.	0	0
<b>120. Are there site specific risk assessments carried out for Working at Height?</b> Not Applicable. <b>Details:</b> No requirement - no activity of this nature identified at the premises.	0	0
<b>121. Are there any roof areas with unrestricted access?</b> Not Applicable. <b>Details:</b> No requirement - no roof areas of this nature identified at the premises.	0	0
<b>122. Are there site specific risk assessments for the Control of Substances Hazardous to Health (COSHH)?</b> Not Applicable. <b>Details:</b> No requirement - no substances of this nature identified at the premises.	0	0
<b>123. Is there a current Asbestos Management Survey in place?</b> Not Applicable. <b>Details:</b> No requirement - no identified areas of risk. The building is believed to have been constructed after the year 2000.	0	0
<b>124. Are there site specific risk assessments and maintenance programmes in place for any power-operated doors/gates?</b> Not Applicable. <b>Details:</b> No requirement - no doors/gates of this nature identified at the premises.	0	0
<b>125. Has a Display Screen Equipment (DSE) risk assessment been carried out?</b> Not Applicable. <b>Details:</b> No requirement - no DSE identified at the premises.	0	0
<b>126. Has a Manual Handling risk assessment been carried out?</b>	0	0

Not Applicable.

Details:

No requirement - no activities of this nature identified at the premises.

**127. Has a Lone Worker risk assessment been carried out?**

0

0

Not Applicable.

Details:

No requirement - no activities of this nature identified at the premises.

**128. Has a Driving at Work risk assessment been carried out?**

0

0

Not Applicable.

Details:

No requirement - no activities of this nature identified at the premises.

**129. Have any swimming pools been subject to a risk assessment?**

0

0

Not Applicable.

Details:

No requirement - no facilities of this nature identified at the premises.

## Accidents and Incidents

Original  
rating

Potential  
rating

0

0

**130. Is there an accident book on site and is it readily available?**

0

0

Not Applicable.

Details:

No requirement - this question is not relevant to the premises.

## Utilities

Original  
rating

Potential  
rating

0

0

**131. Are arrangements in place for statutory inspections of lifts and lifting equipment?**

0

0

No/Unable to confirm - Risk from equipment not being adequately maintained.

Details:

No evidence of arrangements being in place for the statutory inspections of lifts and/or lifting equipment. Please refer to question 79 and the associated task in the Risk Improvement Programme.

**132. Other utility hazards or deficiencies observed.**

0

0

No other hazard or deficiency observed at the time of this assessment.

## Internal Environment

Original  
rating

Potential  
rating

5

0

**133. Are the internal pedestrian routes free from slip and/or trip hazards?**

0

0

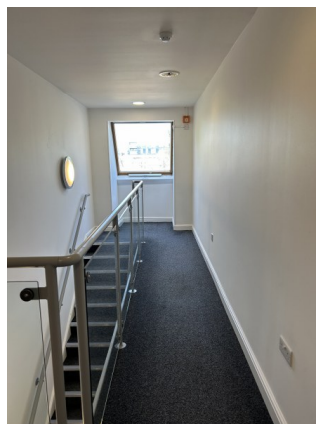
No hazard identified at the time of this assessment.

Details:

Pedestrian routes appear to be free from slip and/or trip hazards.



Example of internal pedestrian route.



Example of internal pedestrian route.

<b>134. Are there any changes in levels or other areas that may require handrails?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment.		
Details:		
Handrails are provided for any significant changes in levels and/or other areas.		
<b>135. Are there changes in levels and/or surfaces in the building[s] that may require marking and/or anti-slip material?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment.		
Details:		
Changes in levels and/or surfaces in the building found to be adequate.		
<b>136. Do cleaners ensure that they reduce the risk of slips by using adequate signs and barriers?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
Details:		
No requirement - no issues of this nature identified at the premises at the time of this assessment.		
<b>137. Do cleaners ensure that all of their work equipment and/or materials are locked away?</b>	<b>0</b>	<b>0</b>
Not Applicable.		
Details:		
No requirement - no cleaning materials and/or equipment identified at the premises at the time of this assessment.		
<b>138. Are there any areas where a fall from height hazard exists?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment.		
Details:		
No fall from height hazards identified at the time of this assessment.		
<b>139. Does the artificial lighting appear adequate in the assessed internal areas?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment.		
Details:		
Standard artificial lighting appears to be adequate.		
<b>140. Is the premises being generally maintained in a clean and tidy condition?</b>	<b>0</b>	<b>0</b>
No hazard identified at the time of this assessment.		
Details:		
Premises appears to be generally maintained in a clean and tidy condition.		

