



FIRE RISK ASSESSMENT

CJA Property Management Ltd

Burnside House

Carleton Road

Skipton

North Yorkshire

BD23 2BE

Document Reference:

Version 4.0



Photograph of property assessed.

Assessor: Andrew Lightfoot TIFSM

Date: 31 October 2025



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Fire Risk Assessment

Business Name:	CJA Property Management Ltd	
Building Number/Name:	Burnside House	
Address Line 1:	Carleton Road	
Address Line 2:	Skipton	
County:	North Yorkshire	Postcode: BD23 2BE



Photograph of property assessed



Photograph of property assessed

Purpose of visit:	Initial assessment
Responsible person(s):	CJA property management ltd
Contact information:	07772 020261
Fire Safety Co-ordinator:	Chris Jones
Site contact (if different):	
This fire risk assessment is for:	LIFE SAFETY

Comments: This is an initial assessment of the premises carried out by FSEC on behalf of CJA Property Management Ltd.
The scope of this document covers communal areas only.

Date of assessment: 31 October 2025

Assessor: Andrew Lightfoot TIFSM

This Fire Risk Assessment should be reviewed within 1 Year

This fire risk assessment report is a legal document and should be kept in a secure place

1. Introduction
2. Premises Details
3. Identified Ignition Sources
4. Legal & General Responsibilities
5. Identified People At Risk
6. Fire Loading, Housekeeping, Process Hazards etc
7. Fire Compartmentation
8. Means of Escape & Evacuation
9. Signs, Signals & Lighting
10. Fire Detection & Means of Raising The Alarm
11. Fire Suppression & Smoke Extraction
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1.Introduction

This Fire Risk Assessment has been carried out as instructed by the “Responsible Person” or their agent (as defined by Article 3 of the Regulatory Reform (Fire Safety) Order 2005), in order to comply with Article 9 of that order by having a suitable and sufficient Fire Risk Assessment carried out. You must record the “significant findings of that assessment if:-

A - You employ five or more employees

B - A License under other legislation is in force

C - An alterations notice is in force requiring a record to be kept

This document should be kept in a safe place as it forms part of the legal procedure for ensuring that you have complied with the Order and taken all necessary steps to safeguard the lives of all “relevant persons” as defined in the order as those persons affected by fire inside or near to a premises.

The purpose of the document is to provide an assessment of the risk to life from fire in these premises and where appropriate make recommendation to ensure compliance with fire safety legislation.

This report **does not** primarily deal with the risk to the property or business continuity from fire unless specifically requested by the owner/ occupier.

This Fire Risk assessment has been completed by one of our fully qualified and competent Fire Safety Consultants and it should be reviewed in accordance with the recommended time frames stated within the document by another fully competent person as defined in the Regulatory Reform (Fire safety) Order 2005.

*Note

Article 4 sets out the main general fire precautions requirements with respect to fire-fighting and fire detection, emergency routes and exits, and their maintenance, including measures to mitigate the effects of fire.

Article 11-Under this article, the responsible person must make and implement arrangements for planning, organising, controlling, monitoring and review of the preventative and protective measures required by the Order. This gives rise, in the first instance, to the requirement for an emergency plan. The purpose is to require effective management control of the fire safety arrangements in the premises.



2.Premises Details

The Building

Building Use:	Sleeping premises		
Number of floors:	2	Number of stairs:	One
Number of floors below ground?	0	Are lifts in use?	Yes
Number of Exits:	3	Fireman's Shaft?	No
Approximate age:	20 years	Approx Building Height (m):	2.5
Approx size (m2):		Dry/Wet Risers?	No
Does the building have lightening protection ?			
Comments:	The building is a residential block comprising of 40 privately owned dwellings. 19 are within the 2 storey apartment complex. The rest are individual dwellings with their own individual entrance door. The apartment complex has 9 ground floor and 10 first floor dwellings. External walls are a mix of stone, brick, block and a small portion of unknown cladding materials. Internal walls observed are a mix of block and skimmed plasterboard. Renovation work was completed in 2006 to its current spec.		

