ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	**North East**
Scheme Name :	**7 - 12 Westfield court**
Scheme Address :	**Westfield court Stockton TS19 0SH**
Date of Assessment:	**24/09/2026**
Date of Next Assessment:	**24/09/2029**
FRA Frequency:	**3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005**
Fire & Safety Assessor	**Kevin Jones GIFireE**

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details	7 - 12 Westfield court
Region:	North East
Scheme Name:	7 - 12 Westfield court
Site Address: Street:	Westfield court
Town:	Stockton
Post Code:	TS19 0SH
Block & Asset No.	9510
Scheme Tel. No:	N/A
Date of this Assessment	24/09/2026
Date of Next Review	24/09/2029
Fire Risk Assessment Frequency	3 Years
Purpose of Fire Risk Assessment	3 Year Re-Assessment under the Regulatory Reform (Fire Safety) Order 2005
Fire & Safety Assessor	Kevin Jones GIFireE
Director of Customer Experience	Debbie Hinbest
Housing Partner Manager	Andrew Gilmartin
Contract Manager	Joanne Morris
Scheme Manager/Customer Partner	Andrew Gilmartin
Other staff in attendance	None
Use of Building	General Needs living Sleeping accommodation
Approximate Number of occupants	Approximately 12 without conducting an intuitive poll.
Occupancy Profile	Mixed
Familiarity of the occupants	Fully Familiar
Likely state of the Occupants	Sleeping Familiar
PEEPs in place where necessary	N/A
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract cleaners in common areas/occasional contractors
Support Agency (Supported Housing)	N/A
Current Evacuation Strategy.	Stay Put (Stay Safe) Evacuation
Evidence that residents have been notified of the evacuation procedure	Fire Evacuation notices displayed in common areas and in place
History of fires in the building	None
Scope of Assessment	Type 1 (Common Parts Only - Non Destructive)
Applicable Fire Safety Guidance	Purpose-built flats guide

Building Details	7 - 12 Westfield court
Construction Date	Approximately 1976
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	None
Are there any balconies	None
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	6
Number of storeys above ground	3
Number of storeys below ground	0
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Unprotected
Number of External Staircases per Block	None
External Balcony part of escape route?	N/A
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
Grade of fire alarm (Flats)	Grade D
Category of fire alarm (Flats)	LD3 Minimum Protection
Grade of fire alarm (Communal)	
Category of fire alarm (Communal)	
Additional Comments:	
Evacuation Alert System (EAS)	Not Fitted
Additional Comments:	
Emergency Lighting Provision	Non maintained common areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
7 - 12 Westfield court					24/09/2026	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	**Electrical Sources of Ignition:**					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	All common area sockets and fittings in a satisfactory condition at the time of inspection	'		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Valid communal area EIC Reports uploaded to property file all In date at time of inspection Last Inspection 27/05/2026 Satisfactory	'		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	Valid General Needs flats EIC Reports uploaded to M-Files. In date at time of inspection Satisfactory	'		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	No Portable appliances provided in communal areas	'		
1.5	Absence of trailing leads and adapters	N/A	see 1.4	'		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No evidence or reports that any of the residents own a mobility scooter	'		
2	**Smoking:**					
2.1	Are there any risks associated with smoking in the building?	No	Smoking is not allowed within the communal areas. Smoking is only permitted within flats. There are no smoking signs present within the communal areas.	'		
3	**Arson:**					
3.1	Adequate security against arson?	Yes	Key code main entrance secured final exit doors throughout property	'		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	Good housekeeping observed during inspection designated bin store.	'		

4	**Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.**					
4.1	If portable heaters are used, are there suitable controls?	N/A	There are no portable heaters within the communal area.	'		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No gas heating supply to communal areas	'		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	Sample inspection carried out ,satisfactory.	'		
5	**Cooking:**					
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	Cooking only permitted within flats, no communal kitchen provided	'		
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	See 15.1	'		
6	**Lightning Protection System:**					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	No lightning conductor system fitted	'		
7	**Housekeeping:**					
7.1	Is the standard of housekeeping adequate?	Yes	General housekeeping appears satisfactory at time of inspection			
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes	Cupboards are locked at all times and are free from any items stored.			
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	No unauthorised items stored were identified during inspection	'		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	see 7.3	'		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No evidence of hazardous materials stored on site	'		
8	**Furniture/furnishings on escape routes and other communal areas:**					
8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	No furniture provided in communal areas	'		