- 141. Are all relevant large glazing panels marked to help prevent persons coming into collision with panels?** 0 0

Not Applicable.

**Details:**

No requirement - no large glazing panels identified at the premises at the time of this assessment.

- 142. Does all on-site glazing appear to be in good condition?** 5 0

No/Unable to confirm - Glazing found to be in a poor or hazardous condition.

**Details:**

Evidence of a window that is damaged or in a condition that may lead to risk of damage or injury to persons. This refers specifically to the temporarily repaired window on the 2nd floor of sub-block 72-79.

[T# 2025-284211 Glazing - General Condition](#)



Temporary repair to window - screwed shut.

- 143. Are unavoidable high-level and/or low-level obstructions, such as beams or pipework, appropriately marked?** 0 0

Not Applicable.

**Details:**

No requirement - no unavoidable obstructions identified at the premises at the time of this assessment.

- 144. Are there any internal fixtures and fittings that appear not to be secure?** 0 0

No hazard identified at the time of this assessment.

**Details:**

All internal fixtures and fittings appear to be secure.

- 145. Are there any areas with obvious issues of damp and/or mould?** 0 0

No hazard identified at the time of this assessment.

**Details:**

No significant areas of damp and/or mould identified.

- 146. Are there any obvious requirements for Health and Safety signage? (Other than those required under the Fire Safety Order.)** 5 0

No/Unable to confirm - Risk of premises users being unaware of potential hazards.

**Details:**

Safety signs and/or notices are not displayed. All cupboards containing electrical equipment - it is recommended that warning signs stating 'Warning electrical hazard' or similar are posted on all doors.

[T# 2025-284212 Health and Safety Signs - Electrical Cupboards](#)





'Electrical hazard' signs required.

**147. Other internal environment hazards or deficiencies observed.**

0

0

No other hazard or deficiency observed at the time of this assessment.

## Welfare Facilities

Original  
rating

Potential  
rating

0

0

**148. Is there considered to be a sufficient number of sanitary conveniences provided?**

0

0

Not Applicable.

Details:

No facilities of this nature required at the premises.

**149. Are suitable facilities provided for the safe disposal of sanitary waste?**

0

0

Not Applicable.

Details:

No waste of this nature identified at the premises.

**150. Other welfare facilities hazards or deficiencies observed.**

0

0

No other hazard or deficiency observed at the time of this assessment.

## General Structure

Original  
rating

Potential  
rating

0

0

**151. Do windows and/or doors open into walkways where significant collisions could take place?**

0

0

No hazard identified at the time of this assessment.

Details:

There is no apparent risk of collision from windows or doors opening into walkways.

**152. Are there any obvious areas where windows require devices to restrict opening?**

0

0

No hazard identified at the time of this assessment.

Details:

Windows are fitted with devices to restrict the window opening or prevent falling through.



Restrictors fitted.

- 153. Where the bottom edge of any opening window is less than 800mm above floor level, is a barrier fitted to prevent falls?** 0 0

Not Applicable.

Details:

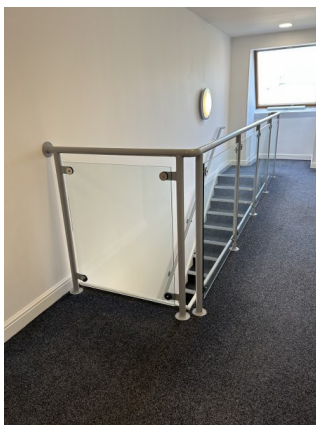
No windows of this nature identified at the premises.

- 154. Are safety glass and/or barriers fitted, to prevent the falling through of glazed areas, where required?** 0 0

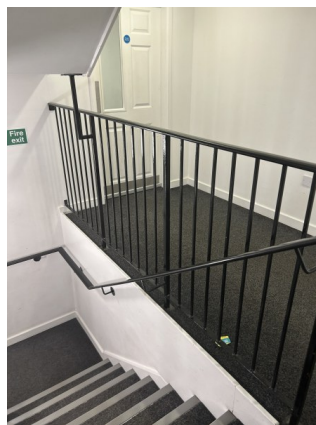
No hazard identified at the time of this assessment.

Details:

Safety glass and/or barriers are fitted as required.



Safety glass barriers fitted.



