

# Type 1 Fire Risk Assessment

The Kassapians, Shipley



Fire Safety  
Design



External Wall  
Fire Safety  
Appraisals



Construction  
Phase Fire  
Safety Support



Fire Risk  
Assessments



Client  
Defence

# Type 1 Fire Risk Assessment

## The Kassapians, Shipley

Assessment Date: 23<sup>rd</sup> April 2026

Suggested Review Date: April 2027



This report must be retained on the premises for inspection by statutory authorities.  
The Manager is responsible for actions required in this report and should brief all staff on the report's findings.

Please ensure safe storage of the report on the premises. Keep it in one file along with other risk management information e.g. Fire Alarm, Emergency Lighting Test, Staff Training records etc.

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## Section 1 - Premises Details

### 1.1 Premises

|               |                                                 |
|---------------|-------------------------------------------------|
| Premises name | The Kassapians                                  |
| Address       | Albert Street<br>Baildon<br>Shipley<br>BD17 6AY |

### 1.2 General information

|                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building dating from                                                                                                                                                                                                                                                       | c.2007                                                                                                                                                                                                                        |
| Number of floor levels excluding basement                                                                                                                                                                                                                                  | Lower block – 5 floors<br>Upper block – 4 floors                                                                                                                                                                              |
| Number of basement levels                                                                                                                                                                                                                                                  | 0                                                                                                                                                                                                                             |
| Detached, semi-detached, terraced, within complex                                                                                                                                                                                                                          | Detached                                                                                                                                                                                                                      |
| Approximate footprint (m <sup>2</sup> )                                                                                                                                                                                                                                    | Lower block – 1,200<br>Upper block – 1,000                                                                                                                                                                                    |
| General construction description                                                                                                                                                                                                                                           | Concrete structural frame at ground floor and timber frame construction on the upper floors, with a flat roof in all areas.<br><br>External walls are a mixture of masonry stonework, render and fibre cement cladding panels |
| Multi-occupied                                                                                                                                                                                                                                                             | No                                                                                                                                                                                                                            |
| If multi-occupied, list of other occupants.<br><br>Responsible person to ensure that items affecting other occupiers are communicated to the responsible person in that organisation. (Under Scottish regulation the responsible person is referred to as the duty holder) | N/A                                                                                                                                                                                                                           |

### 1.3 Accommodation

|                             |                                                    |
|-----------------------------|----------------------------------------------------|
| Number of apartments        | Lower block – 32<br>Upper block – 27<br>Total – 59 |
| Maximum number of residents | 118 (based on an approx. 2 persons per apartment)  |

### 1.4 Staff numbers and others

|                                                          |            |
|----------------------------------------------------------|------------|
| Maximum no. of employees at any one time                 | 4          |
| Maximum no. of other persons to consider (visitors etc.) | 59 approx. |

## 1.5 Persons identified at risk from fire

The legislation requires the assessor to identify any person who is 'especially' at risk from fire. Fire Prevent Ltd have taken this requirement a stage further and in addition will state a subjective view as to the level of risk those persons are exposed to.

Where relevant persons are identified as being at Medium or High risk from fire, as stated in the table below a finding to eliminate or reduce the risk to an acceptable level will be provided in the Significant Findings Section of this document.

| At risk group     | Description                            | Rating |
|-------------------|----------------------------------------|--------|
| Sleeping          | Residents                              | Medium |
| Mobility impaired | Residents                              | Medium |
| Lone Workers      | Contractors (see Section 3), cleaner's | Low    |
| Young person      | None employed                          | N/A    |
| Other             | Visitors                               | Low    |

## 1.6 Summary of floor use

| Floor level  | Description                                                                                                                                                                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground floor | Lower block consisting of; open plan undercroft car park, entrance lobby, main stair, stair riser cupboard, externally accessed electrical distribution/meter cupboard.<br>Upper block consisting of; open plan undercroft car park, externally accessed electrical distribution/meter room, entrance lobby and stair riser.     |
| First floor  | Lower block consisting of; 9 x residential apartments, lift, stair, circulation corridors, stair riser cupboard, electrical riser cupboard and smoke shafts.<br>Upper block consisting of; 9 x residential apartments, lift, stair, electrical riser cupboard, circulation corridor, smoke shafts and 2 x store cupboard spaces. |
| Second floor | Lower block consisting of; 9 x residential apartments, lift, stair, circulation corridors, stair riser cupboard, electrical riser cupboard and smoke shafts.<br>Upper block consisting of; 9 x residential apartments, lift, stair, electrical riser cupboard, circulation corridor, smoke shafts, 2 x electrical cupboards.     |
| Third floor  | Lower block consisting of; 9 x residential apartments, lift, stair, circulation corridors, stair riser cupboard, electrical riser cupboard and smoke shafts.<br>Upper block consisting of; 9 x residential apartments, lift, stair, electrical riser cupboard, circulation corridor, smoke shafts and 2 x store cupboard spaces. |
| Fourth floor | Lower block consisting of; 5 x residential apartments, lift, stair, circulation corridors, stair riser cupboard, electrical riser cupboard, roof access store, storeroom, cleaner's cupboard, smoke shafts and 2 x locked rooms.                                                                                                 |

## 1.7 Summary of fire alarm and detection on each floor

| Floor level                                                                                          | Description                                                                                                                                                                                                                                          | Satisfactory |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Ground floor                                                                                         | BS 5839-1 smoke detection at base of stairs, entrance foyer.<br>BS 5839-1 manual call point in entrance foyer.                                                                                                                                       | No           |
| First floor                                                                                          | BS 5839-1 smoke detection in stairs, circulation corridors.<br>BS 5839-1 manual call point in stairs.<br>BS 5839-1 heat detection in apartment bedrooms, apartment kitchen/living room.<br>BS 5839-6 smoke alarms in apartment entrance hallways.    | No           |
| Second floor                                                                                         | BS 5839-1 smoke detection in stairs, circulation corridors.<br>BS 5839-1 manual call point in stairs.<br>BS 5839-1 heat detection in apartment bedrooms, apartment kitchen/living room.<br>BS 5839-6 smoke alarms in apartment entrance hallways.    | No           |
| Third floor                                                                                          | BS 5839-1 smoke detection in stairs, circulation corridors.<br>BS 5839-1 manual call point in stairs.<br>BS 5839-1 heat detection in apartment bedrooms, apartment kitchen/living room.<br>BS 5839-6 smoke alarms in apartment entrance hallways.    | No           |
| Fourth floor                                                                                         | BS 5839-1 smoke detection in circulation corridors, storeroom.<br>BS 5839-1 manual call point in stairs.<br>BS 5839-1 heat detection in apartment bedrooms, apartment kitchen/living room.<br>BS 5839-6 smoke alarms in apartment entrance hallways. | No           |
| <b>This assessment is limited to a visual inspection and examination of available documentation.</b> |                                                                                                                                                                                                                                                      |              |
| <b>* Detection observed in hallways of apartments sampled only.</b>                                  |                                                                                                                                                                                                                                                      |              |

| Floor level  | Description of area not accessed/inspected                          | Comments                                                                                        |
|--------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Ground floor | Upper block stair riser cupboard.                                   | Keys not provided at the time of inspection.                                                    |
| First floor  | Most apartments.                                                    | Occupant not present at the time of inspection.                                                 |
| Second floor | Most apartments.                                                    | Occupant not present at the time of inspection.                                                 |
| Third floor  | Most apartments.                                                    | Occupant not present at the time of inspection.                                                 |
| Fourth floor | Most apartments.<br>2x locked rooms adjacent to cleaner's cupboard. | Occupant not present at the time of inspection.<br>Keys not provided at the time of inspection. |

## Section 2 - General Description of Building

The Kassapians is a modern private residential apartment complex consisting of two separate buildings constructed c.2007. The buildings are built on a sloping site with secure access gates to the car parking areas. There is a large substation on the perimeter of the site, which is managed by Northern PowerGrid and is not included as part of this fire risk assessment.

This is a Type 1 fire risk assessment and takes into account only the common residential areas of the building. Residential apartments were not accessed although a sample of apartment entrance doors were checked. Apartments 54, 28, 25 and 9 were accessed in the Kassapians development.

The lower Kassapians block is a building consisting of 5 floors and is approximately 13.8m in height, with a single protected stair and lift serving all floors. The ground floor consists of an open undercroft car park with an externally accessed mains electrical cupboard, building entrance lobby and stair access. Floors 1 to 3 have mirror layouts with 9 residential apartments, circulation corridors, access stair including lift and riser cupboards. The 4<sup>th</sup> floor consists of 5 residential apartments, circulation corridors, access stair including lift, stores and void space. There are a total of 32 apartments throughout the building with a variation of both 1 and 2 bedrooms each. Each apartment consists of an entrance hallway, bedroom(s), bathroom and open plan kitchen/living room. All habitable rooms are accessed from the entrance hallway.

