Fire Risk Assessment.

Complete

Score	89.62%	Flagged items	5	Actions	5

Site conducted

The Oasis, 45 Lindsay Road, Branksome, Poole, Dorset BH13 6AP, Property Management Solutions, Paul Mallorie

Client:

Mallorie Estates.

Photo 1

Development Name: The Oasis.

Photo 2

Photos of Development:

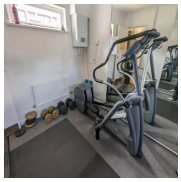

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

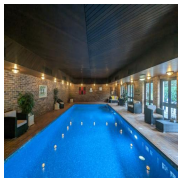

Photo 15

Address (Manual Entry):	45 Lindsay Road, Branksome, Poole, Dorset BH13 6AP
GPS:	The Oasis, 45 Lindsay Rd, Branksome, Poole BH13 6AP, UK (50.7238103, -1.9106171)
Type of Development:	Purpose Built Block of Flats Residential Estate

Photo 16

Number of Individual Buildings:	3

Block 1: Apartments 1-48 + 48(1) & 48(2).
Block 2: Apartments 49-64.
Recreation Building (Swimming Pool, Sauna, gymnasium and w/c facilities).

Approximate Date of Build / Conversion:	-2000
Document No.	2021000317-2

App Version: X.23
January 2023.

Auditor:	James Harvey-Hunter TIFSM

HUNTER
FIRE SAFETY

James Harvey-Hunter TIFSM AMIFPO
Founder
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Hunter Fire Safety Limited Company Registration Number 14002177 (England & Wales)
VAT Registered Number: 427 6993 49

Business Address: Forget-me-not House, 14 Windover Close, Southampton, Hampshire, SO19 5JS.

Registered address: 28A The Hundred, Romsey, Hampshire, United Kingdom, SO51 8BW.

Persons Consulted:

Paul Mallorie - Property Manager.

Conducted on:	22.03.2023 10:20 GMT

Table of Contents

Flagged items & Actions

5 flagged, 5 actions

Flagged items

5 flagged, 0 actions

B. Fire Hazard Survey and Risk Assessment / Review / 7. Fire Protection Measures and Limitation of Fire Spread and Development

7.4. Is Compartmentation (in Riser cupboards etc.) to a Reasonable Standard?

At Risk

Photo 55

Photo 56

Photo 57

B. Fire Hazard Survey and Risk Assessment / Review / 8. Fire Doors

8.2. Are the Apartment Doors Subject to Routine Inspection, testing and Maintenance?

Unknown

B. Fire Hazard Survey and Risk Assessment / Review / 13. Way Finding, Hazard Warning, Mandatory Signs and Notices and Escape Route Signage

13.6. Fire Door Signs?

At Risk

Photo 78

B. Fire Hazard Survey and Risk Assessment / Review / 13. Way Finding, Hazard Warning, Mandatory Signs and Notices and Escape Route Signage

13.8. Fire Alarm Zone Chart?

No

C.3. Emergency Escape Lighting Records of Testing, Inspection and Maintenance / Emergency Escape Lighting / Emergency Escape Lighting 1

Records - Available and Complete?

At Risk

Other actions

5 actions

B. Fire Hazard Survey and Risk Assessment / Review / 7. Fire Protection Measures and Limitation of Fire Spread and Development

Recommendations and Actions: Minor Fire Stopping Works.


Photo 58


Photo 59


Photo 60


Photo 61


Photo 62

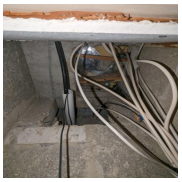


Photo 63

To Do | Assignee Paul M | Priority Medium | Due 28.07.2023 17:30 BST | Created by James Harvey-Hunter

Minor Compartmentation works are required to ensure the integrity of the escape route where the electrical riser lacks adequate compartmentation to the escape corridor. See the pictures. Refer to the guidance.

B. Fire Hazard Survey and Risk Assessment / Review / 8. Fire Doors

Recommendations and Actions: Fire Doors.


Photo 66

To Do | Assignee Paul M | Priority Medium | Due 27.10.2023 17:30 BST | Created by James Harvey-Hunter

The apartment entrance fire doors require to be inspected / maintained at least annually to ensure the integrity of the protected escape route. See the guidance for buildings >18m.

B. Fire Hazard Survey and Risk Assessment / Review / 13. Way Finding, Hazard Warning, Mandatory Signs and Notices and Escape Route Signage

Recommendations and Actions: Fire Door Signs.

Photo 79

To Do | Assignee Paul M | Priority Medium | Due 29.09.2023 17:30 BST | Created by James Harvey-Hunter

There are no Fire Door Signs. See the guidance.

C. 1. Fire Safety Systems Register and Records of Testing, Inspection and Maintenance / Fire Safety Systems / Fire Safety System: / Fire Safety System: 1

Details:

C-Tec CFP Series.

The current smoke detection and alarm system is not appropriate and serves no real purpose to the Stay Put evacuation for purpose-built blocks of residential apartments.

The guidance is taken from the government publication "Fire Safety in Purpose-built blocks of flats":

These types of alarm system serve no real purpose for the Stay Put evacuation in residential premises and should be considered for removal.

20.4 In 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires.

20.5 A fire alarm system ought to be provided only in a building in which some control can be achieved over the occupants to ensure that they respond appropriately. For most blocks of flats, it would be unrealistic to expect this. Nor is it necessarily desirable that evacuation should take place from areas remote from the fire, unless and until these areas themselves become threatened by the fire.

20.6 The ability to manage a fire alarm system is rarely possible in a block of flats unless staffed at all times, e.g. by a concierge or caretaker. Allowing residents to silence and reset a system is inappropriate in these circumstances. Access to use of these facilities also enables major disablement of a fire alarm system. This could expose landlords and others with responsibility for managing fire safety to liability if, through the actions of a resident, the system is left inoperative and fails to perform correctly in the event of a fire.

20.7 In view of the above, only in unusual circumstances will a communal fire detection and alarm system be appropriate for a 'general needs' purpose-built block of flats.

Removal of the fire alarm system should be considered against the guidance.


EMERGENCY ACTION PLAN IN EVENT OF FIRE

If You Discover A Fire:

If You Hear the Alarm Raised within your flat (or alarm at start of fire

Photo 99

Photo 100

Escape Plan UK FC (E) Stay Put ALARM in comm.pdf

Fire Alarms vs Stay Put Evacuation in Residential Apartment blocks.pdf

NFCC_Guidance_E-bikes_and_Scooters_.pdf

To Do | Assignee Paul M | Priority Medium | Due 29.09.2023 17:30 BST | Created by James Harvey-Hunter

The Fire Alarm system is not essential or compatible with the Stay Put Evacuation strategy for purpose-built blocks of flats and should be considered for removal / silencing. See the guidance.

C.3. Emergency Escape Lighting Records of Testing, Inspection and Maintenance / Emergency Escape Lighting / Emergency Escape Lighting 1

Recommendations and Actions: Emergency Escape Lighting.

To Do | Assignee **Paul M** | Priority **Medium** | Due **30.06.2023 17:30 BST** | Created by **James Harvey-Hunter**

There are no records of Emergency Escape Lighting Testing / Servicing available for inspection. See the guidance.

About The Risk Assessment and Assessor

Introduction and Scope

The following methodology details the Fire Risk assessment approach adopted by Hunter Fire Safety, (based on PAS 79-2:2020).

Step 1 - Obtain as much information as possible on relevant information about the building, the use of, and processes carried out within the building and on the development, and so far as possible survey the occupants of the building.

Step 2 - Identify the significant hazards and determine measures for the elimination or control of significant findings..

Step 3 - Make a (subjective) assessment of the likelihood of fire. This will be based primarily on the findings of Step 2 above. However, the assessment of the likelihood of fire will also take into account any relevant information obtained in Step 1 above.

Step 4 - Determine, so far as limitations will allow, the physical fire protection measures, relevant to the protection of people in the event of fire.

Step 5 - Gather relevant information about the Management of Fire Safety.

Step 6 - To make a (subjective) assessment of the likely consequences to the occupants in the event of fire. This assessment needs to take account of the fire risk assessor's opinion of the likelihood of various fire scenarios, the extent of injury that could occur to occupants in these scenarios, and the number of people who are likely to be affected. This assessment is principally based on the fire risk assessor's findings in steps 4 and 5, but takes account of information obtained in step 1.

Step 7 - To assess the risk of fire, and to decide if the risk is tolerable. Risk = Likeliness x Severity of Consequence

Step 8 - To formulate a Fire Action Plan to reduce risk as far as possible. (Actions are created dynamically on the assessment software, and provide a clear evidence trail for the Responsible Persons).

Step 9 - To determine the Fire Risk Assessment periodic review period / date.

Fire Risk Assessment
Hunter Fire Safety will identify the fire hazards on your premises. For all the identified hazards, we have created control standards and during the visit we will make judgments as to how far you are complying (or not) with the control standards and create appropriate actions with guidance and priority timescales. These judgments are made by assessing your existing control measures in place and determining whether they are satisfactory or not, considering individual perceptions and tolerances..

Where your existing controls are considered to be unsatisfactory i.e. you are not complying with the control standard, we create actions with guidance to help
you either remove the hazard or reduce the risk through improving the level of control.

A. Fire Safety Management: Guidance for the Responsible Persons and Duty Holders

The following fire safety legislation applies to these premises:

ARMA - Fire Safety Management in Flats

The relevant pieces of legislation that impose duties in relation to fire safety in blocks of flats:
• The Regulatory Reform (Fire Safety) Order 2005 1;
• Fire Safety (Employees' Capabilities) (England) Regulations 2010 15;
• The Building Regulations 2010 [the Building Regulations] 2; and
• The Housing Act 2004.

The Fire Safety Order requires the responsible person to:
• make a suitable and sufficient assessment of the risks to which any persons are exposed (i.e. any person who is or may be lawfully on the premises and any person in the immediate vicinity of the premises who is at risk from a fire on the premises),
• for the purpose of identifying the general fire precautions which include the measures required:
• to reduce the risk of fire and the risk of the spread of fire on the premises;
• to provide the means of escape from the premises;
• to ensure that the means of escape can be safely and effectively used at all times;
• for fighting fires on the premises;
• for detecting fire on the premises and giving warning in case of fire on the premises;
and
• for action to be taken in the event of fire on the premises, including the instruction and training of employees and the mitigation of the effects of the fire.
• take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any employees and that the premises are safe for relevant persons;
• make and give effect to such arrangements as are appropriate, for the effective planning, organisation, control, monitoring and review of the measures which have been identified in the risk assessment as the general fire precautions needed to be taken to comply with the Order (the preventive and protective measures);
• record the arrangements if they employ five or more employees;
• where necessary in order to safeguard the safety of relevant persons:
• ensure that the premises are, to the extent that it is appropriate, equipped with appropriate firefighting equipment and with fire detectors and alarms; and
• ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times.
• establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons;
• appoint one or more competent persons to assist in undertaking preventive and protective measures;
• ensure that the premises and any facilities, equipment and devices provided in respect of the premises under this Order are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair; and
• provide their employees with comprehensible and relevant information on the risks to them identified by the risk assessment and the preventive and protective measures and adequate training.

The responsible person is defined in the Fire Safety Order as:
• in relation to a workplace, the employer, if the workplace is to any extent under his/ her control;
• in relation to any other premises:
• the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him/her of a trade, business or other undertaking (for profit or not); or
• the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

Typically, the responsible person is the freeholder or landlord, but may be a residential management company (RMC).