Metal balustrades fitted.

- 155. Does the general building structure appear to be adequate?** 0 0

No hazard identified at the time of this assessment.

Details:

The general structure of the building, including items such as chimneys, aerials, satellite dishes, gutters etc. appears to be sound and in good order.

- 156. Other general structure hazards or deficiencies observed.** 0 0

No other hazard or deficiency observed at the time of this assessment.

## Waste Management

- |   | Original rating | Potential rating |
|---|-----------------|------------------|
| <b>157. Is all waste at the central collection or storage areas reasonably secured and in a clean and tidy condition?</b> | 5               | 0                |

No/Unable to confirm - Risk of vermin infestation and/or littering.

**Details:**

Waste storage areas are not secured. This refers to all of the external bin stores across the development. All bin stores were found to be clean and tidy.

T# 2025-284213 Arson bin store unlocked



Example of unlocked bin store.



Clean and tidy bin store.

**158. Other waste management hazards or deficiencies observed.**

0

0

No other hazard or deficiency observed at the time of this assessment.

## External Environment

Original  
rating

Potential  
rating

0

0

**159. Are there any obvious concerns regarding the building[s] car parking and traffic routes?**

0

0

No hazard identified at the time of this assessment.

**Details:**

Traffic routes appear to be in good overall condition.



Example of traffic route.



Example of traffic route.

**160. Are height and/or width restrictions clearly indicated by signage?**

0

0

Not Applicable.

**Details:**

No requirement - no areas of this nature were identified at the premises at the time of this assessment.

**161. Does the ventilation of any enclosed car parking areas appear adequate?**

0

0

Not Applicable.

**Details:**

No requirement - no parking areas of this nature were identified at the premises at the time of this assessment.

**162. Is there artificial lighting available for vehicle movement areas?**

**0**

**0**

No hazard identified at the time of this assessment.

**Details:**

Artificial lighting is available for vehicle movement areas.

**163. Are there any obvious concerns regarding pedestrian routes?**

**0**

**0**

No hazard identified at the time of this assessment.

**Details:**

Pedestrian routes appear well marked and/or separate from moving traffic.



Example of pedestrian route.



Example of pedestrian route.

**164. Are external walkways and/or steps in a reasonable condition with no obvious slip or trip hazards?**

**0**

**0**

No hazard identified at the time of this assessment.

**Details:**

Walkways and/or steps appear to be in reasonable condition with no obvious slip or trip hazards.

**165. Are there any obvious concerns relating to tree and/or general grounds maintenance?**

**0**

**0**

No hazard identified at the time of this assessment.

**Details:**

Evidence that the grounds appear to be reasonably maintained.



Grounds maintenance.



Grounds maintenance.

**166. Other external environment hazards or deficiencies observed.**

**0**

**0**

No other hazard or deficiency observed at the time of this assessment.



# Risk Improvement Programme

## About this Risk Improvement Programme

The purpose of this section of the risk assessment is to provide recommendations to aid compliance with relevant legislation and/or good practices.

All actions taken to deal with these recommendations should be recorded. This will demonstrate to any enforcing authority your commitment to fulfilling your legal obligations.

To assist in complying with the Risk Improvements that resulted from the risk survey, each improvement has been individually classified and assigned a timescale for completion. Regardless of the timescale, all recommendations should be completed as soon as reasonably practicable.

There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month.

Specialist advice may be necessary to implement certain Risk Improvements and the following guidance may cover broad principles only. Some items may require planning or other permissions from your local authority and/or the property owner; who should be consulted with before implementing, particularly those improvements that may alter the structure or appearance of any premises.

Where appropriate, works should be carried out by third-party, certified, specialist contractors that are a member of a recognised trade body or association.

The table below shows the recommended Risk Improvements that have been assigned.  
 No responsibility can be accepted for any unauthorised amendments or alterations to this report.