The upper Kassapians block is a building consisting of 4 floors approximately 8.7m in height, with a single protected stair and lift serving all floors. The apartments at first floor level at the rear of the building have balconies that are at ground floor level due to the sloping ground. The ground floor consists of an open undercroft car park with externally accessed mains electrical room, building entrance lobby, stair access and riser. The upper floors have mirror layouts with 9 residential apartments, circulation corridors, access stair, including lift and riser cupboards. There are a total of 27 apartments throughout the building with a variation of both 1 and 2 bedrooms each. Each apartment consists of an entrance hallway, bedroom(s), bathroom and open plan kitchen/living room. All habitable rooms are accessed from the entrance hallway.

The means of escape from the upper floors of both Kassapians blocks is via a protected common corridor, leading to a single protected stair, which discharges at ground floor to a final exit via the entrance foyer to fresh air and ultimate safety. Travel distances throughout the buildings are within recommended limits.

Across both buildings, there are BS 5839-1 smoke detectors in the common corridors and stair landings, along with fire alarm sounders. BS 5839-1 manual fire alarm call points are present in each stair landing. Fire detection is not provided in the ancillary areas of the building, such as the undercroft carpark.

Each apartment on the development is provided with a BS 5839-6 smoke alarm in the entrance hallway. In addition to this, BS 5839-1 heat detectors are provided in the bedrooms and kitchen/living room of each apartment and a fire alarm sounder is present in the entrance hallway.

Both buildings are provided with an automatic opening smoke vent window at the head of the stairs that leads to fresh air. The common dead end corridors on the upper floors of each building are provided with an automatic opening smoke vent door that leads into a natural ventilation smoke shaft with a vent at the head to the roof. The automatic opening smoke vents will open upon actuation of smoke detection in the common corridors or upon manual override of the system.

The original fire evacuation strategy for the residential apartments was 'stay put/safe to stay' (only occupants of the apartment of fire origin evacuate). This can be achieved due to the high level of compartmentation that should be present. However, the fire strategy for the residential apartments is temporarily simultaneous evacuation due to issues that have been highlighted with the building external façade and compartmentation during intrusive investigations. This has been achieved due to the installation of a temporary BS 5839-1 wireless fire detection and alarm system in the residential apartments and common means of escape routes.



The fire evacuation strategy from all areas of the ground floor is simultaneous evacuation (all occupants of these areas will leave on seeing a fire/smoke or hearing a shout of 'FIRE').

There is no concierge or regular staff presence in the building.

The Fire Risk Appraisal of External Walls report for each block by FirePrevent dated 1<sup>st</sup> October 2025 has been reviewed as part of this fire risk assessment.

Housekeeping was considered unacceptable in some areas, which is addressed in the Significant Findings.

Any contractors working in or on the premises must report to Management who will consider their safety and the safety of others in the work they are completing.

Hot works by contractors will only be allowed following a specific risk assessment of the task.

Matters relating to fire alarm/detection, emergency lighting, firefighting equipment and signage are addressed in the Compliance Table.

There are clear procedures laid down for testing and maintenance of some fire safety measures, with some attention required.

The Fire Emergency Plan has been prepared in consultation with on site management.

Testing and maintenance of fire safety measures should be completed as per Section 8 of this report.



## Section 3 - General Fire Precautions Assessment

The table below gives an assessment of whether the general fire precautions of this premises are in line with legislative requirements. The benchmark standards used are the fire safety guides produced for this legislation such as the HM Government sleeping accommodation fire safety guide. It should be noted the rating of 'A' does not confirm the issue complies fully with the relevant British Standard or guidance but does suggest the issue complies with the functional requirements of the law.

| Key                                              |   |
|--------------------------------------------------|---|
| Complies with functional requirements of the law | A |
| Requires minor attention to comply               | B |
| Requires major improvements to comply            | C |

| Fire precautions                                                                                                                                                                                                                                                                                                  | Rating |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Most likely fire development</b><br><br>The most likely fire development is a breakdown of electrical equipment. There are insufficient controls in place and this will require attention.                                                                                                                     | B      |
| <b>Ignition and fuel sources</b><br><br>Ignition and fuel sources found within the premises are adequately controlled throughout the development.                                                                                                                                                                 | A      |
| <b>Means of Escape (MOE) and Compartmentation</b><br><br>MOE adequate but require maintenance to ensure adequate fire separation.<br>From what could be viewed, the compartmentation did not appear satisfactory in most areas taking into account the fire strategy.                                             | B<br>C |
| <b>Fire Alarm &amp; Detection</b><br><br>BS 5839-1 common fire detection and alarm provided in most areas, with minor attention required.<br>Each apartment is provided with a BS 5839-6 smoke alarm in the entrance hallway and temporary BS 5839-1 heat detection in habitable rooms, minor attention required. | B<br>B |
| <b>Emergency Lighting</b><br><br>Sufficient emergency lighting throughout the development.                                                                                                                                                                                                                        | A      |
| <b>Fire Safety Signage</b><br><br>Sufficient fire safety signage throughout most areas, minor attention required.                                                                                                                                                                                                 | B      |
| <b>Fire Fighting Equipment</b><br><br>No firefighting equipment located throughout the site. However, none is required due to the nature of the size, layout and use of the premises.                                                                                                                             | A      |
| <b>Arson</b><br><br>Insecure site, risk of arson.                                                                                                                                                                                                                                                                 | B      |
| <b>Documentation and Training</b><br><br>Documentation and training is unsatisfactory and requires attention.                                                                                                                                                                                                     | B      |

## Section 4(a) - Significant Findings of Fire Risk Assessment – Operational Practices

| Item | Priority | Location    | Significant hazard                                                                                                                                                                                                                                                | Existing control measure                                                                                                                                                                 | Additional control measure                                                                                                                                                                               | Date completed and signature |
|------|----------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1    | High     | Upper block | <p>The electric meter room door accessed from the ground floor undercroft carpark was found unlocked at the time of inspection.</p> <p>There is a risk of unauthorised persons being able to access the area and cause damage or store combustible materials.</p> | <p>No combustible storage located in the electric meter room at the time of inspection.</p> <p>The electrical equipment was found to be in good condition at the time of inspection.</p> | The upper block electric meter room door should be kept locked shut when not in use. The electric meter room should only be accessible to authorised personnel and not residents.                        |                              |
| 2    | High     | Lower block | <p>The electric meter cupboard door accessed from the ground floor undercroft carpark was found unlocked at the time of inspection.</p> <p>There is a risk of unauthorised persons being able to access the area and cause damage.</p>                            | The electrical equipment was found to be in good condition at the time of inspection.                                                                                                    | The lower block electric meter cupboard door should be kept locked shut when not in use. The electric meter cupboard should only be accessible to authorised personnel and not residents.                |                              |
| 3    | High     | Lower block | <p>Evidence of electrical equipment in the 2<sup>nd</sup> floor lift lobby riser cupboard being connected to multiple electrical extension cords causing a 'daisy chaining' effect.</p> <p>There is an increased risk of fire.</p>                                | <p>The riser cupboard is fire separated from the lift lobby.</p> <p>Electrical extension cords were unplugged during the inspection.</p>                                                 | Electrical extension cords should not be used in the building riser cupboards. If multiple electrical sockets are required, then additional electrical sockets should be provided in the riser cupboard. |                              |

| Item | Priority | Location    | Significant hazard                                                                                                                                                                                                                                                                                                                                                                                            | Existing control measure | Additional control measure                                                                                                                                                                                                                                                                                                                                                                                                                       | Date completed and signature |
|------|----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 4    | High     | Throughout  | <p>Numerous areas of the development that are for authorised persons only were found to be unlocked at the time of inspection, such as riser cupboards and the lower block 4<sup>th</sup> floor storeroom near apartment 56.</p> <p>These areas are for authorised persons only.</p> <p>There is a risk of arson, damage to equipment or these areas being used for the storage of combustible materials.</p> | None                     | <p>The building management to ensure that all areas of the upper and lower blocks that are for access by authorised persons only should be kept locked shut when not in use. Residents should not have access to the following areas:</p> <ul style="list-style-type: none"> <li>❖ Lower block 4<sup>th</sup> floor storeroom near apartment 56</li> <li>❖ All lower block riser cupboards</li> <li>❖ All upper block riser cupboards</li> </ul> |                              |
| 5    | High     | Upper block | <p>The upper block fire alarm panel in the entrance foyer was showing faults at the time of inspection.</p> <p>There is a risk that the building BS 5839-1 fire detection and alarm system will not operate effectively in the event of a fire.</p>                                                                                                                                                           | None                     | <p>The BS 5839-1 fire detection and alarm system in the upper block should be repaired or replaced as necessary by a competent fire alarm engineer.</p> <p>The fire alarm panel should be showing no faults.</p>                                                                                                                                                                                                                                 |                              |