Other people and organisations also have duties under the Order. Article 5(3) states that:

'Any duty imposed by articles 8 to 22... on the responsible person in respect of premises shall also be imposed on every person, other than the responsible person... who has, to any extent, control of those premises so far as the requirements relate to matters within his/her control.'

Article 5(4) states that:
'Where a person has, by virtue of any contract or tenancy, an obligation of any extent in relation to:

(a) the maintenance or repair of any premises, including anything in or on premises; or
(b) the safety of any premises;

that person is to be treated as being a person who has control of the premises to the extent that his/her obligation so extends.'

Article 2 defines premises as 'any place' .

Article 5(3) and 5(4) can impose duties on a wide variety of people, including the residential managing agents (hereafter referred to as managing agents), fire risk assessors, fire alarm maintenance contractors and in the case of flat front doors, the leaseholder.

Managing agents will be presumed to have some responsibility because they will have greater knowledge of the requirements of the Fire Safety Order and other fire safety legislation than the landlord or RMC directors. It is very important to clarify the boundaries of responsibility for appointed persons with regard to fire safety, and it is advised that this is clearly written in the service level agreement for the managing agents.

Where a managing agents has a right to go ahead with works up to an agreed expenditure limit without reference to the responsible person, the managing agent will be deemed to be the responsible person where the action required could be executed within the limit of their authority.

Fire safety assistance

Article 18 of the Fire Safety Order requires the responsible person to appoint one or more competent persons to assist them in undertaking the preventive and protective measures.

Where a managing agent is undertaking the duties of the responsible person on behalf of their client, there is an expectation that they have received appropriate advice.
Managing agents should always make their client (the responsible person) aware of their need for competent advice and where they are not in a position to provide that advice, provide the necessary advice and assistance on the appointment of a suitable person or organisation.

ARMA_Fire_Safety_Management_in_Flats.pdf

The Fire Safety (England) Regulations:

The Fire Safety (England) Regulations 2022 will implement the majority of the recommendations made by the Grenfell Tower Inquiry in its Phase 1 report which required a change in the law.

The regulations seek to improve the fire safety of blocks of flats in ways which are practical, cost effective for individual leaseholders and proportionate to the risk of fire.

The regulations will come into force on 23 January 2023 following publication of guidance which was published on 6 December 2022.

For high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must:
share electronically with their local fire and rescue service (FRS) information about the building's external wall system and provide the FRS with electronic copies of floor plans and building plans for the building
keep hard copies of the building's floor plans, in addition to a single page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters

-Install wayfinding signage in all high-rise buildings which is visible in low light conditions

-Establish a minimum of monthly checks on lifts which are for the use of firefighters in high-rise residential buildings and on essential pieces of firefighting equipment

-inform the FRS if a lift used by firefighters or one of the pieces of firefighting equipment is out of order for longer than 24 hoursI

For multi-occupied residential buildings over 11 metres in height, responsible persons must:
-Undertake quarterly checks on all communal fire doors and annual checks on flat entrance doors

In all multi-occupied residential buildings, responsible persons must:
-Provide residents with relevant fire safety instructions and information about the importance of fire doors

The Fire Safety Act (FSA) clarifies the scope of the Fire Safety Order to make clear it applies to the structure, external walls (including cladding and balconies) and individual flat entrance doors between domestic premises and the common parts.

The Fire Safety (England) Regulations 2022, made under article 24 of the Fire Safety Order, impose new duties on responsible persons with regard to the areas brought within the Fire Safety Order by the Fire Safety Act, and commencement of section one of the Fire Safety Act was therefore a necessary precursor to the laying of these regulations.

The Fire Safety (England) Regulations 2022.pdf

Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010 (as amended):

The Regulatory Reform (Fire Safety) Order 2005 (RRFSO 2005):

https://www.legislation.gov.uk/uksi/2005/1541/contents/made

LACoRS - Housing Fire Safety:

LACoRS - Housing Fire Safety.pdf

Local Government Association: Fire Safety in Purpose Built Blocks of Flats:

fire-safety-purpose-built-04b.pdf

Enforcement:

https://www.legislation.gov.uk/uksi/2005/1541/part/3/made

Enforcers Guidance 2015 (1).pdf

B. Fire Hazard Survey and Risk Assessment / Review	4 flagged, 3 actions, 90.2%
What type of assessment is being carried out?	New Hazard Survey and Risk Assessment
Assessment Category (We only offer Type 1 and 3 Assessments)	Type 1 – Common parts only (non-destructive)

0. Basic Building Information

100%

0.1. Type of Development: Purpose Built Block of Flats

Photo 17

0.2. Description:

https://theoasispoole.com/

The Oasis is located at 45 Lindsay Road, Branksome, Poole, Dorset BH13 6AP.

The development comprises 2 purpose-built blocks of residential, leasehold apartments and a recreational establishment (swimming pool, sauna, gymnasium and water closet).

This assessment is for Block 2 Only, apartments 49-64.

Of modern late 1990's design, and brick and block construction, with concrete floors and stairs, the building houses 15 apartments, and has 6 storeys.

The development also benefits from passenger lifts within the buildings, private parking, extensive gardens, and recreational facilities.

0.3 Property Use: Residential Apartments Only.

0.4. Number of Buildings: 1

Photo 18

0.5. Number of Storeys / Floors: 6

0.6. Basement / Underground Levels: 0

0.7. Number of Units: 15

Photo 19

0.8. Approximate Building Footprint (m2):	1000
0.9. Date of Construction (If Known):	-2000
0.10. Approximate Building Age:	35
0.11. Car Parking:	Yes
0.12 Occupancy:	24 / 7 Sleeping Accommodation

1.Management of Fire Safety

87.5%

1.1. Who is the Responsible Person?

THE OASIS (POOLE) MANAGEMENT LIMITED.
Company number 02548578.

https://find-and-update.company-information.service.gov.uk/company/02548578/officers

1.2. Are the building details still appropriate?

Safe


Photo 20

The building remains to be as designed and constructed, without alteration.
There are no commercial units, businesses or activities.
There are no employees.
There are no hazardous activities.

1.3. Is other relevant background information still appropriate?

Safe

Everything remains the same.

1.4. Is there a suitable record in place for recording Fire Safety Arrangements?

Safe

The records are managed by the Building Controller (Property Manager).

1.5. Are Appropriate Procedures for Managing Fire safety Arrangements in Place?

Safe

The arrangements are made by the Building Controller (Property Manager).
Shortfalls and additional controls necessary are identified as part of the Risk Assessment Action Plan.

1.6. Are the Controls, Procedures and Arrangements in Place Appropriate and up to date?

Safe

In general (with the exception of the items noted within this assessment), the minimal amount of controls required have been established appropriately and are generally in place or being put in place through a planned strategy.

The building looks to be satisfactory in terms of how it is managed.

1.7. Are Suitable Arrangements in place for Summoning the Fire and Rescue Service?

Safe

The Fire Action Notice gives detailed instruction on how to summon the Fire and Rescue Service. The instruction is to call 999 (or 112).

1.8. Is there a Provision of Information available for Fire and Rescue Services? (i.e. Premises Information Box)

Safe

Whilst there is no specific requirement to install a premises information box for low-rise blocks of flats, the residents should be surveyed for personal requirements and information on any specific PEEP's should be available (though subject to GDPR) for any attending Fire & Rescue Service. The Duty Holder should retain the information and inform the FRS where necessary. See 1.13.
There should also be a provision of information for attending FRS and suitable information on the buildings and any identified hazards should be made available at the building for the Fire Officer in Charge. See 1.9.

1.9. Are Suitable Arrangements in Place to Provide Information to an attending Fire and Rescue Service / Fire Inspection Officer?

Safe

Photo 21

The "Important Information" notice provides basic information on the building, the persons at risk, any significant hazards and emergency contact details.

*Please complete the notice with as much detail as possible.

IMPORTANT INFORMATION Template Final.pdf

1.10. Is a Fire Action Notice (Information on "What to do in the Event of a Fire") in place and clearly displayed?

Safe

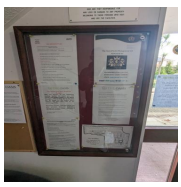


Photo 22

The Fire Action Notice is displayed at the buildings entrance and distributed directly to the residents who occupy the building.

1.11. Is there an established 'Muster Point' (Fire Assembly Point)? N/A

1.12. Are Suitable Arrangements in Place for ensuring the Building has been Evacuated? N/A

The building is residential apartments, there are no Fire Wardens.

1.13. Are there Adequate Procedures for Evacuation of any Disabled Persons? (PEEP's / GEEP's) Unknown

It is unknown if there are ant disabled or sensory impaired persons at the development who may be at more risk in reacting to a fire.
A residents survey is advised as part of this assessment.
See the guidance.

PEEPs_consultation_document_Final.pdf

Disabled adaptations in leasehold flats and common parts:

Provision of Disabled adaptations in leasehold.pdf

Fire Safety Guidance for people with sight, hearing or mobility difficulties:

fire-safety-for-people-with-sight-hearing-or-mobility-difficulties.pdf

Fire Safety Guidance for child carers:

fire-safety-for-child-carers.pdf

1.14. Is Information on Training still appropriate with up to date Records? N/A

No persons are required to be specifically trained. Education is by information to residents.

1.15. Are Persons Nominated and Trained to assist in Evacuating People from the Buildings (Fire Wardens) ? N/A

There is no provision of Fire Wardens, the buildings are designed and occupied as residential apartments. There are no employees.

1.16. Are People Nominated and Trained to Fight Fires? N/A

There are no persons trained, required or expected to fight fires.

1.17. Is there a Nominated Person to take control of an Emergency Situation (Fire)? N/A

There is no provision of Fire Wardens. The building is residential apartments, there are no employees. No persons are expected to be trained or to act as a Fire Warden.

1.18. Is there a nominated person, trained to carry out routine inspections of fire safety measures and procedures? Safe

Photo 23

Routine inspections are undertaken by the Property Manager and the respective representatives and contracted service providers and by the residents who occupy the building as their home.

1.19. Has a fire drill or evacuation exercise been completed/undertaken since the last Fire Risk Assessment and are local records kept? N/A

It is not appropriate to conduct a Fire Drill in residential apartment blocks.
Residents should be regularly informed of escape planning and what to do in the event of any emergency (fire).

1.20. Is testing and maintenance information still appropriate? Safe


Photo 24

Testing and maintenance requirements remain the same. See Section C.

1.21. Is information on the recording systems still appropriate? Safe

The records are maintained on site and held by the Building Controller / Duty Holder (Property Manager).

1.22. Are current control measures still relevant and adhered to? Safe

In general, control measures are satisfactory and in place.
Additional suggested control measures are recommended as part of this Risk Assessment.
See the Action Plan.

1.23 Fire Loss Experience Yes

Details:

The representative of the Residents management Company informed us of a previous fire within one of the apartments, with no fire loss damage. the incident was quickly reacted to by the Fire & Rescue Service with no further action.

1.24 Other Relevant Information: Safe

The buildings are low-risk, there are no significant fire hazards or hazardous activities.

2. Persons at Risk

66.67%

2.1. Describe the Persons at Risk:

The persons at risk are the residents who occupy the apartments daily 24/7, and their visitors, who they invite onto the premises.
Other persons at risk would be: working contractors and domestic service providers, delivery service personnel, care service employees.
The building, and the land of the estate is private and not accessible to members of the public (other than visiting guests of the residents as described above).