Ref	Task Subject	Type	Priority	Required By Date
2025-284063	Access	Recommended	Medium	17/07/2025
2025-284065	PAT testing AV	Recommended	Medium	17/07/2025
2025-284066	Cable entanglement hazard	Recommended	Medium	17/07/2025
2025-284089	Combustible material storage residential	Recommended	Medium	17/07/2025
2025-284090	Hot works procedures	Recommended	Medium	17/07/2025
2025-284091	Advice for balconies on residential buildings	Recommended	Medium	17/07/2025
2025-284093	Other fire alarm smoke control hazard or deficiency	Recommended	Medium	17/07/2025
2025-285019	Fire extinguishers provision residential facilities	Recommended	Medium	17/07/2025
2025-284096	Escape routes obstructed	Recommended	Medium	17/07/2025
2025-284100	Fire separation comprehensive survey and use of expanding foam	Recommended	Medium	17/07/2025
2025-284107	Flat entrance fire doors quality assurance	Recommended	Medium	17/07/2025
2025-284115	Fire doors unsecured	Recommended	Medium	17/07/2025
2025-284202	Signage fire exit	Recommended	Medium	17/07/2025
2025-284214	Signage do not use lift	Recommended	Medium	17/07/2025
2025-284203	Smoke control test and maintenance	Recommended	Medium	17/07/2025
2025-284204	Passenger lifts tests and maintenance	Recommended	Medium	17/07/2025
2025-284205	Flat entrance and common part fire doors inspection and maintenance	Recommended	Medium	17/07/2025
2025-284206	Fire safety checklist residential	Recommended	Medium	17/07/2025



2025-284207	Test and maintenance record-keeping.	Recommended	Medium	17/07/2025
2025-284208	Engaging with residents	Recommended	Medium	17/07/2025
2025-284209	Control of contractors	Recommended	Medium	17/07/2025
2025-284210	Health and Safety Policy	Recommended	Medium	17/07/2025
2025-284211	Glazing - General Condition	Recommended	Medium	17/07/2025
2025-284212	Health and Safety Signs - Electrical Cupboards	Recommended	Medium	17/07/2025
2025-284213	Arson bin store unlocked	Recommended	Medium	17/07/2025

## Risk Improvement Details

### Medium Priority

#### 2025-284063 Access

We were unable to access the following areas:

1. The loft areas that were locked and keys were not provided.

As a result, the following checks need to be carried out:

1. Check that no combustible materials are being stored.
2. Check that no flammable liquids and/or gases are being stored.
3. Check that there are no untidy/unhygienic conditions.
4. Check that there is no evidence of damp and/or mould.
5. Check that there is good fire-resisting construction and fire stopping.
6. Check that there are no portable electrical appliances plugged into the mains supply that have not been PAT tested.
7. Check that any electrical leads and/or equipment are in good condition and are being used correctly.

Note: This can be carried out as part of the next block inspection.

Required by: 17 Jul 2025

Type: Recommended

#### 2025-284065 PAT testing AV

Portable Appliance Testing (PAT) of relevant electrical equipment is to be carried out by a competent electrical contractor with a record of testing to be kept.

This refers to.

1. Specifically, various AV items and equipment in the services cupboards in all sub-blocks.
2. Consider the use of an asset register for all items to assist with record-keeping.

Note: Consideration should be given to having any AV items and equipment within the services cupboards, that are plugged into power outlet sockets, fitted to the mains via a fused fixed spur; they would then become part of the electric system and only require testing as part of the 5-yearly cycle.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284066 Cable entanglement hazard**

Wiring systems should be supported in such a way that they will not collapse when affected by fire, especially in and around escape routes.

BS 7671 - Requirements for Electrical Installations, outlines the need for cabling to be supported by fire-resistant fastenings and fixings, which are not liable to premature collapse in extreme heat. This means that plastic cable clips, non-metallic cable ties and plastic trunking to support wiring systems would be unlikely to comply with these rules.

The requirements of BS 7671 apply to all wiring systems in a building, including those of distribution circuits, final circuits, safety services and data and communications services.

The sole use of plastic fixings and non-metallic cable ties no longer comply with the regulations and rightly so, as exposure to fire could result in the melting of trunking and the risk of loose cabling.

1. It is recommended that a survey is carried out by a competent engineer to ensure that the identified fastenings and fixings throughout the sub-blocks meet the required standards, and that those which do not are either replaced or upgraded.

If it is found that the wiring is sufficiently fixed in place, then no further action will be necessary.

Note: Where there is an installation of multi-media data cabling, there may be evidence available from the installer to prove that all work was carried out to the appropriate standards and requirements.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284089 Combustible material storage residential**

As stored combustible materials increase the available fuel for a fire it is good practice to keep these items to a minimum. Clear the following areas of all combustible materials and items.

This refers specifically to;

1. Electrical items in services cupboard on 1st floor in sub-block 32-39.
2. Mobility scooter in services cupboard outside flat 82.
3. Items stored in services cupboard adjacent to flat 107.