| Item | Priority | Location              | Significant hazard                                                                                                                                                                                                                                                                                                                                                                                                                                           | Existing control measure                                                                                                                                                                                                                                                                    | Additional control measure                                                                                                                                                                                                                                                                                                                                                                                               | Date completed and signature |
|------|----------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 6    | High     | Under croft car parks | <p>Some vehicles were found parked in the under croft parking bays under both the lower and upper blocks.</p> <p>In accordance with the FRAEW report for each block dated 1<sup>st</sup> October 2025; the interim fire safety measures section states that the under croft carparking bays should not be used for vehicle parking until external wall remediation works have been completed.</p> <p>There is an increased risk of external fire spread.</p> | <p>Each block is provided with a temporary BS 5839-1 fire detection and alarm system that initiates a simultaneous evacuation of all areas of each block, including apartments.</p> <p>The majority of vehicle parking bays under each block were not in use at the time of inspection.</p> | <p>The building management should prohibit the use of the vehicle under croft parking bays until the external wall remediation works have been completed. Residents should be made aware of the dangers.</p> <p>Alternatively, the temporary wireless BS 5839-1 fire detection and alarm system could be extended to include the under croft carpark by providing additional heat detectors and fire alarm sounders.</p> |                              |
| 7    | Medium   | Balconies             | <p>There is a risk of barbeques, fire pits, patio heaters and other naked flames being used by residents on apartment balconies.</p> <p>The use of barbeques, fire pits, patio heaters and other naked flames can lead to ignition and external fire spread on balconies.</p> <p>The balconies are vertically stacked over up to four storeys and have a perforate timber decking floor.</p>                                                                 | <p>The building management have a policy that does not allow the use of barbeques, fire pits, patio heaters and other naked flames on apartment balconies.</p>                                                                                                                              | <p>The building management should issue a notice to all residents with balconies as a reminder and display a notice in the common areas giving them information on the dangers of using barbeques, fire pits, patio heaters and other naked flames on apartment balconies.</p>                                                                                                                                           |                              |

| Item | Priority | Location  | Significant hazard                                                                                                                                                                                                                                                                   | Existing control measure                                                                                                                      | Additional control measure                                                                                                                                                                                                                                                                                                                         | Date completed and signature |
|------|----------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 8    | Medium   | Balconies | <p>There is a risk of fireworks being used from apartment balconies at particular times of the year.</p> <p>This can present an unacceptable risk of fire spread.</p> <p>The balconies are vertically stacked over up to four storeys and have a perforate timber decking floor.</p> | The building management have a fireworks policy in place that does not allow the use of fireworks in any part of the development.             | The management should issue a notice to all residents and display a notice in the common areas giving them information on the dangers of using fireworks.                                                                                                                                                                                          |                              |
| 9    | Medium   | Balconies | <p>Combustible materials stored on balconies, such as wooden furniture and storage items.</p> <p>The balconies are vertically stacked over up to four storeys and have a perforate timber decking floor.</p>                                                                         | The building management have a policy in place that limits the amount of combustible furniture or combustible storage on apartment balconies. | <p>The building management should issue letters to all residents to give them information on the dangers of having combustible furniture/storage on their balconies.</p> <p>The management should display a notice in the common areas giving residents information on the dangers of having combustible furniture/storage on their balconies.</p> |                              |
| 10   | Medium   | Balconies | <p>Residents may smoke on their balconies.</p> <p>There is a risk of smoking materials being carelessly used and causing a fire.</p> <p>The balconies are vertically stacked over up to four storeys and have a perforate timber decking floor.</p>                                  | The building management have a no smoking policy on residential balconies.                                                                    | The building management should issue a notice to all residents as a reminder and display a notice in the common areas giving them information on the dangers of incorrectly discarding of smoking materials.                                                                                                                                       |                              |

| Item | Priority | Location   | Significant hazard                                                                                                                                                         | Existing control measure | Additional control measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Date completed and signature |
|------|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 11   | Medium   | Throughout | <p>Testing and maintenance of fire safety measures along with record keeping is not sufficient.</p> <p>No fire safety documentation on site at the time of inspection.</p> | Fire Policy in place.    | <p>Management to ensure fire doors in the common areas of the building are checked quarterly by a competent person. Management to ensure apartment entrance fire doors are checked within one year by a competent person.</p> <p>The fire door check should ensure the door closes fully into the door frame, the door fits well in the frame, the door is not damaged, the intumescent strips and seals are in place and the hinges are fire rated and in good condition.</p> <p>Management to confirm that automatic openable smoke ventilation systems in the building common areas are tested weekly and serviced by a competent person every 6 months.</p> <p>Ensure the temporary and permanent BS 5839-1 fire detection and alarm system throughout the building is tested weekly and serviced at least 6 monthly by a competent person. A different manual fire alarm call point should be tested each week.</p> <p>The emergency lighting system should be tested monthly and serviced 6 monthly by a competent person.</p> <p>Electro-magnetic door locks in the building should be tested weekly and serviced annually by a competent person.</p> <p>All testing and maintenance should be recorded in a fire safety logbook and held on site for inspection.</p> |                              |

| Item | Priority | Location   | Significant hazard                                                                                                                                                                                                                                                                                                                                                                                                                    | Existing control measure                                                                                                                                                                                                                      | Additional control measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Date completed and signature |
|------|----------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 12   | Medium   | Throughout | <p>There is a lift provided in the buildings on all floor levels.</p> <p>There are no procedures or equipment provided for the safe evacuation of persons with special needs that may require assistance from the upper floors.</p> <p>The buildings have a simultaneous evacuation strategy, which would include the evacuation of any mobility impaired occupants.</p> <p>The buildings do not have a full time staff presence.</p> | <p>Each block has a protected stair core and numerous corridors on each floor, which are protected and can form a place of relative safety for a mobility impaired occupant.</p> <p>The building is provided with heavy compartmentation.</p> | <p>Further information on testing and maintenance can be found in Section 8 of this report.</p> <p>The simultaneous evacuation strategy in the residential areas of the building is temporary and is to be altered to a 'stay put' / safe to stay strategy once sufficient remedial works have been completed internally and externally.</p> <p>In the short term, the building management should provide a disabled fire evacuation policy and a Personal Emergency Evacuation Plan (PEEP) for any mobility impaired residents in the building.</p> <p>In the long term, the building fire evacuation strategy will be changed back to 'stay put' / safe to stay as soon as possible. Once this has been achieved, mobility impaired persons do not need to evacuate the building prior to the arrival of the fire service.</p> |                              |



| Item | Priority | Location       | Significant hazard                                                                                                                                                                                                                                          | Existing control measure                                                                                              | Additional control measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Date completed and signature |
|------|----------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 13   | Low      | Entrance foyer | <p>There is no fire information box provided in the entrance foyer of each block on the development.</p> <p>There is no concierge or management on site.</p> <p>There is a lack of operational information for the fire service in the event of a fire.</p> | The two blocks that form the Kassapians development are not high risk buildings and are not over 18 metres in height. | <p>Although not necessarily required for buildings of this height, it would be considered good practice to install a fire information box and locate in the entrance foyer of each building on the development.</p> <p>The fire information box should contain the following information:</p> <ol style="list-style-type: none"> <li>1) Laminated floor plans</li> <li>2) Keys/fobs to restricted areas</li> <li>3) Emergency contact information</li> <li>4) Lift rescue procedures</li> <li>5) Key Information for Fire Service</li> <li>6) Information regarding the operation of smoke control systems</li> <li>7) Personal Emergency Evacuation Plans (PEEP's)</li> <li>8) Fire Evacuation Plan</li> <li>9) Fire Safety Policy</li> </ol> <p>Ensure the fire service have access keys to open the premises fire information box.</p> <p>Further guidance is provided in the NFCC Code of Practice for the Provision of Premises Information Boxes in Residential Buildings.</p> |                              |

| Item | Priority | Location     | Significant hazard                                                                                                                                                                                                                                                                                                                                      | Existing control measure                                                                                                                                                                                                                                                       | Additional control measure                                                                                                                                                                         | Date completed and signature |
|------|----------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 14   | Low      | Lift lobbies | <p>Fire Action notices in each block are provided adjacent to the lift on all floors.</p> <p>The Fire Action notices describe a 'stay put'/safe to stay evacuation strategy rather than a temporary simultaneous evacuation strategy.</p> <p>There is a risk that some residents may not follow the new temporary simultaneous evacuation strategy.</p> | Residents have been informed by the building management that a simultaneous evacuation strategy is temporarily in place due to building defects.                                                                                                                               | The existing 'stay put'/safe to stay Fire Action notices should be temporarily replaced with simultaneous evacuation Fire Action notices until remedial works on the building have been completed. |                              |
| 15   | Note     | Ground floor | <p>Residents post boxes are located in the base of the stair/entrance lobby at ground floor in both blocks on the development.</p> <p>There is a risk that combustible materials, such as parcels could be placed in the area.</p> <p>There is a risk of ignition and fire spread in the base of the stair/entrance lobby.</p>                          | <p>The post boxes are constructed from non-combustible materials.</p> <p>Parcels were not found to be stored in the ground floor base of stair/entrance lobby at the time of inspection.</p> <p>Limited ignition sources and combustible materials present in these areas.</p> | None, existing control measures are deemed satisfactory.                                                                                                                                           |                              |