The Occupants

Do people sleep within the premises?	Yes		
Are there ever any lone workers?	Yes (see comments)		
Are there any remote areas?	No		
Maximum number of staff within the premises at any one time:	0		
Maximum number of sleeping persons at any one time:	80		
Guests/Public/visitors:	0	Total Occupancy:	80
Is the property licensed?	No		
Comments:	Residency levels within the apartment complex are estimated at 36, this has not been confirmed and is an estimated figure only. A large amount of these residents are deemed to be of retirement age. There is the potential for lone working within individual apartments, which falls outside the scope of this document. Any lone working within communal areas should be covered thin a lone working policy set out by CJA Property management Ltd.		

3.Sources of Ignition

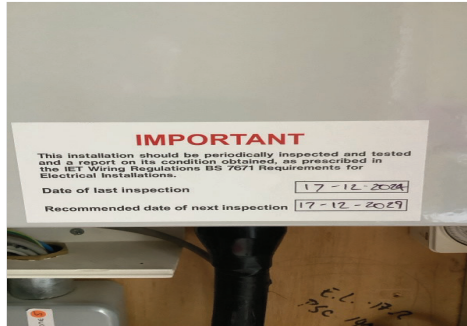
Fixed Electrical Installations

Date of last Electrical Installation Condition Report (EICR):	17/12/24
Suggested date of next inspection:	16/12/29
Did the fixed electrical installation appear to generally be in good order?	Yes, subject to EICR.

Portable Electrical Appliances

Date of last PAT test:	23/02/24
Date of next recommended PAT test:	31/12/25

SECTION 3 (continued)



EICR record

Other relevant photo (if applicable)

Fixed Installations: EICR labels have been seen however the most recent report has not been seen by the assessor. All C1 and C2 faults within the report must be rectified by a qualified and competent person

Other Comments: There was no evidence of any portable electrical heaters at the time of assessment.



PAT testing Label / Certificate

Evidence of observed hazard

Appropriate use of extension leads / multigang sockets etc? YES

Is a suitable policy in place with regards to personal electrical items? Yes

Portable Appliance Comments: PAT is overdue on all relevant items within communal areas of the premises.

Cooking

Does cooking take place within the premises? Re-heating only

Is there any air extraction/exhaust system installed? N/a

Frequency of duct and filter cleaning? N/a

Does the location of any cooking areas affect escape routes? N/a

Are deep fat fryers in use? N/a

Is there suitable provision of fire extinguishers in cooking areas? N/a

Have sufficient measures been taken to prevent cooking fires? N/a

Cooking Comments: Cooking takes place within individual dwellings which is outside the scope of this document.
There is a small communal kitchenette on the ground floor which has kettles for making hot drinks and a microwave for reheating food.

3. Sources of Ignition (continued)

Smoking		Arson	
Was there any evidence of smoking within the premises?	No	Is there any history of arson or arson attempts?	No
Is there a dedicated smoking area ?	Yes	Are security measures reasonable to prevent arson?	Yes
Are suitable receptacles provided for smokers materials?	Yes	Are materials available which may assist an arsonist?	No
Comments:	There is a no smoking policy in place within communal areas of the premises and there was no evidence of smoking within these areas. No smoking signs were displayed through the premises.		
	The premises has locked external doors with electronic access systems in place and intercoms to individual apartments. External bin stores are within a fenced area away from the building perimeter. An external cctv system is in place throughout the grounds and covers all buildings entrances points.		

4. Legal & General Responsibilities

Are there are any outstanding items from previous assessments?	N/a	Is there adequate access for Fire Service appliances and equipment?	Yes
Are there any arrangements for local liaison with any authorities?	No	Are control measures suitable to limit external fire spread?	No (see comments)
Have Fire Service Operational staff visited and obtained information for incident planning?	Yes	Are the key personnel arrangements satisfactory?	Yes
Is fire service access to fixed fire systems adequate?	N/a	Are adequate records kept of the fire safety arrangements?	No
Comments:	There is room for multiple fire appliances around the building to carry out fire fighting activities should they be required. There are elements of cladding on the outer walls of the building that require further investigation as to their potential combustibility. This should be investigated by a qualified and competent person. There was limited fire safety records kept on site regarding annual servicing of fire safety related systems.		

5. Identify People at Risk

Are there likely to be any person who may be under the influence of drugs or alcohol?

No

Employees:

0

Full time:

Are there any persons located in 'remote areas'?

No

Part time:

Sleeping Persons: 80

Number of other relevant persons who may be present within the premises:

0

If multiple occupancy, approximately how many people are there in other areas?