It is unknown to the Managing Agent (Property Manager) who occupies the flats. The Managing Agent knows only who owns the leases.

2.2. Are the Buildings used as Sleeping Accommodation?	Yes

The buildings are residential leasehold apartments.

2.3. Approximate Number of Occupants (At Maximum Capacity):	20 - 49
2.4. Predominant Description of Building Occupants:	Average Mobility for type of occupancy
2.5. Hours of Occupation	24 / 7 Sleeping Accommodation
2.6. Are there any Groups of People at Increased Risk of Fire?	Safe

There are no persons at increased of fire. The risk remains to be within the demised apartments which is outside the scope of this risk assessment. Maintenance works risked are managed by the contractors and Managing Agent under CDM Regs.

2.7. Are there Persons Present who may be Unable to React Quickly to a Fire?	Safe

It is unknown if there are any disabled or sensory impaired persons at the development who may be at more risk in reacting to a fire.
A residents survey has been advised as part of the action plan which would identify any persons at increased risk, but this remains to be the responsibility of the leaseholder (the apartments owner).

2.8. In the Event of Fire are there any Persons Present with Disabilities that may put them at a Disadvantage when required to Evacuate the Building?	Unknown

See 1.13: PEEP's. See the guidance.

2.9. Are the Building Occupants likely to be familiar with the Building Layout and Escape Routes?	Safe

The building layout is very simple and residents and visitors would be immediately familiar with the building layout.

2.10. Are Visitors or Members of the Public likely to be familiar with the Building Layout and Escape Routes? Are they Complex?	Safe

Photo 25

Photo 26

The building layout is immediately familiar, easily navigable and not complex.

3. Contractor Management

100%

3.1. Is a system of Contractor Management and Safe Working Practices in Place?

Safe

Details: The Duty Holder employs a strict Control of Contractors regime which is in place at the property. All contractors are duty bound to the Code of Conduct for Contractors and H&S duties imposed on them.
The safe system of working is outlined in the Contractor Log.

Evidence:

Photo 27

3.2. Are Fire Safety Conditions Imposed on Working Contractors?

Safe

See 3.1.

4. Joint Building Owners

4.1. Are there Joint Building Owners / Users?

No

There are no commercial units, businesses or activities.

5. Potential Other Loss

5.1. Details of Other Potential Loss:

Property Loss

6. Fire Hazards, Elimination and Control, Sources of Ignition, Fuel and Oxygen

97.14%

6.1. General Housekeeping and Storage of Items

100%

6.1.1. Is Information on Sources of Fuel and Housekeeping still appropriate?

Safe

There is no permitted storage within the communal areas.

6.1.2. Is information on Sources of Ignition still appropriate?	Safe

The sources of ignition are limited and still appropriate and under appropriate management:

Identified Sources of Ignition:	Electrical Heating Mechanical

Details:

Electrical Infrastructure.

Refer to B.6.3.

See section C.4: EICR.

Photo 28

Details:

Lift Plant & Equipment.

Refer to B.6.10.3.

Refer to the H&S Risk Assessment.

Photo 29

Details:

Convection heaters.

Refer to B.6.4.

Photo 30

6.1.3. Storage of Combustible Materials? Safe

The storage of items in the protected escape routes is strictly prohibited.
All areas remain to be free of combustible items and/or waste.

6.1.4. Accumulation of Waste / Combustible Items? Safe

There is no accumulation of any combustibles or waste. Domestic routines look in place and well established.

6.1.5. Appropriate Storage of Items? I.e. Combustibles Stored Separately to Sources of Ignition. Safe

6.1.6. Appropriate Storage of Hazardous Materials / Substances? N/A

There is no permitted storage of hazardous materials or substances.

6.1.7. Is there any Community Furniture that may Contribute to a Fire / Fire Spread? No

There is no community furniture.

6.1.8. Are there other combustible items such as decorative plants, or promotional items? Safe

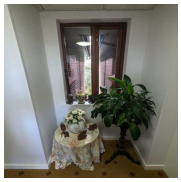


Photo 31


Photo 32


Photo 33

There are no significant items stored by the residents, which are not managed in place.

6.1.9. Are Control Measures generally in Place and Adhered to? Safe

The established control methods are in place and adhered to by the residents.
The No Smoking Policy is enforced, security measures and contractors are managed appropriately and Fire Doors remain shut or locked shut appropriately.

6.2. Smoking 100%

6.2.1. Is Smoking Prohibited within the Buildings? Yes

The legislation, introduced on the 1st July 2007, now makes it illegal to smoke in all public enclosed or substantially enclosed area and workplaces. This includes common areas of blocks of flats, however, this does not extend into the apartments where smoking is permitted.

Smokefree.pdf

6.2.2. Is Smoking Prohibited in Appropriate Areas? Yes

See 6.2.1.

6.2.3. Are Control Measures in Place and Adhered to?	Safe

The control measure are the NO SMOKING sign at the common entrances.

6.2.4. Signs of Smoking in the Common Parts?	Safe

There are no signs of any smoking outside of the demised apartments.

6.2.5. Are there Suitable Arrangements for Smokers?	N/A
6.2.6. Is there a 'Smoking Bin'?	N/A

6.3. Electrical Sources of Ignition

100%

6.3.1. Are Reasonable Measure taken to Prevent Fire of Electrical Origin?	Safe

6.3.2. Are Fixed Installation Subject to Periodic Testing (EICR)?
*(See Section C.4: Electrical Safety EICR)

6.3.3. Is there a Regime in Place for Portable Appliance Testing?
*(See Section C.5: PAT)

6.3.4. Electrical Outlet Sockets - are they Safe?
*(See Section C.4: Electrical Safety EICR)

6.3.5. Light Switches - are they Safe?	N/A
6.3.6. Light Fittings - are they Safe, away from Combustible items?	Safe

Photo 34

6.4. Heating Installations, Portable Heaters and Ventilation Systems

100%

6.4.1. Is the use of Portable Heaters Avoided as Far as Practicable?	Safe

There is no provision of any portable heaters.

6.4.2. Is there Satisfactory Control Over the User of Portable Heaters?	N/A
6.4.3.Are Heating Appliances Safe, Fixed and not of 'Radiant' or 'Open Flame' Type?	Safe

Convection Heaters.

Photo 35

6.4.4. Are Control Measure in Place to Minimise Ignition of Combustible Materials?	Safe
6.4.5. Are Heating Appliances Subject to Routine Testing and Inspection?	Safe

The convection heaters are subject to testing under the Fixed appliance Testing and EICR.

See Section C.4: EICR.

6.5. Dangerous Substances

100%

6.5.1. Storage of Flammable Liquids, Gases, Substances?	No
6.5.2. Is the information provided on dangerous substances still appropriate?	N/a
6.5.3. Explosives? Requirement for DSEAR?	No
6.5.4. Are there additional sources of oxygen stored or used in the building?	No

6.6. Cooking

100%

6.6.1. Does the Work Activity Include Cooking?	No

6.7. Fire Hazards Introduced by Working Contractors and Building Works

100%

6.7.1. Is Information on Hazards Introduced by Contractors and Building Works still appropriate?	Safe

There are no hazards introduced by contractors. Contractors will be subject to further control systems as part of the fire action plan and works are managed under CDM by project management.
See 3.

6.7.2. Are Building Works Managed?	Safe

Building works are managed by the Managing agents and their representatives.
See 3.

6.7.3. Are the Risks Associated with Building Works Managed? i.e. Hot Work Permits etc.	Safe

Building works are managed by the Managing agents and their representatives.

6.7.4. Is information on Hazards Introduced by Contractors still appropriate? Safe

Any hazards (which are limited) are controlled at the time of works by the Project Management Team, the Property Manager and the Contractors.

6.7.5. Is there Satisfactory Control over Works Carried out by any Persons that may affect the 'Passive Fire Protection Measures' within the Building? Safe

The Safe system of working is in place.
See 3. (Contractor Management).

6.7.6. Are there any Processes carried out that may be a Potential Significant Fire Risk? Safe

There are no processes or activities that present any significant fire risk. The common parts are sterile areas. There are no commercial units, businesses, or commercial activities.
There are no hazardous activities or employees.

6.8. Arson 100%

6.8.1. Are Control Measures in Place and Adhered to? Safe

Photo 36

The building has an entry security system and domestic service provision for managing waste accumulation etc.

6.8.2. Are there any Ignitable / Combustible Fuel Sources that may be Vulnerable to an Arson Attack? Safe


Photo 37


Photo 38

There are no real concerns of arson attack, there are no fuel sources and no storage of combustibles with the exception of refuse bins which are stored away from the buildings and present little risk.

6.8.3. Is Arson a Potential Issue? Safe

Photo 39

Arson is not believed to be a potential threat.

https://www.streetcheck.co.uk/postcode/alldistricts

6.8.4. Proximity of Combustible Storage? Safe


Photo 40


Photo 41

There is no combustible storage outside of the domestic waste and recycling bins which are stowed away from the buildings and don't present any significant risk or attraction to arsonists. The communal hallways and protected escape routes do not permit storage.

6.9. Lightning Risk

6.9.1. Does the Building have a Lightning Protection System? (Usually for Heritage Loss or High Rise) N/A

There is no requirement for a lightning protection system.

6.10. Other Significant Fire Hazards

80%

6.10.1. Naked Flames? No

6.10.2. Chemical Heat? No

6.10.3.Mechanical Heat? Yes


Photo 42

Details / Guidance:

The passenger lift presents a low and tolerable risk of mechanical heat that should be controlled by regular servicing and maintenance (in line with the manufacturers guidance and regulations).

Refer to the H&S Risk Assessment for further guidance on lift management.

Priority: 5. LONGER TERM (PLANNED FUTURE)

Recommendations and Actions: Passenger Lift Maintenance.

Refer to the H&S Risk Assessment.

Photo 43

6.10.4. Are areas of walls or ceilings covered with combustible linings?

Safe

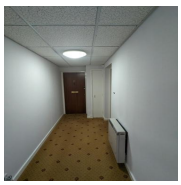


Photo 44

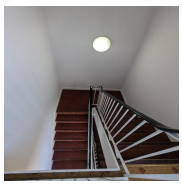


Photo 45

The wall , floor and ceiling coverings are low-risk.

6.10.5. Are there any other Significant Fire Hazards that may warrant Consideration or may impact General Fire Arrangements?

Safe

The building remains low risk with limited fuel, limited sources of ignition and overall good standard of fire protection throughout the building, and good standard of management by the Responsible Persons and Duty Holders, and the residents who occupy the building.

7. Fire Protection Measures and Limitation of Fire Spread and Development

1 flagged, 1 action, 83.33%

7.1. Is Compartmentation (in general) to a reasonable Standard?

Safe

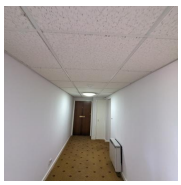


Photo 46

Photo 47

Compartmentation looks to be satisfactory with no obvious signs of breaches, no suspended ceilings and no obvious voids.
The buildings are assumed to be constructed to the relevant and applicable standards at the time of construction.

7.2. Is it Considered that there is Adequate Levels of Compartmentation between Floors and Flats, and Common

Safe

Escape Routes?