Note: As this can be an ongoing issue in many residential premises it is recommended that regular checks are made of all common part services cupboards and items are cleared as necessary.

If an issue persists, consider posting signage reminding residents of the importance of keeping these areas clear.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284090 Hot works procedures**

Contractors hot work procedures: these should be considered when planning and undertaking any hot works.

A hot work permit system is a formal written system and is an extension of the safe system of work. A hot work permit is used to prevent fire or explosion and will specifically detail the work to be carried out, how and when it is to be done and the precautions to be taken.

A hot work permit should be issued to persons carrying out temporary work which involves; gas/electric welding and cutting, blowtorches, grinding wheels or cutting discs.

Hot work is only to be carried out by persons trained in the use of equipment, hazards and precautions to prevent fires.

Note: In residential premises any organisation employing people to carry out hot work in the common parts and/or external areas is responsible for issuing and controlling the permit system.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284091 Advice for balconies on residential buildings**

Building owners should inform residents about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is clear that barbecues should not be used on balconies.

The fire risk on balconies can also be increased due to the use of balconies as storage. A significant number of balcony fires start from the unsafe disposal of smoking materials and the misuse of barbecues.

Building owners should have policies in place detailing what can and cannot be stored and used on balconies by residents and should review these in light of the materials used in the balcony construction. They should also communicate with residents to develop their understanding of these risks.

It is strongly recommended that the use of barbecues, and any other source of ignition, on apartment balconies is prohibited.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284093 Other fire alarm smoke control hazard or deficiency**

We noted that the smoke vent on the 2nd floor of the sub-block with entrance 5 was held open. The control switch was showing a red fault light and making an audible noise.

A competent engineer should be employed to rectify the issue.

Required by: 17 Jul 2025

Type: Recommended

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**2025-285019 Fire extinguishers provision residential facilities**

Due to the nature and design of the property there is no requirement for fire extinguishers in the residential common parts. However, fire extinguishers are recommended for higher risk areas.

1. Main electrical intake room - One 2kg CO2 fire extinguisher.

Note: Fire extinguishers should be provided, maintained and installed in accordance with the guidance given in BS 5306.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284096 Escape routes obstructed**

All escape routes are to be kept clear of obstruction and/or combustible materials to ensure that all persons can evacuate the premises as quickly and as safely as possible.

This refers to.

1. Items stored in escape corridors throughout sub-blocks.
2. Pushchairs and bicycles stored in some stairwells.

Note: It is important that all escape routes, and areas which could affect the means of escape, are kept clear of obstructions and combustible materials.

As this can be an ongoing issue, it is recommended that regular checks are made of all escape routes and items are cleared as necessary.

If this does become a recurring issue, post signage reminding residents of the importance of keeping these areas clear.

Required by: 17 Jul 2025

Type: Recommended

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### **2025-284100 Fire separation comprehensive survey and use of expanding foam**

Fire stopping required for any and all breaches in fire-resisting walls, floors and ceilings caused by cabling, pipes etc. to maintain effective fire resistance between compartments.

This refers to.

1. Lack of fire separation in services cupboards throughout all sub-blocks.
2. Excessive use of expanding foam in numerous services cupboards.
3. Use of fire-resisting and non-fire-resisting plasterboard.

It is recommended that a comprehensive survey is carried out to identify all areas where fire-resisting construction has been compromised or is not of an adequate standard. The survey report should identify all issues and provide recommendations for remedial works where required.

Ideally, a third-party certified contractor should be used that is a member of a recognised trade body or association.

Where minor works are carried out to a property, a certificate may be issued by a tradesperson under a relevant competent person scheme. This allows registered installers who are competent in their field to self-certify.

All works of this nature should be carried out using the appropriate materials installed to the manufacturer's guidelines and specifications. All installation procedures and construction should comply with the relevant guidance, current building regulations and good practices.

Note: Most polyurethane foams are only suitable where the gaps to be filled are 10-30mm wide, such as bed and side joints to lintels, frames and minor penetrations in blockwork walls or concrete floors. Gaps that require filling in timber structures are not likely to achieve satisfactory fire-resistant results.

Required by: 17 Jul 2025

Type: Recommended

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### **2025-284107 Flat entrance fire doors quality assurance**

Flat entrance fire doors leading to a shared or communal area are required to provide fire and smoke protection and are part of a layered approach to most fire strategies for buildings.

However, as this fire risk assessment is of the common parts of the premises, it is not always possible to gain access to inspect all entrance doors to individual flats.