Anticipated maximum number of people on site:

80

Are there any vulnerable persons (young elderly or disabled *) present?

*See the CLG guidance on the Means of Escape for Disabled Persons and part M Building Regs - "The evacuation of disabled persons can no longer rely upon the intervention of the Fire Service during a fire. Reasonable means of escape for both disabled persons and others has to be provided before the arrival of the Fire Service"

There have been no residents requiring a PEEP made available to the assessor. Any resident requiring a PEEP must be identified by CJA Property Management and the correct information put in place.

People at risk within the premises:

Residents

Visitors

Contractors

Emergency services workers

Additional comments or observations:

No additional comments or observations.

6. Fire Loading, Housekeeping & Process Hazards.

What are the sources of air (oxygen) available at any one time, which could fuel a fire?

Natural ventilations (windows) etc.

Was housekeeping found to be to a suitable standard?

Yes

Are there any process hazards or activities that pose a threat to the premises?

No

Are the management systems for refuse disposal sufficiently adequate to ensure that no unnecessary buildup of refuse?

Yes

Is there an abundance of readily flammable materials present?

No

Are contractors working on site subject to a contractual safe system of work (method statement, hot works permits, and risk assessment)

Yes

Are any heating systems, installations and rooms in good order and under a service/maintenance contract?

Unknown

Does the property have any history of fires ?

No

Comments or observed hazards:

Electric heating systems in communal areas appear in good condition however no servicing and maintenance records have been seen by the assessor. There is no gas supply to the building.

Comments: No additional sources.

Sources of Fuel

☐	Gas (mains or LPG)	☒	Paper, Wood & Textiles
☐	Paints & Decorators Materials	☐	Oxidizing Agents
☐	Petrol (comment on if YES)	☐	Plastics and Synthetics
☐	Flammable Liquids	☒	Furniture & Fixings

Specific fuel sources identified



Housekeeping throughout the premises is of a high standard with limited fuel sources throughout the majority of areas. There are curtains hung on all windows along the 1st floor escape corridors. These curtains must meet BS 5867-2:2008 category B standards for flame retardant curtains. There is an area used as a library at the base of the single stairwell, directly outside flat 34. within this area is a large amount of books and a number of chairs and sofa. These items create a large amount of fire loading on the escape route, comprising the stairs and flat 34 ability to exit their apartment. These items must be removed from this area to allow safe use of the stairwell, the ground floor exit route and allow apartment 34 to safely exit their apartment.

7. Fire Compartmentation

Is the fire compartmentation adequate to protect the means of escape?	Yes	Is structural fire compartmentation adequate to high risk areas?	No (see comments)
Is the structural fire compartmentation between walls and floors adequate?	Yes	Are fire/smoke dampers fitted where required?	Unknown
Are fire/smoke dampers regularly inspected and tested?	Unknown	Are there any hidden voids where fire or smoke could spread?	Yes (see comments)
Are access doors to hidden areas suitably fire resisting and secured?	Yes	Are there any windows or opening within 1.8m horizontally, or 9m vertically below an escape route?	No
Are there any unprotected glazed elements adjacent to the escape routes?	No	Are fire doors suitable and fit for purpose?	See Section 7.1
Is electrical switch/fuse equipment adequately protected?	Yes	Is fire detection provided in any voids in excess of 800mm?	Yes

Comments:

There are a number of issues regarding compartmentation which can be seen at section 7.2 and image 16.14 of this document. There are roof voids at ground and first floor levels of the apartment building. These areas could not be fully accessed to confirm compartmentation within these voids. A full compartmentation survey is required within the building by a qualified and competent person to ensure compartmentation is suitable for a potential stay put policy within the building. It is unclear if fire dampers are fitted, or required, within the ceiling void.

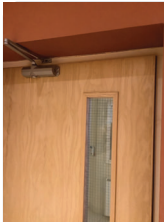
There are a number of issues regarding fire doors which can be seen at section 7.1 and image 16.15 of this document. A full fire door inspection and subsequent report was carried out in December 2024. From reviewing that document it appears some remedial work is outstanding or has reoccurred. A further fire door inspection is required to ensure all Fire Door faults are recorded and rectified.