| Item | Priority    | Location         | Significant hazard                                                                                                                                                                       | Existing control measure                                                                                                                                                                 | Additional control measure                               | Date completed and signature |
|------|-------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------|
| 16   | <b>Note</b> | Common corridors | <p>Fixed electric heaters are positioned on walls in the common corridors of both blocks.</p> <p>There is a risk of ignition and fire spread in the common corridors.</p>                | <p>The common corridors contain limited combustible materials.</p> <p>The fixed electric heaters are low risk items.</p>                                                                 | None, existing control measures are deemed satisfactory. |                              |
| 17   | <b>Note</b> | Common corridors | <p>Door entrance mats are provided in front of some apartment entrance doors in the building common corridors.</p> <p>The door mats could be a trip hazard for evacuating occupants.</p> | <p>The common corridors are wide enough to minimise the risk of tripping over a door mat when evacuating.</p> <p>There are limited ignition sources present in the common corridors.</p> | None, existing control measures are deemed satisfactory. |                              |

## Section 4(b) - Significant Findings of Fire Risk Assessment – Premises Defects

| Item | Priority | Location     | Significant Hazard                                                                                                                                                                                                                                                                                                                                                                                 | Existing Control Measure | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                     | Date complete and signature |
|------|----------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 1    | Medium   | Smoke shafts | <p>Each natural ventilation smoke shaft in the upper and lower blocks on the development has a smoke vent door on each floor, that is fitted with an electro-magnetic door locking mechanism.</p> <p>The electro-magnetic door locking mechanism is located inside the shaft. Heat and smoke in the smoke shaft can cause the magnetism of the door lock to weaken and allow the door to open.</p> | None                     | <p>Option 1: The electro-magnetic door locking mechanism on each smoke shaft door should be replaced with a different type of automatic opening mechanism, such as a mechanical chain opener.</p> <p>Option 2: The electro-magnetic door locking mechanism on each smoke shaft door should be repositioned so that the electro-magnetic plate is on the common corridor side of the door rather than the smoke shaft side.</p> |                             |
| 2    | Medium   | Throughout   | <p>Some fire doors in the common areas of the building and some apartment entrance doors were found to have an excessive gap at the base of the door.</p> <p>There is a risk of fire and smoke being able to spread beyond the compartment of fire origin before fire service intervention.</p>                                                                                                    | Fire doors are solid.    | <p>All of the fire doors in each block on the development should be checked to ensure a gap at the base of the door to the floor is no greater than 8-10mm.</p> <p>Where the gap is more than 8-10mm, a drop down smoke seal could be fitted to the base of the fire door to reduce the gap.</p>                                                                                                                               |                             |

| Item | Priority | Location   | Significant Hazard                                                                                                                                                                                                                                                                                                                                                               | Existing Control Measure                                   | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Date complete and signature |
|------|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 3    | Medium   | Throughout | <p>Some designated fire doors throughout the development are not provided with adequate protection.</p> <p>Screws missing in the hinges of some fire doors that could affect the doors integrity in a fire.</p> <p>Some fire doors were found to be damaged, which could affect the doors integrity in a fire.</p> <p>Some fire doors do not close fully into the doorframe.</p> | The majority of fire doors are solid and of the same type. | <p>The following fire doors require missing screws to be fitted in the hinges:</p> <ol style="list-style-type: none"> <li>1) Upper block 3<sup>rd</sup> floor cross corridor fire door near apartment 23</li> <li>2) Upper block 3<sup>rd</sup> floor separating lift lobby and lobby to apartment 19</li> <li>3) Lower block 4<sup>th</sup> floor cross corridor fire door near roof access room</li> <li>4) Lower block 3<sup>rd</sup> floor smoke shaft fire door near apartment 47</li> </ol> <p>The following fire doors require adjustment to close all gaps between the door and doorframe or require replacement with a new FD30S fire door:</p> <ol style="list-style-type: none"> <li>5) Upper block 2<sup>nd</sup> floor smoke shaft fire door near apartment 13 (gap where door does not close fully into the doorframe)</li> </ol> <p>The following fire doors require adjustment so that the fire door can fully self-close into the doorframe:</p> <ol style="list-style-type: none"> <li>6) Upper block 2<sup>nd</sup> floor cross corridor fire door near apartment 14 (catches on carpet)</li> <li>7) Lower block 4<sup>th</sup> floor cross corridor fire door near apartment 56</li> <li>8) Lower block apartment 39 entrance fire door</li> <li>9) Lower block 2<sup>nd</sup> floor separating stair and corridor</li> <li>10) Lower block 1<sup>st</sup> floor separating stair and corridor (catching on flooring)</li> <li>11) Apartment 39 entrance (noted during previous fire risk assessment)</li> </ol> |                             |

| Item | Priority | Location | Significant Hazard | Existing Control Measure | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date complete and signature |
|------|----------|----------|--------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|      |          |          |                    |                          | <p>The following fire doors are damaged and require replacement:</p> <ul style="list-style-type: none"> <li>12) Upper block 3<sup>rd</sup> floor stair riser cupboard (replace with FD60S fire doors)</li> <li>13) Lower block 3<sup>rd</sup> floor cross corridor fire door near apartment 54 (frame of vision panel)</li> <li>14) Lower block 3<sup>rd</sup> floor lobby riser cupboard (slave door damaged – replace with FD30S fire door)</li> <li>15) Lower block 3<sup>rd</sup> floor stair riser cupboard (replace with FD60S fire doors)</li> <li>16) Lower block 2<sup>nd</sup> floor cross corridor fire door near apartment 45 (frame of vision panel)</li> <li>17) Lower block 1<sup>st</sup> floor cross corridor fire door near apartment 28 (frame of vision panel)</li> <li>18) Lower block apartment 29 entrance doorframe (repair/replace doorframe as necessary)</li> <li>19) Lower block ground floor stair riser cupboard (replace with FD60S fire doors)</li> </ul> |                             |

| Item | Priority | Location     | Significant Hazard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Existing Control Measure | Additional Control Measure                                                                                                                                                                                                                  | Date complete and signature |
|------|----------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 4    | Medium   | Smoke shafts | <p>The control equipment for the automatic opening smoke vents into the natural smoke ventilation shafts is positioned inside the smoke shafts on each floor level in both the upper and lower blocks.</p> <p>There is a risk that smoke and heat passing through the smoke shaft in the event of a fire in one of the blocks, could cause damage to the control equipment either leading to fire spread in the smoke shaft and/or the control equipment failing to cause the smoke vent doors to open on other floors and cause fire and smoke spread throughout the building.</p> | None                     | The control equipment for the automatic opening smoke vents in the natural smoke ventilation shafts should be either re-positioned to a fire separated location or housed in 60 minutes fire resisting construction within the smoke shaft. |                             |

| Item | Priority | Location   | Significant Hazard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Existing Control Measure                                                                                                                                   | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Date complete and signature |
|------|----------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 5    | Medium   | Throughout | <p>Insufficient fire stopping in numerous areas of the development.</p> <p>Risk of hidden fire and smoke spread.</p> <p>Some holes have been filled with expanding foam. Not all foams provide the correct fire resisting properties.</p> <p>Some walls and ceilings have been damaged by historic water leaks and mould.</p> <p>There are several false ceilings in the premises.</p> <p>Having inspected above the false ceiling in some sample areas, holes have been found above the cross-corridor doors, between the apartments and escape corridors, risers and the escape routes.</p> <p>There is a risk of fire and smoke spread beyond the compartment of fire origin.</p> | <p>There is evidence of adequate fire stopping in some areas of the building.</p> <p>Some areas have had holes filled to restrict the spread of smoke.</p> | <p>A full compartmentation survey should be completed throughout the development, including above the false ceilings that serve the upper and lower blocks.</p> <p>All penetrations in compartment walls and ceilings should be correctly fire stopped with materials that achieve at least 60 minutes fire resistance.</p> <p>All holes in the true compartment floors above the corridor false ceilings should be correctly fire stopped with materials that achieve at least 60 minutes fire resistance.</p> <p>The following areas were observed during the assessment and should be appropriately fire stopped:</p> <ol style="list-style-type: none"> <li>1) Upper block smoke shaft walls on all floors (60 minutes fire resisting)</li> <li>2) Lower block smoke shaft walls on all floors (60 minutes fire resisting)</li> <li>3) Upper block stair riser shaft walls and head on all floors (60 minutes fire resisting)</li> <li>4) Lower block stair riser shaft walls and head on all floors (60 minutes fire resisting)</li> <li>5) Upper block walls and ceiling of 2<sup>nd</sup> floor electrics cupboard near apartment 12 (60 minutes fire resisting)</li> <li>6) Upper block walls and ceiling of 2<sup>nd</sup> floor electrics cupboard near apartment 17 (60 minutes fire resisting)</li> <li>7) Upper block walls and ceiling of 1<sup>st</sup> floor cupboard near apartment 3 (60 minutes fire resisting)</li> </ol> |                             |