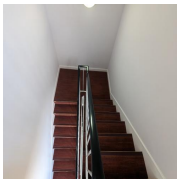


Photo 48


Photo 49

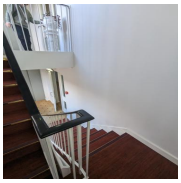


Photo 50

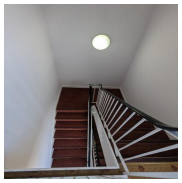


Photo 51

The general standard of compartmentation between floor and from the apartments looks satisfactory, as designed and constructed without alteration.
The Fire Doors are noted. See Section B.8.

7.3. Are Linings of Reasonable Limitations so as not to Promote Fire Spread?

Safe

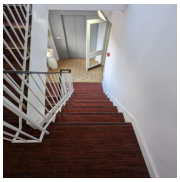


Photo 52


Photo 53

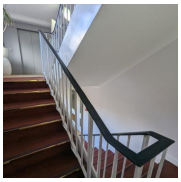


Photo 54

The wall , floor and ceiling coverings are low risk and do not promote fire spread.

7.4. Is Compartmentation (in Riser cupboards etc.) to a Reasonable Standard?

At Risk


Photo 55

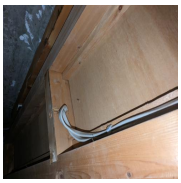


Photo 56


Photo 57

Guidance:
The general standard of fire and stopping and compartmentation looks satisfactory, however there are some areas where it appears to be inadequate or incorrect and minor works are required to ensure the integrity of the building and ensure there is no passage for fire or smoke to travel into, and spread through the buildings voids.

Firestopping-Guide.pdf

Priority:

3. MEDIUM TERM (WITHIN 3 MONTHS)

Recommendations and Actions:

Minor Fire Stopping Works.


Photo 58


Photo 59


Photo 60

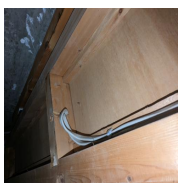


Photo 61


Photo 62

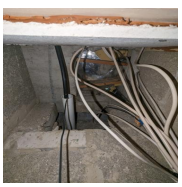


Photo 63

To Do | Assignee Paul M | Priority Medium | Due 28.07.2023 17:30 BST | Created by James Harvey-Hunter

Minor Compartmentation works are required to ensure the integrity of the escape route where the electrical riser lacks adequate compartmentation to the escape corridor. See the pictures. Refer to the guidance.

Installing fire stopping 5LR.pdf

The application of compartmentation _ Fire Protection Association.pdf

7.5. As far as can Reasonably be Ascertained, Fire Dampers are Provided as Necessary to Protect Critical Means of Escape against Passage of Fire, Smoke and Combustion Products in the Early Stages of a Fire? As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	N/A
7.6. Are the Measures to Limit Fire Spread still appropriate?	Safe
7.7 As Far as Can Reasonably be Ascertained, Reasonable Fire Separation Within any Roof Space?	Safe

Photo 64

8. Fire Doors

1 flagged, 1 action, 75%

Fire doors (Regulation 10)

The Fire Safety (England) Regulations 2022 will make it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to:
-undertake quarterly checks of all fire doors (including self-closing devices) in the common parts.
-undertake – on a best endeavour basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts.

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

The Grenfell Tower Inquiry in the Phase 1 report noted that "Fire doors play an essential role in preventing or inhibiting the spread of smoke and toxic gases and in preserving the effective compartmentation of buildings."

The Inquiry noted that the fire doors in Grenfell Tower did not, through damage and/or disrepair, act in the way that they should so that they prevent smoke and gases from spreading.

The Inquiry recommended (Recommendations 33.29 (a) and (b)) that the owner and manager of every residential building containing separate dwellings carry out an urgent inspection of all fire doors to ensure compliance with current legislative standards and that regular (no less than every three months) checks be carried out to ensure all fire doors are fitted with an effective self-closing device which is in working order.

In addition, the Inquiry recommended (Recommendation 33.30) that all those who have responsibility for the condition of the entrance doors to individual flats in high-rise residential buildings (with unsafe cladding) be required by law to ensure these doors comply with current standards.

Prior to the Fire Safety Act 2021, flat entrance doors in multi-occupied residential buildings may not have been routinely considered as part of the fire risk assessment process. The Fire Safety Act 2021 has removed the legal ambiguity and confirms that flat entrance doors are in scope of the Fire Safety Order.

The regulations will require responsible persons to undertake best endeavour annual checks of flat entrance doors and quarterly checks of communal doors in multi-occupied residential buildings above 11m.
Information on the importance of fire doors to a building's fire safety will help to deepen residents' understanding of their role in keeping their building safe and encourage them to allow responsible persons access to check their flat entrance doors.

Current situation

The checks required under the regulations do not replace the existing duty under the Fire Safety Order for the responsible person to put in place general fire precautions and their duties under Article 17 of the Fire Safety Order in all buildings which are in scope of the Fire Safety Order, regardless of height (see below).

What does "best endeavours" mean?

It will be for responsible persons to determine the best approach to engage with residents in order to get access to undertake the annual checks of flat entrance doors. This could include the responsible person agreeing with residents a date, so access can be granted.

Problems with access

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

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

Minimum requirements for inspections of fire doors

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

A responsible person should consider:
-if there has been any alterations or damage to a door's glazing apertures or air transfer grille
-if there are any gaps around the door frame and that seals and hinges are fitted correctly
-that the door closer shuts the door
-that the door closes correctly around the whole frame
-that there is no visible damage (either deliberate or from wear and tear) to the door or door closer
-If any issues are identified from these checks, it might be appropriate to undertake more detailed checks of doors (or the self-closing device) if any damage is identified from the initial inspection. This could include engaging a specialist.

Checks of fire doors in buildings below 11 metres

The regulations do not replace the existing duty for a responsible person to put in place general fire precautions in any premises covered by the Fire Safety Order, regardless of the building's height.

The Fire Safety Act 2021 has clarified that in any residential building which contains two or more sets of domestic premises are within the scope of the Fire Safety Order.

Responsible persons for residential buildings below 11 metres in height have a duty to put in place general fire precautions in these buildings, this duty includes making sure that all fire doors –

including flat entrance doors – are capable of providing adequate protection.

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

Fact sheet_ Fire doors (regulation 10) - GOV.pdf

Inspecting flat front doors
It should be noted that the MHCLG Guide 5 indicates that it is good practice to inspect timber fire-resisting doorsets on a six-monthly basis as part of a programme of planned preventive maintenance to identify defects such as:
• missing or ineffective self-closing devices;
• damaged doors or frames;
• removal of locks without suitable repairs to the integrity of the doors;
• poorly fitting doors caused by distortion or shrinkage, or as a result of wear and tear;
• newly fitted, but inappropriate, door furniture; and
• doors which have been replaced using non-fire-resisting types.
The MHCLG Guide also indicates that:
• flat entrance doors should be included within any risk assessment programme; and
• where defects are reported, it is important that action is taken within an appropriate timescale and that they are not simply left to the next six-monthly inspection.
The MHCLG Advice Note 16 – Advice for building owners on assurance and replacing of flat entrance fire doors 6 makes it clear that:
• all fire doors, including their closers, should be routinely checked or inspected by a competent person;
• residents should be made aware of the importance of a working self-closer on all fire doors;
• flat entrance fire doorsets should have test evidence demonstrating they meet the performance requirements in Building Regulations guidance for fire resistance and smoke control from both sides;
• test evidence used should be carefully checked to ensure it is to the same specifications as the doorsets being installed;
• landlords or building owners should replace flat entrance doorsets if they suspect they do not meet the fire or smoke resistance performance in the Building Regulations guidance; and
• FRA processes should be used to determine how urgently such doorsets should be replaced.
The Government's Expert Panel in MHCLG Advice Note 16 advises that third-party certification by a body accredited by UKAS (United Kingdom Accreditation Service) can provide landlords and building owners with greater assurance on the performance of doors.

8.1. Are there Compartment Fire Doors within the Escape Routes? — Yes

Photo 65

Fire Door Guide:

fire_door_guide.pdf

8.1.1 Door Stops (wedges)? — Safe

8.1.2. Are Compartment Fire Doors Subject to Routine Inspection, testing and Maintenance?

Yes

The buildings Fire Doors have been subject to a previous inspection/assessment and look in good order. The doorsets are fitted with the appropriate hardware though there are no FD signs, (Refer to B.13: Hazard Warning, Mandatory Signs and Notices and Escape Route Signage.). Identified faults should be included for repair as part of the ongoing fire door maintenance project, and thereafter routinely inspected and maintained.

8.2. Are the Apartment Doors Subject to Routine Inspection, testing and Maintenance?

Unknown

Guidance:

Whether the front doors of flats are demised to the leaseholder or the landlord, they are an essential part of the passive fire protection systems of a block of flats. The Grenfell inquiry highlighted the importance of fire doors in maintaining compartmentation and protecting parts of the building other than that in which a fire has occurred and made recommendations for change in relation to inspection of fire doors and self-closing devices.

Fact sheet_ Fire doors (regulation 10) - GOV.UK.pdf

In terms of 'ownership' of flat doors, and the responsibility for such checks, (which has always been contentious), the Chief Fire Officers' Association [CFOA] in their Guidance Document 'Collected Perceived Insights into and Application of The Regulatory Reform (Fire Safety) Order 2005 For the Benefit of Enforcing Authorities - 2015 Revision', otherwise known as the 'Enforcers' Guidance' state:
"For the purposes of clarity, the front doors to flats are considered to be a common protective measure, typically under the control of the occupier as an article 5(4) duty holder, because an early failure of the door can pose a serious risk to the safety of other relevant persons on the premises. See the guidance on Fire Doors.
Further information and clarity can be found from the National Fire Chief's Council: https://www.ukfrs.com/promos/16825

Advice_for_building_owners_on_assurance_and_replacing_of_flat_entrance_f.pdf

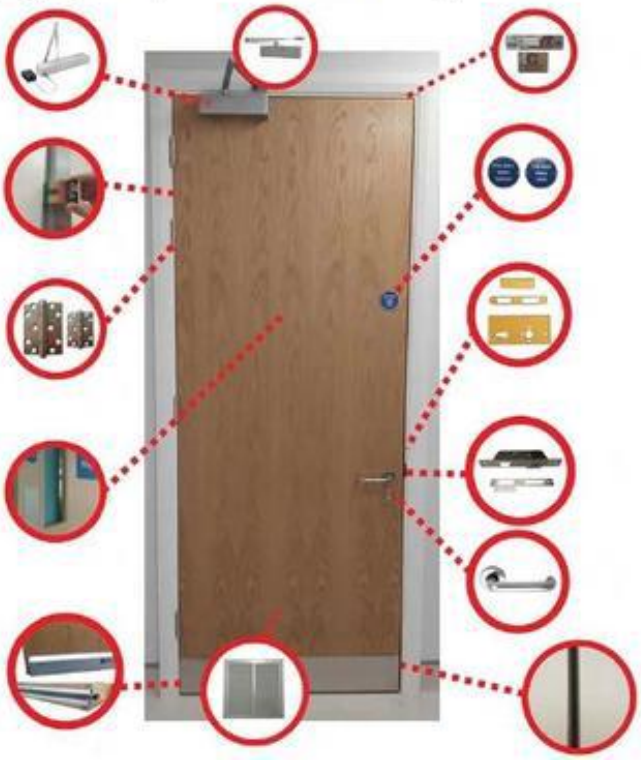
Fire Doors - A Brief Guide for Installers and Specifiers:

Hunter Fire Safety Limited - Fire Doors.....A Brief Guide.pdf

Fire Door Components:

The inspection will look at the entire door assembly and include up to 90 checks, depending on the configuration of the doorset including:

- Checking the door leaf
- Checking the door frame and installation
- Testing the functionality and closure of the door within the frame
- Certification and/or markings
- Check gaps including the threshold
- Check intumescent seals and smoke seals/brushes
- Check the apertures including vision holes, letter boxes, air transfer grilles
- Check the hinges, including the configuration and screws
- Check the furnishings including lock, latch, and handle
- Fire resistant glazing
- Self-closing device (required on apartment front doors that form part of the escape route)
- Checking the signage (Not required for flat front doors)



Priority: 4. LONG TERM (WITHIN 6 - 12 MONTHS)

Recommendations and Actions: Fire Doors.