9	**Other Significant Fire Hazards:**					
9.1	Are there other significant fire hazards that are inadequately controlled?	No	No further risks identified during inspection	'		
Fire Protection Measures						
10	**Means of Escape from Fire:**					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes	Sufficient number and location of escape routes.	'		
10.2	Escape routes unobstructed and safe to use?	Yes	There were no obstructions on the means of escape at the time of inspection.	'		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	All final exit doors are fitted with thumb turn operated handles	'		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Minimal travel distance observed during inspection.	'		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Clearly defined single directional escape route.	'		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	None fitted within scheme	'		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No	Steps lead to and from main entrance door.	'		
11	**Measures to Limit Fire Spread and Development:**					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	Compartmentation appears to be adequate throughout premiss.			
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Surfaces are designed to minimise lateral / vertical fire spread - no wall coverings	'		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	None fitted within this scheme	'		
11.4	Compartmentation within roof spaces of a satisfactory standard?	Yes	Compartmentation appears satisfactory	'		
11.5	Loft hatches fire resisting?	Yes	All fitted with adequate fire protection	'		

11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No Cross corridor doors in premiss			
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	No Automatic vents fitted at this scheme	'		
11.8	Roller shutter doors (fire resisting)	N/A	None fitted	'		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Traditional construction brick and mortar, UPVC bay windows fitted to the rear of the property.	'		
12	**Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.**					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	N/A	No communal doors in property			
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	N/A	See 12.1	'		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	No hold open devises required in premise	'		
13	**Flat entrance doors (Internal Common Areas)**					
13.1	Flat entrance fire doors to FD30s standard and in a serviceable condition,	Yes	All appear to be in serviceable condition	'		
14	**Flats with a single direction of escape to a single escape stairway. (External Balcony)**					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	No external balcony at scheme	'		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A	see 14.1	'		
15	**Emergency Escape Lighting:**					
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes	Appears to be installed to correct standard	'		

15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes	All in good condition and secure at the time of inspection.	'		
15.9	Are records of monthly testing available?	Yes	Monthly test certs uploaded to M-Files and Active H In date at time of inspection. Last test date : - 17/08/2026	'		
15.10	Are records of annual testing available?	Yes	Annual test certs uploaded to M-Files and ActiveH In date at time of inspection. Last test date : - 15/08/2025	'		
16	**Fire Safety Signs and Notices:**					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	The correct Notices are displayed throughout the scheme.	'		
16.3	Directional fire escape signage in place and adequate?	Yes	Positioned correctly throughout	'		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift in premise	'		
17	**Means of giving Warning in case of Fire:**					
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Fire detection system is appropriate for General needs occupied building			
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-6:2017	Yes	Appears to be installed to the correct standard	'		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-6:2017)	Yes	Tested periodically results are uploaded to active H.Customers are responsible for testing detectors inside flats.	'		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	No Boiler room, Kitchen or switch room in premise	'		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	Fire alarm is not monitored	'		
17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes	Tested periodically results are uploaded to active H. Sample inspection carried out, Satisfactory.	'		

18	**Fire Extinguishing Equipment:**					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No portable extinguishers provided in scheme	'		
18.2	Correct signage displayed by each fire extinguisher?	N/A	See 18.1	'		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A	See 18.1	'		
18.4	Hose Reels - fitted, maintained?	N/A	See 18.1	'		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A	See 18.1	'		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A	See 18.1	'		
19	**Management of Fire Safety**					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	Residents responsible for calling fire service.	'		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Housing Partners complete scheme inspections.	'		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	No office provided in premise	'		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A	See 19.3	'		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A	See 19.3	'		
19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A	See 19.3	'		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A	See 19.3	'		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A	See 19.3	'		
20	**Evacuation Policy**					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes	The evacuation policy is correct for the purpose of building. The flats were purpose built.	'		