Compartmentation throughout the building is through block and skimmed plasterboard walls. Floors and stairs appear to be timber construction however this isn't confirmed as all floor areas observed had fixed floor coverings in place. Compartmentation within the building should be a minimum of 30 minute fire stopping between all compartments.

7. Fire Compartmentation (continued)

7.1 Doors

1. Downstairs communal kitchen. Self closer catches on ceiling stopping the door close into the frame fully



Picture ref 7.2.1

2. Top of stairs. Door has excessive gap along edge. Reduce image to 3mm



Door Picture ref 7.2.2

3. Corridor door at apartment 1 does not close securely into its frame



Picture ref 7.2.3

4. Utilities room door does not close fully under force of self closing device



Picture ref 7.2.4

5. Flat 29 has a hole in the door leaf where a previous locking mechanism has been removed



Picture ref 7.2.5

7.2 Fire Stopping

1. Hatch to ceiling void on ground floor



Picture ref 8.3.1

2. Cables running through the wall into an unknown void from the electric room intake room



Picture ref 7.3.2

3. Excessive amounts of Pink foam utilised to fill gaps in the Roof space above washer room



Picture ref 7.3.3

4. Cables running through the ceiling of office electric intake room



Picture ref 7.3.4

5. Unconfirmed substance used for fire stopping around cables within the electric intake room



Picture ref 7.3.5

8.Means of Escape for Evacuation

Is the design of escape routes satisfactory including the provision of alternative means of escape?	Yes	At the time of assessment, were there any obstructions within the escape routes?	Yes (see comments)
Are exit widths and travel distances satisfactory?	Yes	Are fire exit doors adequate and available for immediate use?	Yes
The type of evacuation policy for the property is:	Immediate	The average evacuation time for the property is:	Unknown
Are there reasonable means for evacuation of disabled occupants or visitors to the premises under new CLG guidance? i.e. without the intervention of the Fire Service	See section 5	Is there a system in place for dealing with bomb threats?	unknown

Comments: Evacuation from ground floor is 2 directional to a single exit point, cross corridor doors are in place along corridors where required. Evacuation from the 1st floor is via an exit staircase to the ground floor and via an exit point on the 1st floor into an outside courtyard. Exit from the courtyard is via 2 exit gates at opposing ends of the yard.

There are fire action notices which advise residents to evacuate the building immediately but also advise staying put within their apartments. This contradicting information could create confusion for residents.

There is an area used as a library at the base of the single stairwell, directly outside flat 34. within this area is a large amount of books and a number of chairs and sofa. These items create a large amount of fire loading on the escape route, comprising the stairs and flat 34 residents ability to exit their apartment.

9. Signs, Signals & Lighting

Is the fire safety signage adequate and compliant with BS ISO 7010 & BS5499 standards ?	No (see comments)	Comments: Directional exit signage is required on the ground floor exit corridor near to apt 26. Directional exit Signage on the 1st floor corridor requires changing to point evacuation persons towards the 1st floor final exit door. It currently directs persons back towards the exit stairwell, increasing travel distances considerably. The 1st floor final exit is roughly 5 metres from the sign. There is emergency lighting along all exit routes, at final exits and externally where required. There are large amounts of natural lighting throughout the premises.
From what could be ascertained, was there sufficient provision of emergency lighting in accordance with the recommendations of BS5266?	Yes	
Are the natural lighting and normal artificial lighting arrangements satisfactory?	Yes	

10.Fire Detection and Warning Arrangements

From what could be observed at the time of assessment, were the fire detection and means of raising the alarm sufficient?	Yes	The fire detection and alarm system was considered to be designed to a:	Requires confirmation
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10.Fire Detection and Warning Arrangements (continued)

Does the premises have a history of false alarms (*state number and reason): There is no history of false alarms.

Is there any time delay signal on the fire alarm evacuation? No

Is the system on remote monitoring (i.e. red care etc) Yes

Comments: Detectors and sounders are located within individual apartments, exit routes, roof voids and communal rooms. There is a zone plan within the reception area which shows zones throughout but not containing apartments. It is unclear if apartment alarms are linked to the main system. A fire alarm commissioning certificate is required to confirm the exact alarm configuration. Call points are located at exits and at relevant points throughout. There alarms system is monitor by Tunstil who alert the fire service should an alarm activation not be confirmed as a false alarm by residents on site.