Photo 66

To Do | Assignee Paul M | Priority Medium | Due 27.10.2023 17:30 BST | Created by James Harvey-Hunter

The apartment entrance fire doors require to be inspected / maintained at least annually to

ensure the integrity of the protected escape route. See the guidance for buildings >18m.

8.3. Is the Fire Resistance of Doors to Meter Cupboards/Storerooms/Plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?

Safe

Photo 67

The cupboards are fitted with the appropriate hardware and signage. Identified faults should be included for repair as part of the ongoing fire door maintenance project, and thereafter routinely inspected and maintained.

fire_door_guide.pdf

9. Means of Escape

100%

9.1. Is Information on Means of Escape still appropriate?

Safe

The fire exit is through the main entrance door / fire exit doors.

9.2. Are Escape Routes simple and easy to Navigate?

Safe

The building is small and not complex in design.

9.3. Are Escape Routes clear and free of obstruction?

Safe

9.4. Is there Adequate Provision of Light for Safe Escape?

Safe

Emergency Escape Lighting is addressed in Section 4.

9.5. Is there adequate provision of Emergency Exits?

Safe

The emergency exits are adequate for the use and occupation of the building.

9.6. Travel Distances: Are they Reasonable where Escape is in one Single Direction?

Safe

9.7. Travel Distances: Reasonable Where there are alternative Means of Escape?

N/A

9.8. Is there potential for a Fire to block the Escape Route and Final Exit?

Safe

9.9. Are Final Exit doors immediately openable (1 action)?

Safe

9.10. Do Final Exit doors open in the direction of travel?

Safe

Some doors required for means of escape open inwards. As these doors serve less than 60 persons this is considered acceptable.

9.11. Are the Arrangements for Securing Final Exits Satisfactory? Safe

9.12. Are there any Electro-mechanical, Sliding or Revolving doors? No

9.13. Is there Reasonable Provision for Disabled Persons? Safe

There are no specific disabled adaptations. See 1.13.

9.14. Refuge / Welfare Areas? N/A

There are no specific or designated welfare areas, the building is residential, there are no employees.

9.15. In the event of a Fire, can everyone safely escape the premises? Safe

It is presumed that all persons are able to safely escape the building. For PEEPs see 1.13.
The building is small. All persons should be able to escape through the protected escape routes to a place of safety. In the event that the escape route route is compromised, there is potential for escape through low level windows, or rescue.

9.16. Are there adequate Smoke Control Provisions to Protect the Common Escape Routes, where necessary? Safe

The building is equipped with smoke ventilation or has windows within the escape route that could be used to vent smoke.

9.17. Escape Stairs: Suitable? Safe? Safe

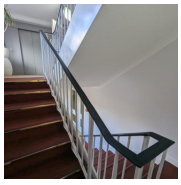


Photo 68

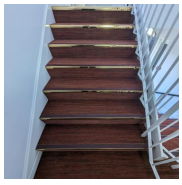


Photo 69

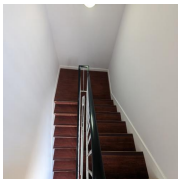


Photo 70

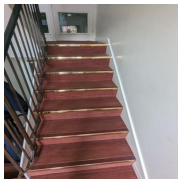


Photo 71

9.18. Windows and Glazing on Escape Routes: Suitable? Safe? Safe

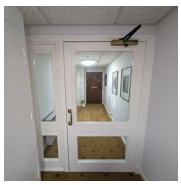


Photo 72


Photo 73

The glazing on the escape routes looks safe, secure and without significant obvious defects.

Routine inspections and general cyclical maintenance programmes ensure the hazard is controlled appropriately.

9.19. External Escape Routes

Safe

Photo 74

Photo 75

The escape route away from the building is adequate and remains clear without obstruction.

10. Provision of Fire Detection and Means of Giving Early Warning in the Event of Fire

100%

10.1. Is there Adequate Provision of Automatic Fire (Smoke / Heat) Detection and Early Warning, Appropriate to the Occupancy and Fire Risks?

Safe

The building is constructed to be able to support the Stay Put Evacuation strategy. No early warning system is required within the common parts.

See the guidance.

Fire Alarms vs Stay Put Evacuation in Residential Apartment blocks.pdf

10.2. Is Means of Giving Warning in the Event of a Fire Information still appropriate?

Safe

The Fire Alarm system is not desirable and serves no purpose for the Stay Put Evacuation strategy. See Section C.1: Fire Safety Systems.

Photo 76

The building is residential and operates the Stay Put Evacuation. There is no requirement for early warning, though it is strongly recommended that all apartments have a working smoke detection and alarm system appropriate to their apartment.

11. Provision of Manual Fire Fighting Equipment and Extinguishing Appliances

11.1. Is there a Provision of Fire Fighting Equipment?	N/A

There is no provision of Fire Fighting Equipment.
No-one is trained or expected to be trained to fight fire.

12. Provision of Fire Suppression and Smoke Control Systems

12.1. Is there Provision of Fire Suppression (Sprinkler / Water Mist) or Automatic Smoke Control System?	No

13. Way Finding, Hazard Warning, Mandatory Signs and Notices and Escape Route Signage

2 flagged, 1 action, 66.67%

Wayfinding signage (regulation 8)

The Fire Safety (England) Regulations 2022 will make it a legal requirement from 23 January 2023 for all high-rise residential buildings [As defined by The Fire Safety (England) Regulations 2022 as a building at least 18 metres in height or at least seven storeys] in England to install Wayfinding Signage in their buildings. This includes clear markings identifying floor and individual flat numbers.

The Grenfell Tower Inquiry Phase 1 report noted that in the building, stairwell landings were not

clearly marked with the relevant floor number and so fire-fighters were unable to easily identify floors when carrying out their duties. The Inquiry recommended (Recommendation 33.27) that in all high-rise buildings “floor numbers be clearly marked on each landing within the stairways and in a prominent place in all lobbies in such a way as to be visible both in normal conditions and in low lighting or smoky conditions. [Pg. 778 HC 49-IV – The Grenfell Tower Inquiry: Phase 1 Report - Volume 4 of 4]”
Installing signage in existing high-rise residential buildings can, in the event of a fire, assist the Fire and Rescue Service in navigating their way round a building; even when visibility is low.

Signage Requirement

Signage should conform to the specifications and location set out in paragraph 15.14 to 15.16 of Approved Document B Volume 1 2019 edition incorporating 2020 amendments.

Why have you decided not to implement the proposal in the Fire Safety Consultation?

The Inquiry did not recommend making installation of wayfinding signage a legal requirement but recommended that it should ideally be installed in all high-rise residential buildings. We are going further than the Inquiry recommended by requiring signage to be installed by law in all existing high-rise buildings.

We consider that in high-rise buildings the risk of fire fighters becoming disorientated in smoky conditions is greater than in smaller buildings and do not consider requiring the signage to be retrofitting in all existing multi-occupied residential buildings to be a sensible response.

Responsible persons may wish to consider installing such signage in any other existing multi-occupied residential building.

It is, however, already a legal requirement for all new multi-occupied residential buildings above 11 metres (including those existing buildings undergoing relevant material alterations), to have signage installed.

Existing duties under the Fire Safety Order will make sure that this signage is maintained throughout the life of the building.

13.1. Fire Action Notices?	Safe
13.2. System Activation Signage (Manual Call Point Signs)?	
13.3. Way Finding Signs?	Safe

Photo 77

13.4. Final Exit Door Signs Internal (FIRE EXIT)?	N/A
13.5. Final Exit Door Signs External (FIRE EXIT KEEP CLEAR)?	N/A
13.6. Fire Door Signs?	At Risk

Photo 78

Guidance:

The Fire Doors (compartment doors and service risers) have no Fire Door Signs.

The compartment fire doors should have a sign on each side of the door, in an appropriate position (i.e. at eye level) - FIRE DOOR KEEP SHUT.

The signs are prescribed to be of blue background with white letters not less than 5 mm in height.

Priority:	2. SHORT TERM (WITHIN 1 MONTH)

Recommendations and Actions: Fire Door Signs.

Photo 79

To Do | Assignee Paul M | Priority Medium | Due 29.09.2023 17:30 BST | Created by James Harvey-Hunter

There are no Fire Door Signs. See the guidance.

13.7. Fire Fighting Equipment Signs?	N/A
13.8. Fire Alarm Zone Chart?	No

Fire Alarm Zone Chart:

There is no Fire Alarm Zone Plan. Refer to Section C.1: Fire Safety Systems.

13.9. Hazard Warning Signs?	Safe

Photo 80

Photo 81

Photo 82

Photo 83

13.10. No Smoking Signage?	Safe

Photo 84

14. External Envelope and Risk of External Fire Spread

Design and materials of external walls (Regulation 5).

The Fire Safety (England) Regulations 2022 will make it a legal requirement from 23 January 2023 for responsible persons of existing high-rise [As defined in The Fire Safety (England) Regulations 2022 as a building at least 18 metres in height or at least seven storeys] residential buildings in England to provide their local fire and rescue service with information about the design and materials of the building's external walls and to inform their local fire and rescue service of any material changes made to them. Supporting guidance will specify the type of information required by fire and rescue service to support their operational response and how this should be shared.

Responsible persons will also be required to provide additional information to their local fire and rescue service in relation to the level of risk of spread of fire that the external wall structure (its design and materials) pose and the steps they (responsible person) have taken to mitigate these risks.

The above information should be shared in a standard format and a template for responsible persons will be provided in supporting guidance.

The Grenfell Tower Inquiry noted in the Phase 1 report (Recommendation 33.10(d)) that "A sound understanding of the materials used in the construction of any high-rise building is essential if the fire and rescue service is to be properly prepared to carry out its function in relation to that building" (Pg. 773 HC 49-IV – The Grenfell Tower Inquiry: Phase 1 Report - Volume 4 of 4).

The details about the design and materials of the external walls will help forewarn the fire and rescue service and enable them to plan for incidents accordingly.

The regulations go further than the inquiry by asking the responsible person to provide information on the level of risk associated with their external wall structure. This will be useful for both operational firefighting and fire safety inspection purposes.

Meeting the requirement to provide information about a building's external walls.

Responsible persons who do not currently have all the information specified in guidance regarding their external walls should provide the information they do hold whilst they update their fire risk assessment to include an appropriate assessment of the external walls. Once their fire risk assessment is updated, they should provide this updated information to their local fire and rescue service as soon as possible.

Determining the level of risk that the external wall structure poses

The Fire Safety Act 2021 has clarified that where a building contains two or more sets of domestic premises the fire risk assessment should include an assessment of that building's external wall system.