| Item | Priority | Location    | Significant Hazard                                                                                                                                                                           | Existing Control Measure                                                                                                                                                                                                    | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Date complete and signature |
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|      |          |             |                                                                                                                                                                                              |                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>8) Upper block stair core wall between 1<sup>st</sup> and ground floor (60 minutes fire resisting)</li> <li>9) Upper block ground floor carpark wall from carpark to lift shaft (pink foam used in penetrations – requires 60 minutes fire resistance)</li> <li>10) Upper block ground floor car park ceiling (yellow foam used around waste pipework – requires industry recognised intumescent collar for a 60 minutes fire resisting floor)</li> <li>11) Lower block 4<sup>th</sup> floor cleaner's room walls (60 minutes fire resisting)</li> <li>12) Lower block lobby riser cupboard walls on all floors (60 minutes fire resisting)</li> <li>13) Lower block 3<sup>rd</sup> floor common corridor walls in false ceiling void near apartments 47 and 48 (60 minutes fire resisting)</li> <li>14) Lower block ground floor electric meter cupboard ceiling (60 minutes fire resisting)</li> </ul> <p>These works should be carried out by contractors approved under third party accreditation such as FIRAS or CERTIFIRE.</p> |                             |
| 6    | Medium   | Lower block | <p>There is no visible 'Kite' mark on some glazing in walls to identify the glazing as being fire resisting.</p> <p>There is a risk that the glazing in the walls is not fire resisting.</p> | <p>The glazing was found to be solid with no damage based on a visual inspection.</p> <p>The glazing is located in the common means of escape routes, which contain limited combustible materials and ignition sources.</p> | <p>Provide confirmation that the glazing in the following locations is at least 30 minutes fire resisting:</p> <ul style="list-style-type: none"> <li>1) Lower block 4<sup>th</sup> floor wall separating the stair and common lobby</li> <li>2) Lower block 3<sup>rd</sup> floor wall separating the stair and common lobby</li> <li>3) Lower block 2<sup>nd</sup> floor wall separating the stair and common lobby</li> <li>4) Lower block 1<sup>st</sup> floor wall separating the stair and common lobby</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |

| Item | Priority | Location   | Significant Hazard                                                                                                                                                                                                                                                                                          | Existing Control Measure                        | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Date complete and signature |
|------|----------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 7    | Medium   | Throughout | <p>Some designated fire doors are not provided with intumescent strips and smoke seals.</p> <p>The intumescent strips and seals have been damaged/painted over.</p> <p>Some designated fire doors are not providing adequate protection.</p> <p>Some designated fire doors have door furniture missing.</p> | The doors close onto a door stop and are solid. | <p>The following fire doors require the fitting of combined intumescent strips and smoke seals:</p> <ol style="list-style-type: none"> <li>1) Upper block smoke shaft fire doors (all floors)</li> <li>2) Upper block 3<sup>rd</sup> floor stair riser cupboard (between double doors only)</li> <li>3) Upper block 2<sup>nd</sup> floor stair riser cupboard (between double doors only)</li> <li>4) Upper block 1<sup>st</sup> floor stair riser cupboard (between double doors only)</li> <li>5) Lower block 4<sup>th</sup> floor stair riser cupboard (between double doors only)</li> <li>6) Lower block 3<sup>rd</sup> floor stair riser cupboard (between double doors only)</li> <li>7) Lower block 3<sup>rd</sup> floor lobby riser cupboard (between double doors only)</li> <li>8) Lower block smoke shaft doors (all floors)</li> <li>9) Lower block 2<sup>nd</sup> floor lobby riser cupboard (between double doors only)</li> <li>10) Lower block 2<sup>nd</sup> floor stair riser cupboard (between double doors only)</li> <li>11) Lower block 1<sup>st</sup> floor lobby riser cupboard (between double doors only)</li> <li>12) Lower block 1<sup>st</sup> floor stair riser cupboard (between double doors only)</li> <li>13) Lower block ground floor stair riser cupboard (between double doors only)</li> </ol> |                             |

| Item | Priority | Location     | Significant Hazard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Existing Control Measure | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date complete and signature |
|------|----------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 8    | Medium   | Upper floors | <p>A smoke control system is provided in the common corridors and stairs of the upper and lower blocks on the development. Smoke detection is linked to the smoke control systems.</p> <p>There is a risk that smoke in a common corridor could actuate the smoke detector on the fire floor and not only open the smoke vent on the fire floor, but on every other floor, leading to extensive fire and smoke spread.</p> <p>It was unclear whether the head of stair vent actuates on the smoke detection located in the means of escape corridors as there is no smoke detection in the stairs.</p> | None                     | <p>A competent fire alarm engineer should ensure that once a smoke detector has actuated on the fire floor of the residential common corridor, this should open the smoke vent on this floor along with the smoke vent at the head of the smoke shaft and the vent at the head of the stair.</p> <p>All other smoke detector heads associated with the smoke shaft in the residential common corridors should de-activate and not allow the smoke vent of the smoke shaft to open on any other floor.</p> |                             |

| Item | Priority | Location               | Significant Hazard                                                                                                                                                                                                                                                                                                                                                                                                                                  | Existing Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Date complete and signature |
|------|----------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 9    | Medium   | Residential apartments | <p>Due to the number of apartments within the development, only a sample of apartments were accessed during the site visit.</p> <p>Some apartments have an entrance door that is different to all other entrance doors. There is a risk that these entrance doors have been changed by the residents and are not correctly installed fire doors.</p> <p>There is an increased risk of fire and smoke spread through the means of escape routes.</p> | <p>The following apartments were accessed as part of this fire risk assessment:</p> <ul style="list-style-type: none"> <li>❖ Upper block apartment 25</li> <li>❖ Upper block apartment 9</li> <li>❖ Lower block apartment 54</li> <li>❖ Lower block apartment 28</li> </ul> <p>The upper block apartment 8 and the lower block apartment 39 were accessed to inspect the front door and view the fire detection in the entrance hallway in the previous fire risk assessment dated 15<sup>th</sup> July 2025.</p> <p>The majority of apartment entrance doors appear to be solid fire doors.</p> | <p>All apartment entrance fire doors should be checked annually, and it should be confirmed that all are solid FD30S fire doors, well fitting, self-close fully into the door frame and are fitted with combined intumescent strips and smoke seals.</p> <p>The apartment 6, 28, 31 and 34 entrance doors should be fully inspected and certification of the doors should be made available to confirm the doors are FD30S fire doors with all the correct door furnishings, including a fire resisting letterbox where installed.</p> |                             |

| Item | Priority | Location    | Significant Hazard                                                                                                                                                                     | Existing Control Measure                                                                                                  | Additional Control Measure                                                                                                                                                                                                                                                                                                                                                                                                             | Date complete and signature |
|------|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 10   | Medium   | Upper block | <p>No access to the upper block ground floor stair riser cupboard at the time of inspection.</p> <p>There is a risk that fire safety defects could not be highlighted.</p>             | All other stair riser cupboards were accessed at the time of inspection.                                                  | <p>Confirm the following is provided in the upper block ground floor stair riser cupboard:</p> <ol style="list-style-type: none"> <li>1) Well-fitting FD60S fire doors</li> <li>2) Walls of the riser cupboard are solid and in good condition with penetrations that have been appropriately fire stopped</li> <li>3) No combustible storage is present</li> </ol>                                                                    |                             |
| 11   | Medium   | Lower block | <p>No access to the void spaces on the 4<sup>th</sup> floor near apartment 58 at the time of inspection.</p> <p>There is a risk that fire safety defects could not be highlighted.</p> | The door to each of the two void spaces was found to be solid based on a visual inspection from the common corridor side. | <p>Confirm the following is provided in the lower block void spaces on the 4<sup>th</sup> floor near apartment 58:</p> <ol style="list-style-type: none"> <li>1) Well-fitting FD30S fire doors</li> <li>2) Walls and ceiling/floor are solid and in good condition with penetrations that have been appropriately fire stopped</li> <li>3) Combustible storage is not positioned in close proximity to any ignition sources</li> </ol> |                             |