It is important to confirm the presence of fire safety features for all flat entrance doors. We recommend that a quality assurance inspection is carried out.

1. Confirm that the flat entrance fire doors are fitted with effective self-closing devices. To be effective these must be capable of closing the door from any angle of opening and should be strong enough to overcome the resistance of any latch or sealing system.
2. Confirm that the flat entrance fire doors are fitted with a combined intumescent strip and cold smoke seal.
3. Confirm that the flat entrance fire doors are fitted with three fire-rated hinges.
4. All flat entrance fire doors should be included in an inspection regime in line with current government recommendations.
5. Building owners should also communicate with residents to ensure that they are aware of the importance of maintaining and not interfering with the operation of the self-closing devices on their flat entrance fire doors.
6. Residents should be told that fire doors must not be altered as that can reduce their fire resistance.
7. We recommend carrying out a 100% check of all flat entrance fire doors to confirm their overall condition and suitability.

Note: All works carried out involving the inspection, installation, maintenance or upgrading of fire doors should be undertaken by a competent person.

Ideally, a third-party certified contractor should be used that is a member of a recognised trade body or association.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284115 Fire doors unsecured**

Ensure that fire-resisting doors to cupboards, stores and service ducts that are not self-closing are kept locked. This refers to.

1. Numerous gas meter cupboards across all sub-blocks.

Some doors we found defective locks that should be repaired by a competent contractor, and in other cases the locks were working but not used.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284202 Signage fire exit**

Fire exits should be clearly marked and visible, so that occupants of a building can see where to go in an emergency. Signage is required in the following areas:

1. Throughout the sub-blocks with entrance numbers; 1,2, 3, 9, 10, 11, 12, 13, 14, 15 & 16.

Note: It is important to fix signs above exit doors and doors leading to exits, so that if the door were to be open the signage is still visible. Where there is signage fixed to the face of a door it may not always be visible to those needing to see it in an emergency.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284214    Signage do not use lift**

It is recommended that 'In the event of a fire do not use lift' signs are fixed adjacent to the lift entrance doors at all levels in the sub-blocks with lifts.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284203    Smoke control test and maintenance**

Systems of automatically opening vents (AOVs), or vents electrically controlled but manually operated, should be subject to routine testing and periodic servicing.

1. AOVs and electrically operated opening vents (OVs) should be tested once a month for correct operation using the manual controls provided. This is a simple test that can be undertaken readily by non-specialists.
2. Testing smoke detectors and controls associated with AOVs should take place at least once a year, and in accordance with the manufacturer's instructions. This should be carried out by a competent contractor.  
Note: All records of test and maintenance are to be kept in a dedicated logbook or held electronically.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284204    Passenger lifts tests and maintenance**

Implement regular inspections of the lift(s) by a competent person. Certificates of satisfactory testing are to be obtained.

1. Confirm that a contract with a competent service provider is in place.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284205    Flat entrance and common part fire doors inspection and maintenance**

As fire doors are designed to prevent the spread of smoke and flame it is important to maintain these doors in good order.

This could be achieved by carrying out periodic checks on all fire doors and maintaining a register with a record of defects and corrective maintenance.

The Fire Safety (England) Regulations 2022 make it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to:

- undertake quarterly checks of all fire doors (including self-closing devices) in the common parts.
- undertake – on a best endeavours basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts.

The regulations will also require responsible persons to provide to residents of all multi-occupied residential buildings with two or more sets of domestic premises (that have common parts) information on the importance of fire doors to a building's fire safety.

What does "best endeavours" mean?

Responsible persons are to determine the best approach to take to engage with residents in order to gain access to undertake the annual checks of flat entrance doors. This could include the responsible person agreeing a date with residents, so that access can be granted.

Problems with access.

Residents should be encouraged to allow responsible persons access to check their flat entrance doors. Use can be made of the information to residents required by these regulations. or other resident engagement strategies. If access



cannot be achieved, the responsible person should gather evidence of the steps they have taken to discharge this duty. This could include copies of correspondence between the responsible person and the resident seeking permission to gain access.

Minimum requirements for inspections of fire doors.

The minimum requirement is for the responsible person to undertake an inspection of the doors to identify any obvious damage or issues. It should not be necessary to engage a specialist for these checks, as the responsible person should be able to carry out these checks themselves. There are several useful guides available online, which can support a responsible person in undertaking checks.