For most high-rise residential buildings, we expect that responsible persons will already know what their external wall systems are comprised of, and what steps (informed by their building's fire risk assessment) they have already taken to mitigate this risk. For example, where the material of a building's external walls is masonry and there is no risk of external fire spread, a simple statement to that effect is all that is required.

Where this is not the case, or where a more in-depth external wall system assessment is required, the responsible person should arrange to have an assessment which is relevant to their building's circumstances undertaken.

Once completed they should and share the relevant details of that assessment with the fire and rescue service, alongside the mitigating steps they have taken as a result of this assessment.

Guidance to support these regulations will include a suggested template to assist the responsible person in sharing the right information with the fire and rescue service.

If the information is in the fire risk assessment, can the responsible person send that?

The regulations require a responsible person to produce "a record" of the design of the external wall of the building which includes details of the materials from which they are constructed. This record should also include the detail of the level of risk identified and recorded in the fire risk

assessment and the mitigating steps that the responsible person has implemented to mitigate this risk.

The information that is to be shared with the fire and rescue service is intended to be useful to them in planning their operational response should a fire breakout in their building.

A template will be included in guidance to assist responsible persons in providing this information to fire and rescue services in a way that is practical to be used by the fire service and is a proportionate burden on the responsible person.

What are mitigating steps?
These will be informed by the fire risk assessment for the building but could include whether a waking watch has been established, or a sprinkler system installed.

14.1. Does the building have an External Wall System / Facade that might contribute to the Spread of Fire over the Building or to adjacent Properties?

Safe

Photo 85

14.2. Spandrel Panels, Curtain Wall System?

No

Photo 86

14.3. Balconies?

Yes

Photo 87

[Advice_on_Balconies_on_Residential_Buildings.pdf]

14.3.1. Is there a Potential Risk of External Fire Spread from the balconies?

Safe

Photo 88

14.4. EWS Prioritisation Tool Banding:	Tier 5

Very low priority (Tier 5)

Buildings in this category will have achieved a score of -10 to 22 because (based on the responses provided) the building has very limited risk factors.

Next steps
For these buildings, the responsible person should consider those duties in the FSO amended by the Fire Safety Act when they next review their fire risk assessment.

Fire_Safety_Act_Article_50_guidance.pdf

15. Electrical Safety Management EICR

15.1. Is there a communal electricity supply?	Yes

Photo 89

See Section C.4: EICR.

Electrical Safety Council: Electrical Safety in communal areas of residential properties

ESC_Guidance_Communal_Areas.pdf

Electrical safety Guidance for Landlords

ESR - Electrical Safety Guidance for Landlords.pdf

Landlord Legal Requirements

ESR - Landlord Legal Requirements.pdf

The Electricity at Work Regulations 1989

HSE - The Electricity at Work Regulations 1989 (HSR25).pdf

16. Portable Appliance Testing (PAT)

16.1. Are there Portable Appliances to Manage?	No

17. Emergency Escape Lighting

17.1. Is there a Provision of Emergency Escape Lighting?	Yes

See Section C.3: Emergency Escape Lighting

Emergency lighting in accordance with BS 5266 is required in common parts, stairs, corridors and lifts, and plant and service rooms. And on external escape routes.
In areas where emergency lighting is required, for example to illuminate escape routes in the event of a mains power failure, then the emergency lighting must be maintained and tested in accordance with BS 5266-1.

Emergency lighting is lighting for an emergency situation when the main power supply is cut and normal electrical illumination fails. The loss of mains electricity could be the result of a fire or a power cut. Without emergency lighting this could lead to sudden darkness and possible danger to occupants, either through physical danger or panic.

Emergency lighting is normally required to operate fully automatically and give illumination of a sufficiently high level to enable all occupants to evacuate the premises safely. Most new buildings have emergency lighting installed during construction; the design and type of equipment being specified by the architect in accordance with current Building Regulations and any local authority requirements.

The British Standard provides the emergency lighting designer with clear guidelines to work to. BS 5266-1 relates not only to hotels, clubs, hospitals, nursing homes, schools and colleges, licensed premises, offices, museums, shops but also multi-storey dwellings. Although the standard recommends the types and backup durations for each category of premises, it should be remembered that standards define a minimum requirement and that a higher specification may be required for a particular application.

What is emergency lighting?

Lighting that automatically comes on when the power supply to the normal lighting provision fails.

Emergency lighting is a general term and is sub-divided into emergency escape lighting and standby lighting.

Emergency escape lighting – that part of an emergency lighting system that provides illumination for the safety of people leaving a location or attempting to terminate a potentially dangerous process beforehand. It is part of the fire safety provision of a building and a requirement of The Regulatory Reform (Fire Safety) Order 2005.

Standby lighting– that part of an emergency lighting system provided to enable normal activities to continue substantially unchanged. This guide does not include standby lighting as it is not a legal requirement and is a facility that may or may not be needed, depending on the use and occupancy of the premises.

Emergency escape lighting is itself sub-divided into escape route lighting, open area lighting and high risk task area lighting.

Escape route lighting – identifies the escape route and keeps it sufficiently lit. This includes illuminated fire exit signs but also emergency lighting such as emergency lighting bulkheads.

https://www.firesafe.org.uk/emergency-lighting/

Testing Regime for Emergency Escape Lighting

Equipment	Relevant standard	Inspection or testing					
		Daily	Weekly	Monthly	3 month	6 month	Annual
Emergency lighting	BS 5266-1:2016 – Emergency lighting. Code of practice for the emergency lighting of premises.			✓			✓

17.6. Emergency Escape Lighting Tested on Visit	No

18. Gas Safety Management

Gas?	Yes

Photo 90

ARMA - Advice Note Gas Safety Management

ARMA - Advice Note Gas Safety.pdf

ARMA - Advice Note Gas Boilers and Flue Safety

ARMA - Advice Note Gas Boilers and Flue Safety.pdf

A Separate Risk Assessment Should be Carried Out for Applicable Gas Safety Management.

19. Emergency Evacuation and Information on Safe Escape in the Event of Fire

100%

19.1. What is the Current Evacuation Policy

Stay Put

Guidance for Responsible Persons (National Fire Chiefs Council):

Fire and rescue services work with local authorities, developers, management committees and tenants to help ensure that the fire safety arrangements in high-rise accommodation are safe and appropriate.

The advice provided by fire and rescue services is based on effective fire safety arrangements that are required, proposed, and then provided in the building – these include compartmentation of the building and suitably protected means of escape amongst others.

If there is a fire inside a flat or maisonette the advice is to alert all the people in the flat and leave the property and close all doors.

They should follow a pre-determined escape plan and if there is a lot of smoke within the flat, people should crawl along the floor where the air should be clearer and the temperature cooler.

They should always use the stairs rather than the lift and call 999 as soon as they are in a safe place.

If there is a fire elsewhere in the building then the structure of the flat – walls, floors, and doors – are designed to give appropriate protection.

It is important for responsible owners to ensure that high-rise buildings are properly constructed and any refurbishment or maintenance is carried out to compliant standards of fire safety.

If there is a fire in your building but not inside your own home, then you are usually safer to stay in your flat unless the heat or smoke from the fire is affecting you. If you ‘stay put’ you should still immediately call 999 for advice and to ensure that the fire and rescue service along with attending emergency crews have been notified.

The advice provided to tenants can and does change depending on the circumstances that present themselves at what are very dynamic incidents. The advice in this statement is part of a preventative approach to ensure a consistent approach is taken by fire and rescue services to assist tenants in developing an initial and safe escape plan.

Once a 999 call is made, and firefighters arrive at the fire, then the advice may be reinforced or change depending on the nature and development of the fire, the building and its tenants.

Stay Put Hunter Fire.pdf

NFCC Guidance:

NFCC Advice on Stay Put.pdf

FOI-19-98-Strategies-used-for-Building-Evacuations-DWFRS-OA35 (002).pdf

19.2. Are the occupants aware of what action to take in the event of a Fire? Safe

The residents have scheduled meetings with the Property Management team and information on fire safety is sent directly to the residents.

19.3. Is there a system in place to ensure new occupants are aware of actions to take in the event of a Fire? Yes

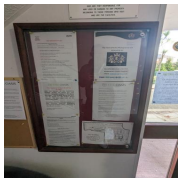


Photo 91

The Fire Action Notice is displayed at the community entrance and is distributed directly to the residents.
The Property Management team ensure information is given as part of any sales enquiry.

19.4. Are Building Occupants Consulted on Fire Hazards, Safety Systems, Fire Fighting Equipment etc? Yes

The residents have scheduled meetings with the Property Management team and information on fire safety is sent directly to the residents.
The buildings are residential apartments and no-one is specially trained or expected to be trained.

19.5. Are Routine Inspections carried out? Yes

Routine checks are carried out by the Managing Agent and their respective representatives and working contractors as well as by the residents who occupy the building as their home.

19.6. Are there Records of relevant training for Evacuation, including Fire Drills where appropriate? N/A

It is not appropriate to conduct a Fire Drill in residential apartment blocks.
Residents should be regularly informed of escape planning and what to do in the event of any emergency (fire). See 1.19.

20. Conclusions, Risk Rating, Recommendations and Re-Assessment

Current Site Risk Rating: Tolerable

Conclusion & Summary:

In general, the buildings and development are well presented, and in most cases well managed, except for those noted in this review, as outlined in the action plan.

There is a consideration to fire safety and the mandatory safety signage and information is adequate and appropriate for the size, use and occupancy of the building.

The building operates the Stay Put Evacuation for purpose-built blocks of flats, and as such; there is no requirement for any Fire Alarm system. (Section C.1: Fire Safety Systems). The building currently has a fire alarm, and consideration should be given to whether the alarm is required, since the building should support the Stay Put Evacuation strategy. See B.10: Provision of Fire Detection and Means of Giving Early Warning in the Event of Fire.

There is no provision of any portable or fixed Fire Fighting Equipment. No-one is trained or expected to be trained to fight fire. (Section C.2: Fire Fighting Equipment).

There is a provision of Emergency Escape Lighting, but there are no records available for inspection. See Section C.3: Emergency Escape Lighting.

The Electrical Installation is also subject to routine inspection and testing. See Section C.4: EICR.

There are no portable Appliances to manage. (Section C.5: P.A.T).

The protected escape routes remain to be free and clear of obstruction, sources of ignition and domestic routines look well managed, without accumulation of any items or waste.

The compartmentation of the building looks to be generally satisfactory in most instances, though there is some minor firestopping and compartmentation works required to eth electrical service risers, and the Fire Doors, including the apartment doors, should continue to be inspected and maintained to the standards. See the guidance for buildings >11m.

There is no external wall system to consider, and the balconies remain to be a low, tolerable risk, so long as they are managed by the residents, subject to routine inspection, and maintained.

The most important thing is to educate and keep re-educating the residents of the building on planning escape, and what to do in the event of an emergency. See the guidance for the residents based on the building hazards below.

Follow the Action Plan.

Auditor Signature:

James Harvey-Hunter TIFSM AMIFPO
24.04.2023 19:11 BST

Recommended Review Date: 22.03.2024

Recommended Guidance for Residents:

Hunter Fire - Fire Safety Information for Residents.pdf

The Fire Safety (England) Regulations 2022 will make it a legal requirement from 23 January 2023 for responsible persons of all multi-occupied residential buildings in England with two or more sets of domestic premises (and which have common parts), to provide residents with fire safety instructions. Responsible persons should make sure that these instructions are shared with their residents in a form that residents can reasonably be expected to understand.