| Item | Priority | Location      | Significant Hazard                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Existing Control Measure                                                                                                                                                                                                                                                                                          | Additional Control Measure                                                                                                                                                                                                                                                                                        | Date complete and signature |
|------|----------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 12   | Medium   | Apartment 25  | <p>Apartment 25 in the upper block was inspected internally to inspect the BS 5839-1 temporary fire detection and alarm system.</p> <p>It was noted that one of the bedrooms in the apartment had not been fitted with a BS 5839-1 heat detector.</p> <p>There is a risk that a fire in the bedroom or a fire spreading externally to the bedroom window opening will not alert occupants of the apartment and other areas of the building in the early stages.</p> | <p>All other sampled apartments on the development were provided with sufficient temporary BS 5839-1 heat detectors.</p> <p>A BS 5839-6 smoke alarm is present in the entrance hallway of the apartment to warn occupants of the apartment in the event of a fire in the bedroom.</p>                             | <p>An additional BS 5839-1 temporary heat detector should be provided in the apartment 25 bedroom, close to the window opening.</p> <p>All other apartments on the development should be inspected by the fire alarm engineers that installed the temporary system to ensure no other rooms have been missed.</p> |                             |
| 13   | Medium   | Common stairs | <p>There is no BS 5839-1 smoke detection in the common stairs of each block on the development that can operate the automatic opening smoke vent window.</p> <p>There is a risk that the automatic opening smoke vent in the head of the stair will not open in the event of smoke entering the stair.</p> <p>Riser cupboards are located opening directly into the stairs.</p>                                                                                     | <p>BS 5839-1 smoke detection provided in the common corridors, which will allow the relevant smoke vent in the common corridor to open at the same time as the smoke vent in the head of the stairs.</p> <p>Temporary BS 5839-1 smoke detection provided in the stairs to initiate a simultaneous evacuation.</p> | <p>Provide a BS 5839-1 smoke detector in the stair landing on each floor in the lower and upper blocks of the development.</p> <p>The BS 5839-1 smoke detection should operate the automatic opening smoke vent at the head of the stair in each block, but should not sound any fire alarm.</p>                  |                             |

| Item | Priority | Location | Significant Hazard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Existing Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Additional Control Measure                                                                                                                                                                               | Date complete and signature |
|------|----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 14   | Medium   | External | <p>External wall cladding systems are present on the upper and lower blocks of the development.</p> <p>The external wall cladding systems all contain timber OSB sheathing boards and timber battens, which are combustible.</p> <p>Cavity barriers are either missing in the cladding systems or are poorly installed and vehicle parking bays are located directly beneath the open cavity at the base of the systems.</p> <p>The attachment balconies are vertically stacked over up to four storeys on the development and contain a timber decking floor, which is exposed on the underside.</p> <p>There is a risk of external fire spread via the external wall cladding systems and attachment balconies.</p> | <p>Insulation materials in the external wall cladding systems are non-combustible.</p> <p>Timber OSB sheathing boards and timber battens are not highly combustible materials and will not cause rapid fire spread.</p> <p>The attachment balconies are constructed from non-combustible materials, with the exception of the finished floor.</p> <p>An intrusive external wall investigation has been completed, which includes a Fire Risk Appraisal of the External Walls (FRAEW).</p> | <p>The FRAEW report by FirePrevent should be consulted. Any remediation works that are deemed necessary due to the findings in the FRAEW report should be completed as soon as practically possible.</p> |                             |

| Item | Priority | Location         | Significant Hazard                                                                                                                                                                                                                                                                                                                                  | Existing Control Measure                                                                                                                                        | Additional Control Measure                                                                                                                                                                                                                                  | Date complete and signature |
|------|----------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 15   | Low      | Apartments       | Exit doors from apartments have a mortise style lock on the door that requires a key to open.                                                                                                                                                                                                                                                       | User aware they require the key.<br><br>Apartment is considered a single private dwelling.                                                                      | The front doors of all apartments are considered as part of this risk assessment. It is recommended that final exit door locks are fitted with a thumb twist style lock to ensure egress can be made without the use of a key in the event of an emergency. |                             |
| 16   | Low      | Common corridors | The automatic opening smoke vent override switch in some common corridors is missing the plastic protection cover.<br><br>There is a risk that the override switch could be activated accidentally.                                                                                                                                                 | The override switch cannot easily be activated.                                                                                                                 | The plastic protection cover should be re-fitted to the automatic opening smoke vent override switch where it is missing or damaged.                                                                                                                        |                             |
| 17   | Low      | Ground floor     | Mail boxes are present in the ground floor entrance foyer or base of the stairs in booth the lower and upper blocks.<br><br>Some of the mail box hatches were found to be damaged at the time of inspection.<br><br>There is a risk of combustible materials such as letters being exposed and leading to fire spread in the means of escape route. | The mail boxes are constructed from metal and are non-combustible.<br><br>There are limited ignition sources present in the base of stairs and entrance foyers. | The mail boxes should be repaired as necessary.                                                                                                                                                                                                             |                             |



| Item | Priority    | Location                        | Significant Hazard                                                                                                                                                                                                                                                                         | Existing Control Measure                                                                                                                                                                                                                                | Additional Control Measure                                    | Date complete and signature |
|------|-------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------|
| 18   | <b>Note</b> | Comon corridors                 | <p>The single direction dead end travel distance in some residential common corridors was found to be up to 8 metres.</p> <p>This is an extension beyond the recommended 7.5 metres in a single direction.</p>                                                                             | <p>Automatic opening smoke ventilation provided in the common corridors.</p> <p>The common corridor is a protected route.</p> <p>The extended distance is only 0.5 metres, which is negligible.</p>                                                     | None required, existing controls are considered satisfactory. |                             |
| 19   | <b>Note</b> | Riser cupboards and void spaces | <p>Some of the plasterboard walls in the riser cupboards and void spaces in the building have not been provided with a layer of plaster skim. There is a risk that the riser cupboard walls do not provide the same fire resistance as a tested system 60 minutes fire resisting wall.</p> | <p>The riser cupboards walls are solid and have been taped and jointed.</p> <p>The lack of a plaster skim layer will not reduce the level of fire resistance significantly.</p> <p>Some tested wall systems do not require a skim layer of plaster.</p> | None required, existing controls are considered satisfactory. |                             |

| Item | Priority    | Location   | Significant Hazard                                                       | Existing Control Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Additional Control Measure                                    | Date complete and signature |
|------|-------------|------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------|
| 20   | <b>Note</b> | Throughout | Holes found between floors in the electrical riser cupboards throughout. | <p>Doors into riser cupboards from means of escape routes are fire resisting and mostly fitted with intumescent strips and cold smoke seals with defective seals identified for replace/repair.</p> <p>The walls of the electrical riser cupboards are solid and of fire resisting construction and fire stopping is to be completed where appropriate.</p> <p>The electrical riser cupboards are considered to be a fire resisting shaft and do not need to be fire resisting at each compartment floor level.</p> | None required, existing controls are considered satisfactory. |                             |

| Item | Priority    | Location    | Significant Hazard                                                                                                                                                                                                                                           | Existing Control Measure                                                                                                                                                                                                                                                                                                                                                                       | Additional Control Measure                                    | Date complete and signature |
|------|-------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------|
| 21   | <b>Note</b> | Lower block | <p>The natural ventilation smoke shaft in the lower block common corridors is provided with double smoke vent doors.</p> <p>Only one of the double doors opens automatically and the other door is a slave door that is locked in place with drop bolts.</p> | <p>The single automatic opening door provides a sufficient opening for smoke to be removed from the common corridor.</p> <p>On arrival, the fire service can open the slave door manually if necessary to remove more smoke from the common corridor.</p>                                                                                                                                      | None required, existing controls are considered satisfactory. |                             |
| 22   | <b>Note</b> | Lower block | <p>The common lobby that leads to a single apartment on each of the upper floors in the lower block has not been fitted with a temporary BS 5839-1 smoke detector.</p>                                                                                       | <p>Temporary smoke detection is provided in all common corridors and the stair route.</p> <p>The common lobbies are small with only a single apartment opening into them.</p> <p>There are limited ignition sources and combustibles present in the lobbies.</p> <p>Temporary fire detection is provided in the apartment accessing the lobby.</p> <p>No external openings to the lobbies.</p> | None required, existing controls are considered satisfactory. |                             |

## Section 5 - Fire Emergency Plan

### **On discovering a fire in an apartment:**

Residents should raise the alarm in their apartment and evacuate their apartment, activate a manual fire alarm call point to raise the alarm in the rest of the building and exit the building via the nearest fire exit route before assembling at the designated Assembly point.

Do not attempt to put the fire out.

Do not use the lift to evacuate the building.

Ensure the apartment entrance door closes behind you.

Residents should assemble and contact the Fire Service on 999.

### **On hearing the fire alarm in an apartment:**

Residents should evacuate their apartment and exit the building via the nearest fire exit route before assembling at the designated Assembly Point.

Do not attempt to put the fire out.

Do not use the lift on evacuating the building.

Ensure the apartment entrance door closes behind you.