11.Fire Suppression, Smoke Extraction, Passive Equipment etc

Is there sufficient provision of portable fire fighting equipment in accordance with the recommendations of BS5306 part 8:2012?

Yes

Was all supplied equipment easily found and fit for immediate use?

Yes

Are there any fixed automatic suppression systems?

No

Are there any automatic smoke vents or mechanical smoke extraction systems fitted?

No

Comments: Fire extinguishers are located at relevant points throughout communal areas of the building. They are wall mounted with clear signage. There is a mixture of Water and Co2 extinguishers with the correct extinguishers at their respective points.

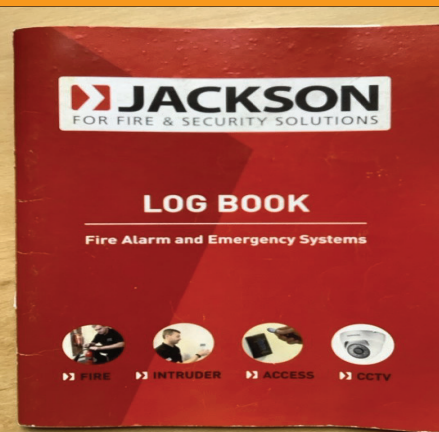
12. Maintenance, Information & Records



Fire alarm control panel



Fire extinguisher label



Fire log book



Other

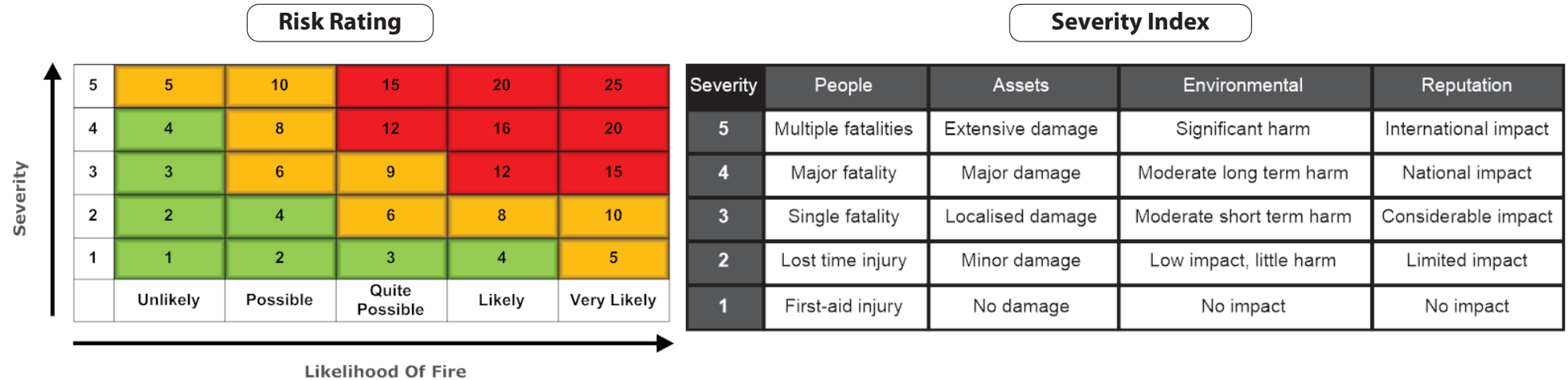
12. Maintenance, Information & Records (continued)

Date of last Fire Alarm service:		Date of last Sprinkler/Suppression system service:	N/A	Notes: No records have been provided for fire alarm and emergency lighting servicing.
Date of last Fire Extinguisher serviced:	01/11/25	Date of last Fire Drill:		
Date of last Emergency Lighting service:		Date of last Fire Training session:		
Date of last Dry Riser service:	N/A	Are monthly Emergency Lighting tests being carried out?	Yes	
Date of last Smoke Vent service:	N/A	Is the Fire Alarm being weekly tested?	Yes	
Are fire doors being made subject to inspection?	N/A	Date of last fire door inspection ?	N/A	