Responsible persons will need to provide residents with instructions on:
-how to report a fire
-a reminder of what the evacuation strategy is for that building, and:
-any other instruction that tells residents what they must do once a fire has occurred, based on the building's evacuation strategy.

Responsible persons should display these instructions clearly in their building's communal areas

(such as the building's lobby or any conspicuous part of the building) and share directly with residents when they move into the building. This information will need to be re-provided in both the communal area and to residents when a document is updated. This information must also be re-provided to residents on an annual basis.

As is set out in the fire safety in purpose-built blocks of flats guidance a multi-occupied residential building is likely to have either a stay put or a simultaneous evacuation strategy.

The Grenfell Tower Inquiry recommended in the Phase 1 report (Recommendation 33.28) that 'the owner and manager of every residential building containing separate dwellings (whether or not it is a high-rise building) be required by law to provide fire safety instructions (including instructions for evacuation) in a form that the occupants of the building can reasonably be expected to understand, taking into account the nature of the building and their knowledge of the occupants.'[footnote 1]

This requirement will provide residents in all multi-occupied residential buildings with fire safety instructions on an annual basis. The intention of this requirement is to make residents safer, as well as to feel safer, by providing them with relevant information on what they should do once a fire has occurred.

These instructions will be provided to residents upon a change and on an annual basis to ensure that residents always have up to date information and an annual refresher when there is no change. The intention is to keep this information in residents' minds. By also providing these instructions in a communal or conspicuous area, visitors and other relevant persons will also have access to this information.

Ensuring that instructions are understood by all residents.

Responsible persons should consider how best to provide these instructions in a way that their residents can understand. This consideration could be made alongside any existing or future resident engagement strategy, but the regulations do require responsible persons to provide fire safety instructions to their residents on, at least, an annual basis.

The regulations do not require these instructions to be translated into multiple languages, but a responsible person is welcome to use their own discretion should they wish to do so. Relevant fire safety information is already available in alternative languages from some fire and rescue services and can be downloaded from their websites.

Responsible persons should take steps to make sure instructions can be understood by all their residents and make reasonable steps to ensure this happens. Pictorial information could be used and face to face engagement undertaken to assist residents in understanding these instructions.

The following advice and guidance is all available for the resident occupiers of this building:

Building Plans

Floor plans and building plan (Regulation 6).

The Fire Safety (England) Regulations 2022 will make it a legal requirement from 23 January 2023 for responsible persons of high-rise residential buildings [As defined in The Fire Safety (England) Regulations 2022 as a building at least 18 metres in height or at least seven storeys]: in England to draw up and share electronically up-to-date floor plans identifying the location of key fire-fighting equipment with their local fire and rescue services. A plan will need to be prepared for each floor, but where floors are identical only one plan needs to be produced.

The responsible person will also be required to provide their local fire and rescue services with an additional single page building plan which should include the location of all key fire-fighting equipment. The plans should be simple, to assist quick and critical decisions taken by operational fire-fighters during an incident.

The Grenfell Tower Inquiry Phase 1 report found that on the night of the fire no plans of the internal layout of the building were available to the London Fire Brigade and the Inquiry felt that in other circumstances “lack of floor plans might easily have had far more serious consequences”. The Inquiry recommended that the owner and manager of every high-rise residential building (Recommendation 33.12(a)) be required by law to provide the fire and rescue service with up-to-date plans of every floor of the building identifying the location of key fire safety systems.

The floor plans and the additional single page building plan, which clearly indicates the location of key fire-fighting facilities such as dry risers, are to assist the local fire and rescue services in planning for and operational response to a fire.

Does part of this regulation go beyond the inquiry’s recommendation?

The regulation will fulfil the Inquiry’s recommendation on building plans and go beyond it with the additional single page building plan. Where we do not intend to implement (sharing paper copies of floor plans with fire and rescue services) we made this position clear in the Fire Safety Consultation 2020 and did not receive any objections. This position is proportionate and will help reduce administrative burdens.

Storage of hard copies
Hard copies of these plans should be kept in the secure information box on the premises. This is to provide fire-fighters with readily accessible information about the building. The hard copies can supplement the electronic copies of plans sent by responsible persons to the local fire and rescue services.

There is no requirement or intent for responsible persons to send a hard copy to their local fire and rescue service.

Level of detail of plans

Floor plans
The regulations require that the plans provided to the Fire and Rescue Service should be a reasonably accurate reflection of each floor of the building.
The plan must clearly indicate to firefighters which floor(s) it relates to and show the location of the firefighting equipment set out in the regulations.

Single page plan
This plan should provide the Fire and Rescue Service with an overview of the building, access points and environs.

Both plans
They should be reviewed regularly and should be updated if the layout of the building or the location of the equipment identified on them changes. When considered together both plans should identify the location of all lifts and identify if the lift is one for use by firefighters or an evacuation lift.

Are there any building Plans available?	Yes

Plan:

Plan: 1

Details: Car Washing Plan.

Media:

Photo 92

Plan: 2

Details: Asbestos Survey Plans.

Media:

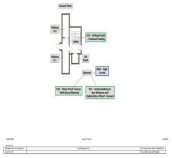


Photo 93

Photo 94

Photo 95

Photo 96

Photo 97

C. 1. Fire Safety Systems Register and Records of Testing, Inspection and Maintenance — 1 action, 100%

Fire Safety Systems — 1 action, 100%

Are there any Fire Safety Systems?	Yes

Fire Safety System: — 1 action, 100%

Fire Safety System: 1 — 1 action, 100%

System Identified:	Fire Detection Alarm

Photo:

Photo 98

Details:

C-Tec CFP Series.

The current smoke detection and alarm system is not appropriate and serves no real purpose to the Stay Put evacuation for purpose-built blocks of residential apartments.

The guidance is taken from the government publication "Fire Safety in Purpose-built blocks of flats":

These types of alarm system serve no real purpose for the Stay Put evacuation in residential premises and should be considered for removal.

20.4 In ‘general needs’ blocks designed to support a ‘stay put’ policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires.

20.5 A fire alarm system ought to be provided only in a building in which some control can be achieved over the occupants to ensure that they respond appropriately. For most blocks of flats, it would be unrealistic to expect this. Nor is it necessarily desirable that evacuation should take place from areas remote from the fire, unless and until these areas themselves become threatened by the fire.

20.6 The ability to manage a fire alarm system is rarely possible in a block of flats unless staffed at all times, e.g. by a concierge or caretaker. Allowing residents to silence and reset a system is inappropriate in these circumstances. Access to use of these facilities also enables major disablement of a fire alarm system. This could expose landlords and others with responsibility for managing fire safety to liability if, through the actions of a resident, the system is left inoperative and fails to perform correctly in the event of a fire.

20.7 In view of the above, only in unusual circumstances will a communal fire detection and alarm

system be appropriate for a ‘general needs’ purpose-built block of flats.

Removal of the fire alarm system should be considered against the guidance.

Photo 99

Photo 100

[Escape Plan UK FC (E) Stay Put ALARM in comm.pdf]

[Fire Alarms vs Stay Put Evacuation in Residential Apartment blocks.pdf]

[NFCC_Guidance_E-bikes_and_Scooters_.pdf]

To Do | Assignee Paul M | Priority Medium | Due 29.09.2023 17:30 BST | Created by James Harvey-Hunter

The Fire Alarm system is not essential or compatible with the Stay Put Evacuation strategy for purpose-built blocks of flats and should be considered for removal / silencing. See the guidance.

System Details and Guidance for Responsible Persons: Fire Detection Alarm

Equipment	Relevant standard	Inspection or testing					
		Daily	Weekly	Monthly	3 month	6 month	Annual
Fire detection and fire alarm systems (including smoke detectors that activate automatic smoke vents in lobbies or protected staircases)	BS 5839-1:2017 – Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises. BS 5839-6:2013 – Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.		✓	✓	✓	✓	✓

Maintenance and Servicing Records - Available and Complete? Safe

Maintained by Triple A Fire.

Test Records - Available and Complete? Safe

Maintained by Triple A Fire.

Photo 101

Date of Last Test:

Date of Next Due:

C.3. Emergency Escape Lighting Records of Testing, Inspection and Maintenance 1 flagged, 1 action, 0%

Emergency Escape Lighting

1 flagged, 1 action, 0%

Emergency Escape Lighting 1

1 flagged, 1 action, 0%

Details:

There is no log available for inspection.

Emergency Escape Lighting Test Regime

Equipment	Relevant standard	Inspection or testing					
		Daily	Weekly	Monthly	3 month	6 month	Annual
Emergency lighting	BS 5266-1:2016 - Emergency lighting. Code of practice for the emergency lighting of premises.			✓			✓

Records - Available and Complete? At Risk

Guidance:

There are no records available for inspection.

Emergency Escape Lighting – Although some emergency escape lighting is self-testing, there is a need to test each fitting in cases where it is not. These tests should comprise firstly, a monthly test whereby the switch is flicked from normal electricity supply to standby supply to show that the fitting has not failed. Secondly, an annual check where a full duration discharge takes place, to test that the batteries can supply the light fitting for a sufficient length of time. When undertaking the second test, it is important that provision is made so that the building would not be without emergency escape lighting while the batteries are recharging.

BS EN 50172:2004, BS 5266-8:2004 is a dual numbered British Standard which can offer more information on testing of emergency escape lighting.

Priority: 2. SHORT TERM (WITHIN 1 MONTH)

Recommendations and Actions: Emergency Escape Lighting.

To Do | Assignee Paul M | Priority Medium | Due 30.06.2023 17:30 BST | Created by James Harvey-Hunter

There are no records of Emergency Escape Lighting Testing / Servicing available for inspection. See the guidance.

Date of Annual Service:

Date of Next Annual Service Due:

C.4. Electrical (EICR): Records of Testing, Inspection and Maintenance 100%

Electrical Safety (EICR) 100%

Electrical Safety (EICR) 1 100%

All landlords have a responsibility to ensure that the electrical installation in their property is safe for use. This is covered by the Landlord and Tenants act 1985.

Legislation states that a) The Landlord must confirm the property's Electrical installation's & current condition is safe for occupancy & commission for an EICR to be carried out by a qualified & approved Electrician with minimum city & guilds 2391 qualifications. In a tenanted domestic property, this is required every 3 years, or at change of occupancy.

Communal areas of flats fall under the commercial side of electrical installation, and therefore require an EICR to be carried out at least every 5 years.