Residents should assemble and contact the Fire Service on 999.

### **On discovering a fire or hearing a fire alarm in non-residential areas of the building:**

- ❖ Staff or residents to operate the nearest fire alarm call point
- ❖ Staff or residents to evacuate the building by the nearest fire exit
- ❖ Report to the designated Assembly Point
- ❖ Ensure the Fire Service has been contacted

No fire-fighting equipment is present on site. The policy is to evacuate the building without carrying out first aid fire-fighting. Residents should not put themselves at risk.

### **Assembly Point**

The assembly point is located on the street to the side of the development.

### **Arrival of the Fire Service**

Resident, Building Management or Duty Person/staff report to the Senior Fire Officer and hands over the following information:

- ❖ Confirmation or not of a known fire and its location
- ❖ Confirmation or not of any known missing persons and their last known position
- ❖ Any known injured persons
- ❖ Access points to the fire area and any known hazards

## Section 6 - Fire Risk Rating

The following simple risk level estimator is based on a more general health and safety risk level estimator contained in BS 8800 superseded by BS 18004:2008:

| Potential consequences of fire?                                                                                 | Slight harm <input type="checkbox"/><br>Outbreak of fire unlikely to result in serious injury | Moderate harm <input type="checkbox"/><br>Outbreak of fire could foreseeably result in injury | Extreme harm <input checked="" type="checkbox"/><br>Significant potential for fire to result in serious injury/death |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Fire hazard                                                                                                     |                                                                                               |                                                                                               |                                                                                                                      |
| <b>Low</b> <input type="checkbox"/><br>Unusually low likelihood of fire                                         | Trivial risk                                                                                  | Tolerable risk                                                                                | Moderate risk                                                                                                        |
| <b>Medium</b> <input checked="" type="checkbox"/><br>Normal fire hazards for this type of occupancy             | Tolerable risk                                                                                | Moderate risk                                                                                 | Substantial risk                                                                                                     |
| <b>High</b> <input type="checkbox"/><br>Lack of adequate controls resulting in increase of likelihood of a fire | Moderate risk                                                                                 | Substantial risk                                                                              | Intolerable risk                                                                                                     |

Having considered the significant findings found during the inspection of the premises and the risk to relevant persons, it is considered that the risk to life from fire at these premises is:

|         |                          |           |                          |          |                          |             |                                     |             |                          |
|---------|--------------------------|-----------|--------------------------|----------|--------------------------|-------------|-------------------------------------|-------------|--------------------------|
| Trivial | <input type="checkbox"/> | Tolerable | <input type="checkbox"/> | Moderate | <input type="checkbox"/> | Substantial | <input checked="" type="checkbox"/> | Intolerable | <input type="checkbox"/> |
|---------|--------------------------|-----------|--------------------------|----------|--------------------------|-------------|-------------------------------------|-------------|--------------------------|

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks.

| Risk Level  | Action and Timescale                                                                                                                                                                                                                                                                                                                                                                        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trivial     | No action is required, and no detailed records need to be kept.                                                                                                                                                                                                                                                                                                                             |
| Tolerable   | No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.                                                                                                                                                                                                                                                   |
| Moderate    | It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period.<br><br>Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures. |
| Substantial | Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.                                                                                                                                                                   |
| Intolerable | Building (or relevant areas) require immediate interim measures.                                                                                                                                                                                                                                                                                                                            |

Please note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following section. The risk assessment should be reviewed periodically.<sup>1</sup>

<sup>1</sup> BSI (08/02/2005). 17 Assessment of fire risk. In *PAS 79:2005 Fire Risk Assessment – Guidance and a recommended methodology*

## Section 7 - Document Information and Scope of Inspection

**This report should be read in conjunction the Fire Safety Policy.**

**This document; identifies policies, record testing, maintenance and staff training and form the fire strategy and ethos on which staff working within these premises work to.**

- 1) This is a legal document required under The Regulatory Reform (Fire Safety) Order 2005.

This document must be kept on the premises in a safe place and be supported by a fire safety management policy.

- 2) This report has been formulated following a detailed visual inspection of the premises and associated documentation by a suitably qualified and experienced fire safety risk assessor. It should be noted no destructive tests have been carried out.
- 3) The fire alarm, detection and emergency lighting have been visually inspected only.
- 4) Your attention is drawn to the Significant Findings. These detail specific hazards that require further attention. You have a legal responsibility to attend to these issues. When you have implemented the additional control measures required you should sign and date the completion column. To demonstrate due diligence emails and copies of letters requesting assistance written by staff or management should be retained with this document.
- 5) The contents of this document must be made aware to all staff within the premises.
- 6) This Fire Risk Assessment will be reviewed by Building Management using the dates shown on the front cover as a guide. It will require reviewing when alterations to the building take place or if other substantial changes take place.

If the reviewer believes the assessment is still relevant, they will sign the review section part (a).

If the reviewer believes on inspection, the assessment is no longer relevant they should complete the review section part (b) and request FirePrevent Ltd or other competent person to carry out a full re-inspection.

- 7) Key to priority categories used in Significant Findings.

| Priority         | Attention required                                                                                                                                          |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interim Measures | SERIOUS RISK - A serious situation where remedial action must be taken immediately<br>Complete within 24 hours or before sleeping on premises               |
| High             | SIGNIFICANT RISK<br>Initiate within 28 days                                                                                                                 |
| Medium           | MODERATE RISK<br>Initiate within 6 months                                                                                                                   |
| Low              | TOLERABLE RISK<br>Initiate within 12 months                                                                                                                 |
| Note             | Matters identified as a note are those that the assessor recognises as not being in line with guidance but can be accepted due to existing control measures |

## Section 8 - Advice on Control and Maintenance of Preventative Measures

**Records should be kept of all testing, maintenance and staff training to enable the responsible person to demonstrate they have taken all reasonable steps to maintain adequate fire safety standards.**

### **1) Fire Alarm**

The alarm should be tested weekly by a competent person. A different call point should be tested each week using a purpose made test key. Faults should be reported to someone who can authorise repairs. If the system cannot be repaired immediately a risk assessment should be undertaken to ensure the area can continue to be safely used. The person carrying out the risk assessment must be competent.

The system should be serviced by suitably qualified persons every six months or as agreed by the installers. Further advice can be gained from BS 5839-1:2017.

### **2) Emergency Lighting**

The emergency lighting should be checked monthly by a competent person to ensure it functions correctly. This may be carried out by purpose made test switches that will require a specific key or by isolating the local lighting sub-circuit. It is important the lighting works when the local lighting circuit fails and does not rely on the failure of the overall circuit. The system should be serviced annually by suitably qualified engineers. Further guidance can be gained from BS 5266-1:2016

### **3) Staff Training**

All staff must receive training in what to do in the event of discovering a fire or hearing the alarm. This training should be given by a competent person and take place as soon as possible after employment. Staff should receive refresher training periodically.

Staff will complete an evacuation drill. Minimum of annually in England. All staff must attend at least once. Some staff should be trained in the use of the Fire Fighting Equipment.

### **4) Firefighting Equipment**

Firefighting equipment should be hung on purpose made brackets approximately 1 metre off the floor or sat in purpose made floor holders. The equipment should be checked weekly to ensure it is in position and appears undamaged. The equipment should be serviced annually by a competent person. Further guidance can be gained from BS 5306-3:2000

### **5) Maintenance of Escape Routes**

Fire doors should be self-closing or kept locked shut. Fire doors should only be held open by a device that is designed to release the door on activation of the alarm. The decision to fit such a device can only be taken following a risk assessment of the door location. Fire doors must not be wedged open. Corridors and fire exits must be kept clear of all combustible material and obstructions.

### **6) PAT**

All portable electrical equipment should be subject to a system of maintenance and inspection to ensure it is safe to use and does not present a risk of electrical short or overheating. Guidance suggests that you PAT your electrical items every year, but this is not law. Further guidance can be gained from the Health and Safety Executive.

### **7) Fixed Electrics**

All fixed electrics should be subject to a system of maintenance and inspection to check whether an electrical installation is in a satisfactory condition for continued service. Fixed electrics in the premises should receive a programme of testing not exceeding 5 years.

## **8) Gas Safety**

All gas burning equipment should be subject to an annual inspection by a technician who is registered on the Gas Safe Register. Emergency shut down valves must be signed accordingly.

## **9) Record Keeping**

Records should be kept of all testing, maintenance and staff training to enable the responsible person to demonstrate they have taken all reasonable steps to maintain adequate fire safety standards

## **10) Magnetic Door Locks**

A competent person should test the secure magnetic door locks weekly. Faults should be reported to someone who can authorise repairs. If the issue cannot be repaired immediately a risk assessment should be undertaken to ensure the area can continue to be safely used. The person carrying out the risk assessment must be competent.