13. Information Recording, Record Keeping etc

Are the fire safety arrangements suitably recorded and kept in safe place?	Yes	Comments: There is clearly displayed fire safety related information throughout the building. In particular there are plans within reception of zone plans, call point locations and exit points. An assembly point is specified to the front of the building and is clearly communicated to residents and visitors around the building.
Are the means for calling the fire brigade adequate and practical?	Yes	
Are the locations of the assembly points known and easily recognisable?	Yes	
Are staff trained in all fire safety and fire warden activities both during a fire and during normal business operations?	NA	
Is the amount of general information available adequate for all persons including contractors and all visitors to the premises ?	Yes	
Are records being kept of fire warden checks of fire doors and fire exits, escape routes, hazard spotting, fire watch walks etc?	Yes	
Are records being kept of all fire alarms drills and actual incidents of fire including debrief notes	Yes	
Any records kept of other important aspects – lightning protection, fusible links in boiler house etc.	NA	

14.Risk Rating



Perceived likelihood of fire:

3

Perceived Severity (consequence):

3

Risk Rating:

9

Risk Score:

MEDIUM

Risk Assessment Matrix

The risk management process applied for this report involves the systematic identification of hazards, the assessment of resulting risk and the subsequent management of these risks through control and communication.

Thereafter a judgment is made to best evaluate a severity (numerical score 1 - 5, 5 being most severe) that best illustrates the current status for each hazard illustrated in the Fire Risk Assessment, using the following disciplines: people, assets, environmental and reputation.

On the award of a numerical score under the heading severity, this score is then multiplied against the most appropriate likelihood rating of either, unlikely, possible, quite possible, likely or very likely thereafter a total score is categorised into an overall risk rating.

Risk ratings are thereafter either: High, Medium or Low Each of these headings generates a priority weighting (1-3) and depending on the rating, this illustrates a compliance timescale (a timescale in which the works should be successfully completed/controlled). Priority ratings and time scales are shown in the Action Plan.

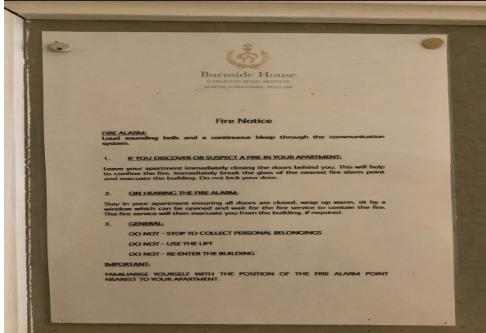
15.Action Plan

#	Action to be completed	Risk Rating	Target Completion Date	Residual Risk After Completion	Comments	
1	There is an area used as a library at the base of the single stairwell, directly outside flat 34. within this area is a large amount of books and a number of chairs and sofa. These items create a large amount of fire loading on the escape route, comprising the stairs and flat 34 ability to exit their apartment. These items must be removed from this area to allow safe use of the stairwell, the ground floor exit route and allow apartment 34 to safely exit their apartment.	HIGH	31 Jan 2026	MEDIUM		
2	There are unconfirmed cladding materials on a number of external walls. These materials and how they are fixed to the building require an external wall survey to assess their combustibility and the potential for their replacement if required. The survey should be carried out by a qualified and competent person.	HIGH	31/012/2025	LOW		
3	A fire action notice is displayed within the reception area that advises both full evacuation and gives advice to stay put within a residents apartment. This was confirmed after speaking to a number of residents who were not clear on the current advised actions in the event of fire. The alarm system configuration would lend itself to a full evacuation strategy and with unconfirmed levels of compartmentation and cladding on the exterior of the building then a full evacuation policy is required. This must be communicated to all residents to ensure the correct actions are carried out in the event of an alarm activation.	HIGH	31 Dec 2025	LOW	See images 16.1 for fire action notice.	
4	Fire Action Notices are required at all manual call points. These must contain the correct evacuation strategy and the designated muster point.	MEDIUM	31 Dec 2025	LOW		
5	A number of issues were observed regarding issues with compartmentation. Correct fire stopping materials and systems must be put in place to reduce potential heat and smoke spread throughout the building in the event of fire. All remedial work to be carried out by qualified and competent person(s)	MEDIUM	30 Mar 2026	LOW	See section 7.2 and image 16.5	
6	There are ceiling voids at ground and 1st floor levels. These voids could not be fully accessed and assessed for required compartmentation levels at time of assessment. A full compartmentation survey is required by a qualified and competent person to assess what compartmentation is present and if the current levels are adequate.	MEDIUM	30 Mar 2026	LOW		