A responsible person should consider:

- whether there have been any alterations or damage to a door's glazing, apertures or air transfer grille,
- whether there are any gaps around the doorframe and whether seals and hinges are fitted correctly,
- whether the door closer shuts the door,
- whether the door closes correctly around the whole frame,
- whether there is any visible damage (either deliberate or from wear and tear) to the door or door closer.

If any issues or damage are identified from these checks, it might be appropriate to undertake more detailed checks of the doors (or the self-closing devices). This could include engaging a specialist. Where defects are reported, it is important that action is taken within an appropriate timescale and that they are not simply left until the next inspection.

Checks of fire doors in buildings below 11 metres.

The new regulations do not replace the existing duty for a responsible person to put in place general fire precautions in any premises covered by the Fire Safety Order, regardless of the building's height. The Fire Safety Act 2021 has clarified that in any residential building, which contains two or more sets of domestic premises, is within the scope of the Fire Safety Order.

Responsible persons for residential buildings below 11 metres in height have a duty to put in place general fire precautions in these buildings, this duty includes making sure that all fire doors, including flat entrance doors, are capable of providing adequate protection. This could be achieved by carrying out the same checks as detailed for buildings above 11 metres.

Responsible persons of all residential buildings with two or more sets of domestic premises will also be required to provide residents with information on fire doors.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284206**     **Fire safety checklist residential**

A formal fire safety inspection of a block of flats is a common means of identifying issues relating to fire prevention and maintenance of fire safety measures.

However, many of the day-to-day activities that take place in a block of flats provide continual opportunities to monitor fire safety in the common parts.

Ensuring that housing officers, repair teams, cleaners and any other staff or regular contractors are aware of what to look out for can significantly impact on the standard found in a particular building.

The extent to which formal fire safety inspections need to be carried out will vary. It depends on how successfully standards are being maintained. For example, frequent inspections are likely to be necessary in blocks where there are particular concerns over anti-social behaviour and the consequent threat of arson, or where a 'managed use' policy applies to the use of the common parts.

Those undertaking inspections should also be alert to new hazards that may arise from time to time, e.g. the use of extension leads from flats to charge a mobility scooter brought in by a visitor.

1. Confirm that regular block inspections are being carried out.
2. Implement a fire safety checklist to assist the responsible person in carrying out their routine tests, inspections and maintenance.

Checklists for fire safety inspections should confirm that:

- combustible waste or storage is not present in corridors, lobbies, stairways or chute rooms.
- noticeboards are not overflowing with outdated messages and posters.
- other infringements of the policy on the use of the common parts are not taking place.
- doors to residents' storerooms, electrical cupboards, plant rooms, bin stores and other ancillary rooms are not being left or held open.
- front doors and other entrance and exit doors are closing properly.
- where provided, fire extinguishing appliances are not missing, discharged or damaged.
- there are no signs of damage to fire-resisting walls, doors and glazing between flats and the common parts.
- vents required for smoke control have not been tampered with, forced open, damaged (e.g. by residents seeking to ventilate stuffy atmospheres or to remove the smell of illicit smoking) or blocked up to prevent draughts.
- fire exit signs or fire action notices are not missing or defaced.
- where provided, fire detectors, call points and sounders are still in place and have not been damaged, covered over or interfered with in any way.
- fire main outlets, where provided, are not damaged or obstructed.
- emergency light fittings are working normally e.g. illuminated signs are still lit.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284207 Test and maintenance record-keeping.**

No clear, visible evidence of test and maintenance records.

1. All fire safety provisions are to be tested and maintained to the appropriate schedules and guidance, with results being recorded in a fire safety logbook or held electronically.

Note: Thorough record-keeping will assist in any future fire risk assessments and/or audits conducted by fire safety inspecting officers.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284208 Engaging with residents**

In all housing, it is important that housing providers, and other relevant dutyholders, engage and communicate with residents in relation to fire safety. This is particularly important in blocks of flats, sheltered housing and extra care housing.