## **11) Dry Rising Main**

The system should be fully tested every 12 months and visually inspected every 6 months. Faults should be reported to someone who can authorise repairs. If the system cannot be repaired immediately a risk assessment should be undertaken to ensure the area can continue to be safely used. The person carrying out the risk assessment must be competent. Further advice can be gained from BS 9990: 2015.

## **12) Smoke Control Systems**

The system should be serviced every 6 months or as agreed by the installers. Faults should be reported to someone who can authorise repairs. If the system cannot be repaired immediately a risk assessment should be undertaken to ensure the area can continue to be safely used. The person carrying out the risk assessment must be competent. Further advice can be gained from BS 7346 -1.

## **13) Competent Person**

A competent person is someone who has the relevant training, knowledge and experience.



## Section 9 - Accountability Signatures

### 9.1 Responsible person or duty holder

| Name<br>(please print) | Amy Bishoprick | Position | Managing Director – Watson PM |
|------------------------|----------------|----------|-------------------------------|
|------------------------|----------------|----------|-------------------------------|

It is possible there may be other persons who could be identified as a responsible person for this site under interpretation of the legislation.

### 9.2 Competent person

| Name<br>(please print) | Amy Bishoprick | Position | Managing Director – Watson PM |
|------------------------|----------------|----------|-------------------------------|
|------------------------|----------------|----------|-------------------------------|

It is possible there may be other persons who could be identified as a competent person for this site under interpretation of the legislation.

### 9.3 Site Contact

| Name<br>(please print) | N/A | Position | N/A |
|------------------------|-----|----------|-----|
|------------------------|-----|----------|-----|

### 9.4 Assessor

The Assessor named below completed this Fire Risk Assessment and has suitable experience and qualifications to be deemed competent. Full details of their qualifications can be gained by contacting Fire Prevent Ltd head office.

| Name                             | Signature        | Date                        |
|----------------------------------|------------------|-----------------------------|
| Richard Coggon BSc(Hons) MIFireE | <i>R. Coggon</i> | 23 <sup>rd</sup> April 2026 |

## Section 10 - Review

### 10(a) Satisfactory

Following a review of this risk assessment, I am satisfied it is still relevant to the premises. This section to be signed and dated by the reviewer.

| Date | Name | Position | Signature |
|------|------|----------|-----------|
|      |      |          |           |
|      |      |          |           |
|      |      |          |           |

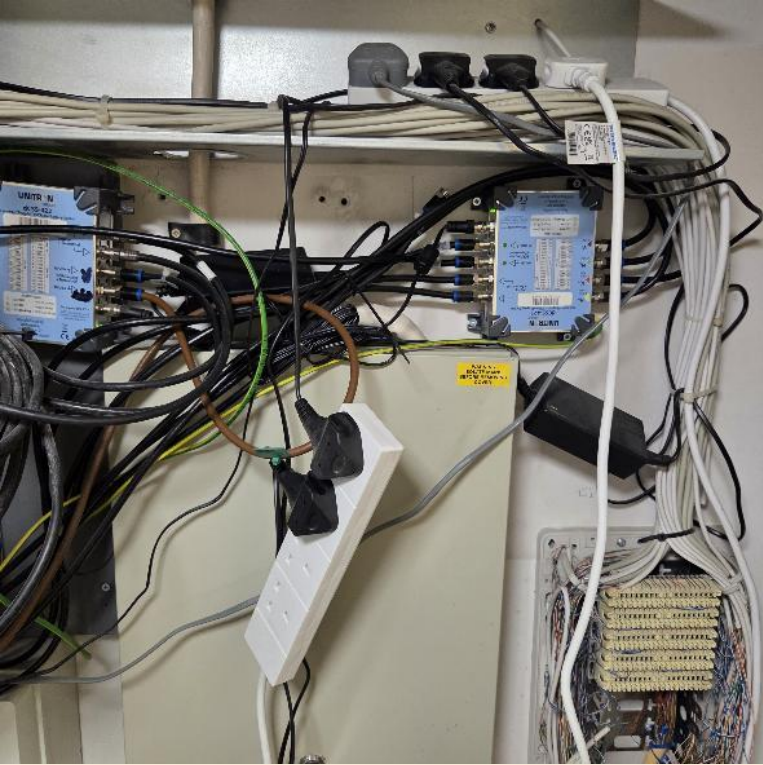
Once reviewed signed and dated, the reviewed copy is to be sent to Head Office for recording.

### 10(b) Unsatisfactory

Following a review of this risk assessment, I am not satisfied it is still relevant to the premise and have contacted FirePrevent Ltd to organise a full re-inspection.

| Date | Name | Position | Signature |
|------|------|----------|-----------|
|      |      |          |           |

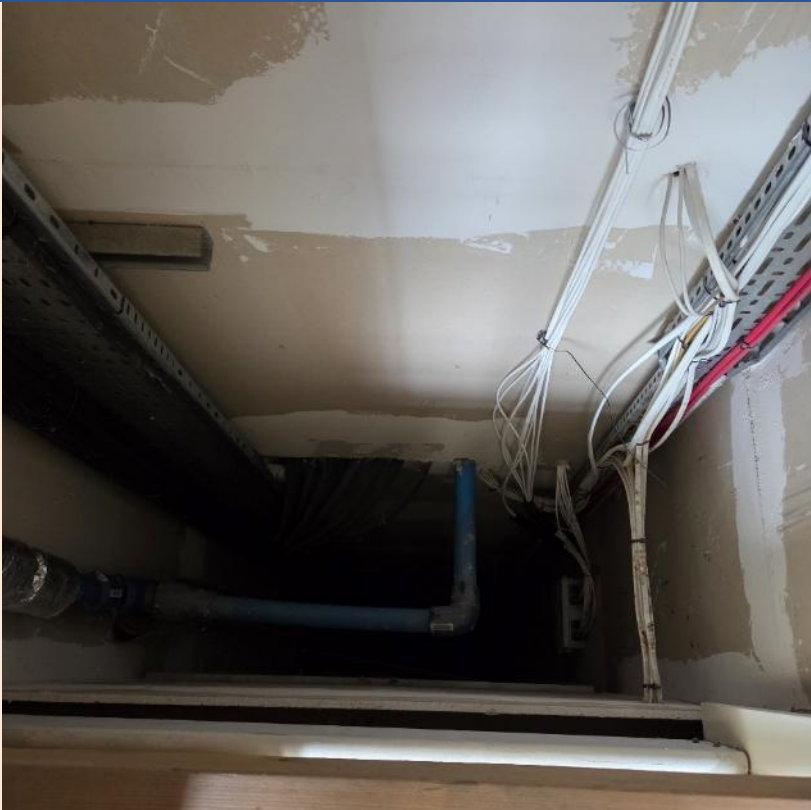
## Section 11 - Photographs

| Description                                                                                                                       | Photograph                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>'Daisy chaining' of electrical adaptors in the lower block 2<sup>nd</sup> floor lift lobby riser</p>                           |   |
| <p>Some vehicles are found to be parked in the undercroft carparking areas, directly under the external wall cladding systems</p> |  |

| Description                                                                                                            | Photograph                                                                           |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>Some fire doors in the common areas where found to be damaged</p>                                                   |   |
| <p>Control panels for the automatic opening smoke vent mechanisms were found to be located inside the smoke shafts</p> |  |



| Description                                                                                                                                                                                                                                                                                 | Photograph                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>Insufficient fire stopping was located on the walls of the natural ventilation smoke shafts throughout the development</p> <p>An electro-magnetic door locking mechanism is used on each smoke vent door, which is not acceptable due to the presence of smoke and heat in the shaft</p> |   |
| <p>Some fire doors on the development were found to be damaged</p>                                                                                                                                                                                                                          |  |

| Description                                                           | Photograph                                                                           |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>Riser cupboards lead into a shaft, with no compartment floors</p>  |   |
| <p>Insufficient fire stopping in the walls of the riser cupboards</p> |  |

| Description                                                                                                                                                      | Photograph                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>Some store cupboards were found to have badly damaged walls and ceilings, due to water leaks</p> <p>This compromises the fire resistance of the cupboards</p> |   |
| <p>Insufficient fire stopping in false ceiling voids of common corridors throughout the development</p>                                                          |  |



| Description                                                                                                                                                                                         | Photograph                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>Some walls in cupboards and risers were found to be damaged</p> <p>The walls were found to be solid plasterboard, with two layers of 15mm board, to give at least 60 minutes fire resistance</p> |   |
| <p>Pink foam was found to have been incorrectly used in riser cupboard walls</p>                                                                                                                    |  |



| Description                                                                                                                                   | Photograph                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>Some apartment entrance fire doors were found to be of a different type to all other apartment entrance fire doors</p>                     |   |
| <p>Attachment balconies on the blocks are vertically stacked and have a perforate timber decking floor that is exposed from the underside</p> |  |

## Section 12 - Further Information

FirePrevent Ltd is a unique company delivering innovative, cost-effective solutions to complex problems.

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