7	There were a number of issues observed with Fire Doors at time of assessment. These doors require remedial work to ensure they are fit for purpose and meet FD30s standards	MEDIUM	30 Mar 2026	LOW	See section 16.6 and image 7.1
8	A full fire door inspection is required to ensure all fire doors around site are fit for purpose	MEDIUM	30 Mar 2026	LOW	
9	There were no residents requiring a PEEP made known to the assessor. Any resident requiring a PEEP in order to evacuate the building safely must be highlighted and the correct information and procedures be put in place.	MEDIUM	30 Mar 2026	LOW	Inspection to be carried out by a qualified and competent person
10	A commissioning certificate has not been seen by the assessor for the full alarm system configuration. To support a simultaneous evacuation the alarm system must be linked throughout all areas and provide a minimum of 45 decibels of sound at all bed heads.	MEDIUM	30 Jan 2026	LOW	
11	Directional exit signage is required on the ground floor exit corridor at Apartment 26. This should point resident right, down the corridor towards the back of the reception desk area. There is directional exit signage on the 1st floor which is directing an evacuating person left, back in to the building towards the stairwell. The 1st floor final exit door is roughly 5 metres to the right. This sign is to be changed to point any evacuating person to the 1st floor exit door.	MEDIUM	30 Mar 2026	LOW	See image 16.11 and 16.7
12	Curtains are in place on windows along exit corridors throughout the building. Any curtains used along exit corridors must meet BS5867-2:2008 combustibility standards. If curtains do not meet these standards they are to be replaced with compliant curtains to reduce the potential for fire spread in this area.	MEDIUM	28 Feb 2026	LOW	
13	The most recent EICR report has not been seen by the assessor. Any C1 or C2 faults must be rectified by a qualified and competent person	MEDIUM	30 Mar 2026	LOW	
14	PAT labels show that relevant items within communal areas are out of date for their PAT. PAT must be carried out on all relevant items	MEDIUM	30 Jan 2026	LOW	

16	The most recent servicing certificates have not been seen for the Fire alarm system, emergency lighting or heating systems. These must be serviced by a qualified and competent person to ensure systems are fully functional and fit and safe for use.	MEDIUM	30 Jan 2026	LOW		
15	It is unclear if fire damper systems are required or fitted within the ground and first floor ceiling voids. The requirement and presence for these will be confirmed during the advised compartmentation survey. If damper systems are in place they must be serviced annually to ensure they are in good working order and fit for purpose.	MEDIUM	30 Mar 2026	LOW		

16. Photographs



1.Fire action notice. Point 1 contradicts point 2 for action on alarm activation



2.Emergency lighting and detection within communal areas of the corridors



3.combustible items stored at base of stairwell and outside apartment 34



4.combustible items stored at base of stairwell and outside apartment 34



5.



6.Flat26 has excessive gap at top of door. Reduce to 3mm



7.Direction exit sign pointing away from closest fire exit point on 1st floor



8.Outdoor courtyard from 1st floor exit. 2 exit points from courtyard available



9.Unconfirmed cladding requires investigation to combustibility



10.Unconfirmed cladding requires investigation to combustibility



11.Direction exit signage required on corridor at Apt 26



12.Ground floor communal lounge. Low risk room and clearly signed exit point with exit route kept clear

17.Executive Summary

This is an initial assessment of communal areas Burnside House by FSEC on behalf of CJA Property Management.

The following issues were noted at time of assessment and are covered in the action plan of this document:

- . An area used as a library compromises the single stairwell and safe exit from apartment 34
- . Fire action notices offer contradicting information on the evacuation procedure.
- . Compartmentation; several issues with fire stopping and compartmentation requires confirmation within ceiling voids
- . A number of issues noted with fire doors
- . Unconfirmed cladding materials on external wall.
- . Requirement for PEEP requires confirmation with residents and implementing where required
- . Fire alarm configuration requires confirmation
- . Directional exit signage is required on ground floor and requires remedial action on 1st floor
- . Curtains used on corridors must meet BS 5867-2:2008 category B standards for flame retardant curtains
- . Most recent EICR report not seen by assessor
- . PAT required on it es used in communal areas
- . Servicing dates not provided for Fire alarm, emergency lighting and heating systems