21	Miscellaneous					
21.1	The gas supply pipework and gas meters serving all flats are externally mounted and exposed on the side elevation of the building. The installations are not adequately protected against unauthorised interference, theft, anti-social behaviour (ASB), vandalism, or accidental damage. This presents a risk to the integrity and safety of the gas installation and may not meet the requirements of the Gas Safety (Installation and Use) Regulations 1998, which require gas installations to be maintained in a safe condition.Furthermore, the meter cupboards are not clearly identified with the corresponding flat numbers, which could delay the isolation of gas supplies during an emergency. The cupboards are also unsecured, allowing unrestricted access to gas meters and associated pipework. This is contrary to good practice guidance contained within IGEM/G/1 Standards and may compromise emergency response arrangements as required under the Gas Safety (Installation and Use) Regulations 1998 and the Health and Safety at Work etc. Act 1974.	No	Recommendation: Install suitable physical protection to all exposed gas pipework and meters, ensure all meter cupboards are securely locked, and clearly label each cupboard with the corresponding flat number to facilitate rapid identification and isolation of gas supplies in emergency situations. Task number 2185296	Low	**24/12/26**	**Project manager Gas**

Residents Front Doors						
7 - 12 Westfield court					24/09/2026	
Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold.						
Flat No.	**Access Gained**	**Asset No.**	**Observation/Comments / Actions Required**	**Risk Rating**	**Completion Date**	**Referred To:**
				-		
				-		
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Photographs - Fire	
24/09/2026	7 - 12 Westfield court



Photo No. 1	Electrical meter cupboard in good condition and secured





Photo No. 2	Signage displayed

Photographs - Fire	
24/09/2026	7 - 12 Westfield court



Photo No. 3	Emergency lighting secured and in good condition

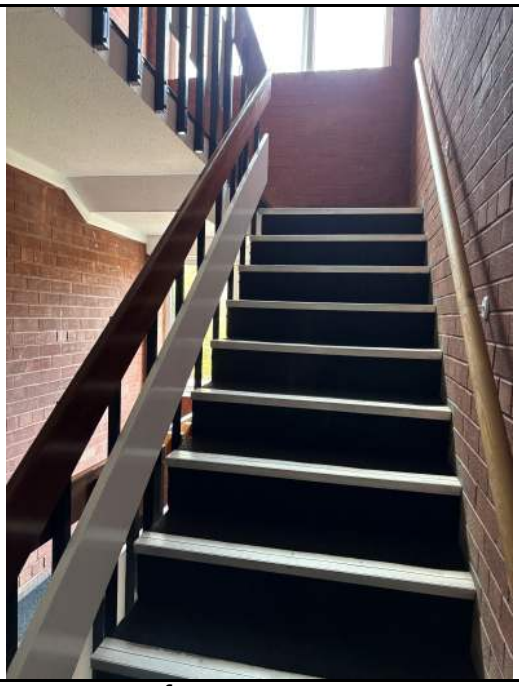


Photo No. 4	Clear means of escape

Photographs - Fire	
24/09/2026	7 - 12 Westfield court



Photo No. 5	Exposed gas pipes and unsecured gas meter boxes

6. Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

(please insert x below)

LOW	MEDIUM	HIGH
X		

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

(please insert x below)

MINOR	MAJOR	CRITICAL
		X

The definition of the above terms is as follows:

FRA Review Frequency

MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
7 - 12 Westfield court			24/09/2026		
Enter Risk Rating and Colour Code Here					
Potential area of fire risk	**Observation/Comments / Actions Required**	**Risk Rating**	**Completion Date**	**Referred To:**	**Task ID No.**
Fire Hazards					
Electrical Sources of Ignition:					
Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) - any signs of obvious damage		-			
Valid Electrical Installation Condition Reports held on file.(Common Areas)		-			
Valid Electrical Installation Condition Reports held on file. (General Needs Flats)		-			
Electrical App/PA Testing - all portable appliances tested within past 12 months		-			
Absence of trailing leads and adapters		-			
Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat		-			

Smoking:					
Are there any risks associated with smoking in the building?		-			
Arson:					
Adequate security against arson?		-			
Absence of unnecessary fire load in close proximity to building?		-			
Heating Installations					
If portable heaters are used, are there suitable controls?		-			
Are fixed heating installations subject to regular maintenance?		-			
Valid LGSC held on file for each residential flat that contains gas appliances.		-			
Cooking:					
Are reasonable measures taken to prevent fires as a result of cooking?		-			

Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?		-			
Lightning Protection System:					
Does the building have a lightning protection system, If so, is it adequately maintained?		-			
Housekeeping:					
Is the standard of housekeeping adequate?					
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.					
Are combustible materials separated from ignition sources?		-			
Are unnecessary accumulations of combustible materials or waste avoided?		-			
Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)		-			
Furniture/furnishings on escape routes and other communal areas:					
Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.		-			

Other Significant Fire Hazards:					
Are there other significant fire hazards that are inadequately controlled?		-			
Fire Protection Measures					
Means of Escape from Fire:					
Is it considered that the building is provided with reasonable means of escape in case of fire?		-			
Escape routes unobstructed and maintained in a sterile condition?		-			
Exits easily and immediately openable where necessary, without a key?		-			
Reasonable distances of travel where there is a single/alternative direction of travel?		-			
Escape routes lead to final exits and open in direction of escape where necessary?		-			
Do failsafe's on locked exit doors function correctly?		-			
Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?		-			

Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?					
Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?		-			
Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?		-			
Compartmentation within roof spaces of a satisfactory standard?		-			
Loft hatches fire resisting?		-			
Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard					
Smoke Control Systems (AOV's) Are records of annual testing available?		-			
Roller shutter doors (fire resisting)		-			
Do the external walls, windows, balconies etc pose a risk of significant fire spread?		-			
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					

Fire doors to FD30s standard and in a serviceable condition,					
"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.		-			
Hold open devices operate at the sounding of the alarm and are in a serviceable condition		-			
Flat entrance doors (Internal)					
Do flat entrance doors open onto internal escape routes?		-			
Flats with a single direction of escape to a single escape stairway. (External Balcony)					
Do the flat entrance doors that open onto an external balcony have to be passed during an escape?		-			
Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?		-			
Emergency Escape Lighting:					
Is the emergency lighting correctly specified and installed as per BS 5266-1:2016		-			

Are all emergency lighting units in good condition and securely fixed to walls/ceilings		-			
Are records of monthly testing available?		-			
Are records of annual testing available?		-			
Fire Safety Signs and Notices:					
Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?		-			
Directional fire escape signage in place and adequate?		-			
Is there a suitable LIFT sign i.e. do not use in case of fire.		-			
Means of giving Warning in case of Fire:					
Is the fire detection and warning system appropriate for the occupancy and fire risk?					
Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017		-			

Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)		-			
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?		-			
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?		-			
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)		-			
Fire Extinguishing Equipment:					
Portable fire extinguishers - appropriate type/number/position?		-			
Correct signage displayed by each fire extinguisher?		-			
Fire blanket in communal kitchen, secured to the wall, complete with signage?		-			
Hose Reels - fitted, maintained?		-			

Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?		-			
Records available of fire fighting equipment servicing within past 12 months		-			
Management of Fire Safety					
Are there suitable arrangements for summoning the fire service?		-			
Do relevant staff carry out regular fire safety checks - SM/HM, BSO/Facilities, HO		-			
Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.		-			
Offices - Are there suitable arrangements for ensuring the premises are evacuated?		-			
Offices - Are there suitable arrangements for evacuating disabled people?		-			
Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?		-			

Offices/IL Schemes - Is there a suitable assembly point?		-			
Offices - Are fire drills carried out at appropriate intervals?		-			
Evacuation Policy					
Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?		-			
Miscellaneous					
The gas supply pipework and gas meters serving all flats are externally mounted and exposed on the side elevation of the building. The installations are not adequately protected against unauthorised interference, theft, anti-social behaviour (ASB), vandalism, or accidental damage. Furthermore, the meter cupboards are not clearly identified with the corresponding flat numbers. The cupboards are also unsecure	Recommendation: Install suitable physical protection to all exposed gas pipework and meters, ensure all meter cupboards are securely locked, and clearly label each cupboard with the corresponding flat number to facilitate rapid identification and isolation of gas supplies in emergency situations.	**low**	**26/12/26**	**Project manager Gas**	2185296