The organisation should seek to engage with residents and communicate a number of vital fire safety messages, including:

- how they can prevent fires in their own home and in the common parts.
- the importance of maintaining their block security (making sure doors close behind them when they enter or leave) and being vigilant for deliberate fire-setting.
- that they should never store or use petrol, bottled gas, paraffin heaters or other flammable materials in their flats, on their balcony or in shared areas.
- what actions they should take if they discover a fire.
- how they can ensure that they can make their way safely from their flats and how to exit the building once they have left their flat.
- what 'stay put' means if there is a fire elsewhere in the building (or simultaneous evacuation if appropriate).
- what they must do to safeguard communal escape routes, especially taking care to make sure that fire doors self-close properly and are not wedged, tied or otherwise held open.
- what the policy on the use of the common parts requires of them.
- how they can avoid inadvertently damaging the building's fire protection when making changes to their flat.
- when and how they should use fire extinguishers and any other firefighting equipment, if provided, and why they should not move it or otherwise interfere with it except to use it in an emergency.
- what is involved in testing their smoke alarms and how often they should do it.
- ways they can assist the Fire and Rescue service by not blocking access when parking and by keeping fire mains inlets and outlets, where provided, clear.
- how they can report essential repairs needed to fire safety measures in their flat and elsewhere in the block.

Residents' handbooks are traditionally one way to communicate basic fire safety advice to new residents. Many organisations use their website to convey information of this nature to their residents.

General advice to give to residents on domestic fire safety and preventing fires in the home is available from <http://firekills.direct.gov.uk/index.html>

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284209 Control of contractors**

There is no, or inadequate, evidence confirming that procedures are in place to ensure that contractors undertake work safely. If not already in place, a robust system of contractor approval, including expected standards for all work undertaken, is recommended.

It is further recommended that a system is put in place that ensures all contractors provide copies of risk assessments and method statements of the work to be completed prior to work commencing.

Contractors should be periodically monitored to ensure that they are adhering to the provided documents.

Required by: 17 Jul 2025

Type: Recommended

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#### **2025-284210 Health and Safety Policy**

It is recommended that the organisation develops a Health and Safety policy to include:

1. Health and Safety policy statement (signed and dated).
2. Health and Safety management roles and responsibilities.
3. Health and Safety procedures.

Note: It may be that a Health and Safety policy is already in place; however, we did not have access to the information at the time of this assessment.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284211 Glazing - General Condition**

It is recommended that the window in the areas identified be reviewed and then repaired or replaced accordingly. This refers to.

1. Temporarily repaired window on the 2nd floor of sub-block 72-79.

A competent contractor should be employed to replace with a new window.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284212 Health and Safety Signs - Electrical Cupboards**

Signs and notices should be displayed in accordance with the current Health and Safety (Safety Signs and Signals) Regulations. This refers to.

1. All cupboards containing electrical equipment - it is recommended that warning signs stating 'Warning electrical hazard' or similar are posted on all doors.

Note: For locked cupboards housing electrical equipment this is considered a good practice recommendation only.

Required by: 17 Jul 2025

Type: Recommended

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**2025-284213 Arson bin store unlocked**

It was noted that the bin stores are not provided with a lock.

1. Install a simple locking mechanism, such as a coded keypad to each store.

This is to prevent unauthorised access and the risk of arson.

Required by: 17 Jul 2025

Type: Recommended

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<b>Certificate Number</b>	<b>LS</b>	<b>0448442</b>
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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>	
	Cardinus Risk Management Ltd	
	<b>BAFE Registration Number</b>	
	NSI 100401	
Part 2	<b>Name of Client</b>	
	Adagio Management Company Ltd c/o Its Your Place Ltd	
Part 3	<b>Address of premises for which the fire risk assessment was carried out</b>	
	1-140 (exc 13) Elmhurst Court Heathcote Road Camberley Surrey GU15 2HQ	
	<b>Part or parts of the premises to which the fire risk assessment applies</b>	
	All accessible areas of the premises under the control of the client; as detailed within the fire risk assessment report. Where access was limited it will be mentioned in the relevant section of the report.	
Part 4	<b>Brief description of the scope and purpose of the fire risk assessment</b>	
	Scope: To determine the risk proportionate fire precautions required to protect occupants and people in the immediate vicinity of the premises. Purpose: To provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.	
Part 5	<b>Effective date of the fire risk assessment</b>	09 Apr 2025
Part 6	<b>Recommended date for review of the fire risk assessment</b>	09 Apr 2026

We, being currently a NSI Approved 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 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>Name</b>  <b>Job Title</b>  <b>Date</b>		
	Mark Field.	
	Validator and Senior Fire Risk Assessor	
	17 Apr 2025	

Life Safety Fire Risk Assessment Gold is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY  
 BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.  
 NSI will not normally consider complaints unless the Approved company has been given the opportunity to resolve the dispute as set out above.  
 Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.  
 NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake

Footnote.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).  
 RS8071.2 12/12 (Word 2007)