Electrical Safety Council: Electrical Safety in communal areas of residential properties

ESC_Guidance_Communal_Areas.pdf

Electrical safety Guidance for Landlords

ESR - Electrical Safety Guidance for Landlords.pdf

Date of last EICR (Due 5 yearly)? 01.03.2022

Photo 102

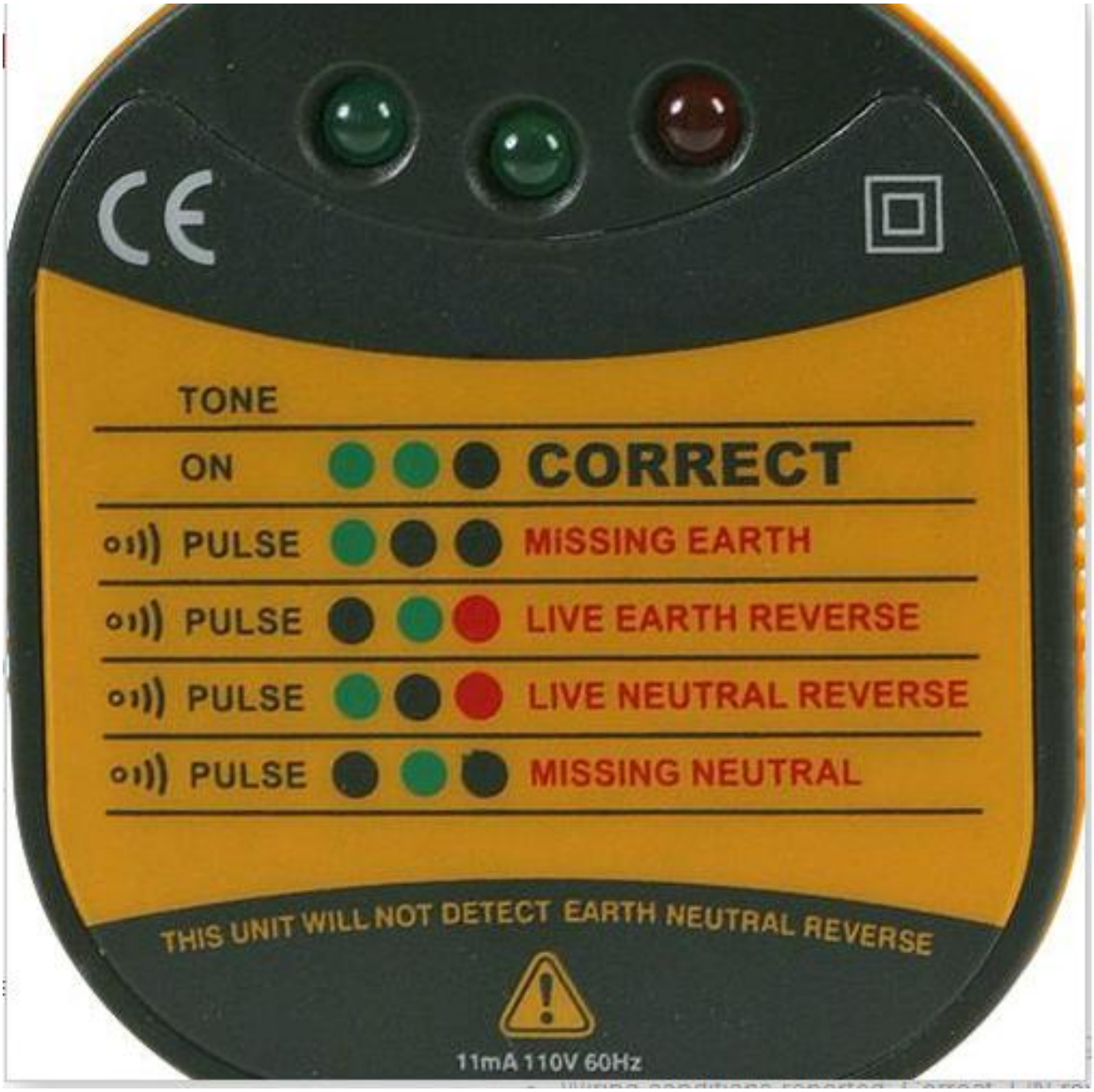
Result of last EICR: Satisfactory

Date of next EICR (Date Due)? 01.03.2027

Electrical Outlet (Socket) Tests:

15.19. Are there electrical outlets (sockets) that are used by contractors or available to use? Yes

The mains socket tester is a quick and easy way to tell if sockets are safe to use.
- Clear LED indication of wiring status
- Wiring conditions reported: Correct, L/N reversed, Missing N, Missing E, L/E reversed


TONE
ON
CORRECT
PULSE
MISSING EARTH
PULSE
LIVE EARTH REVERSE
PULSE
LIVE NEUTRAL REVERSE
PULSE
MISSING NEUTRAL
THIS UNIT WILL NOT DETECT EARTH NEUTRAL REVERSE
11mA 110V 60Hz

Media summary

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

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Photo 20

Photo 21

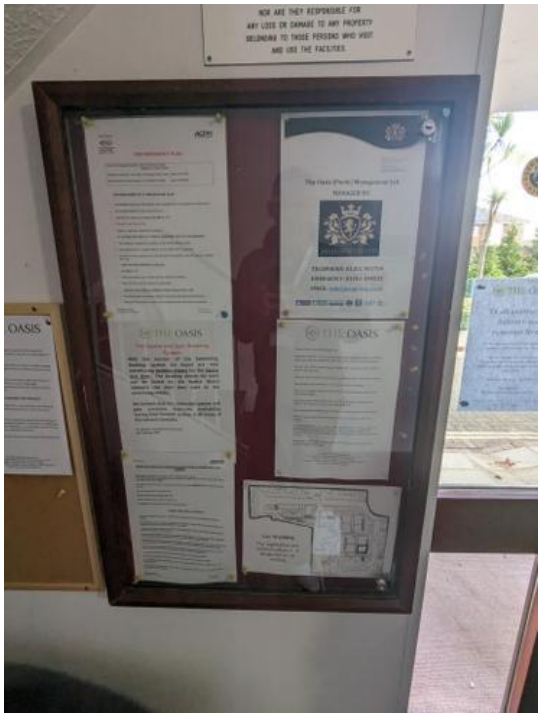

Photo 22

Photo 23

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Photo 26

Photo 27

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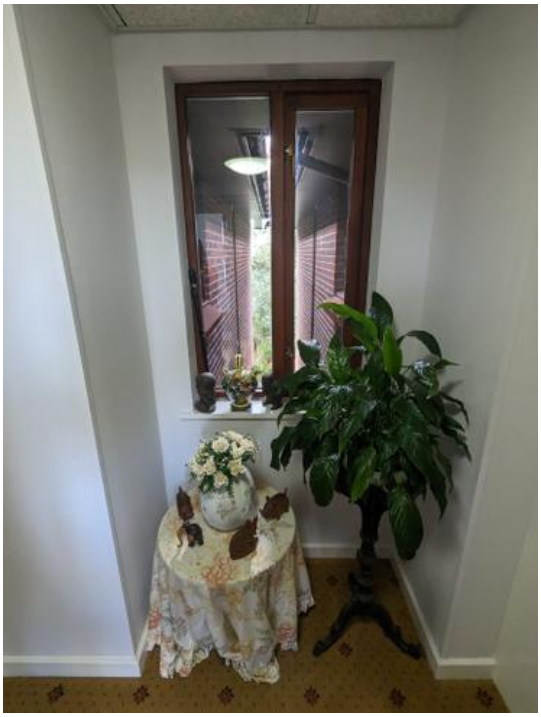
Photo 30



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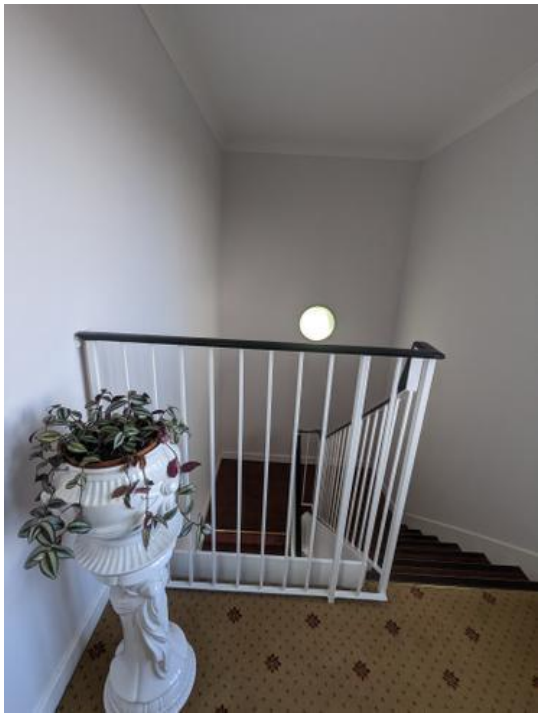

Photo 32

Photo 33

Photo 34

Photo 35

Photo 36

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Photo 40

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Photo 43

Photo 44

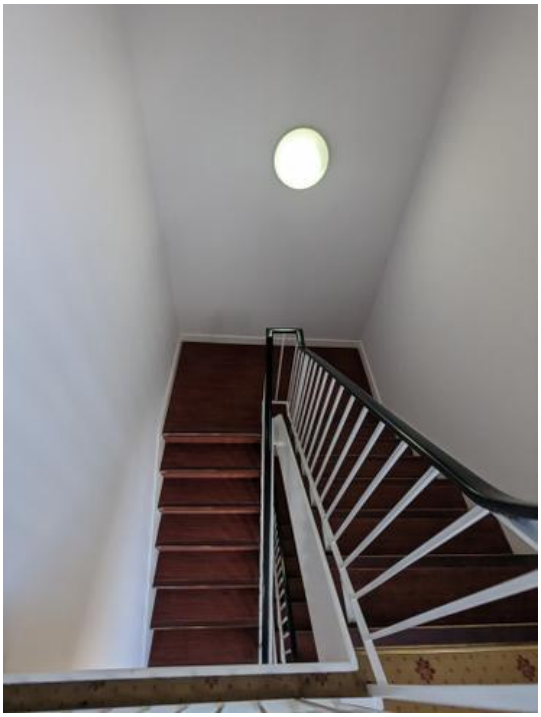


Photo 45

Photo 46

Photo 47

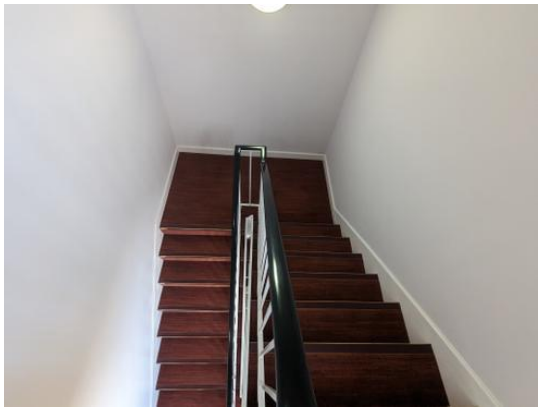
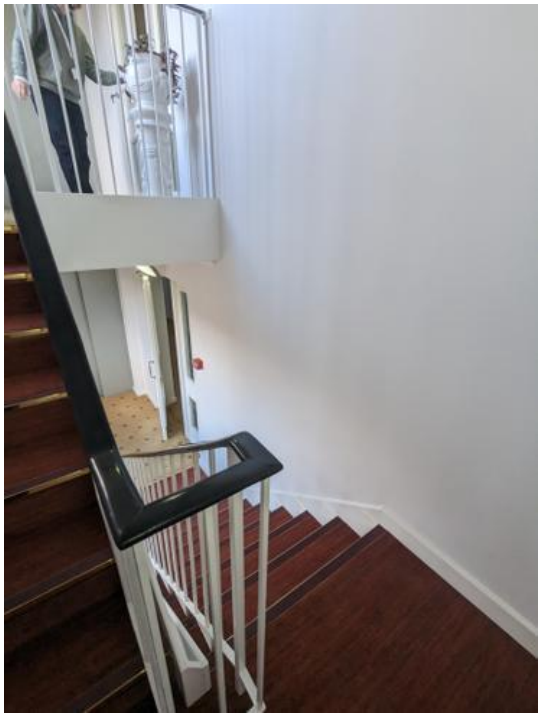


Photo 48

Photo 49



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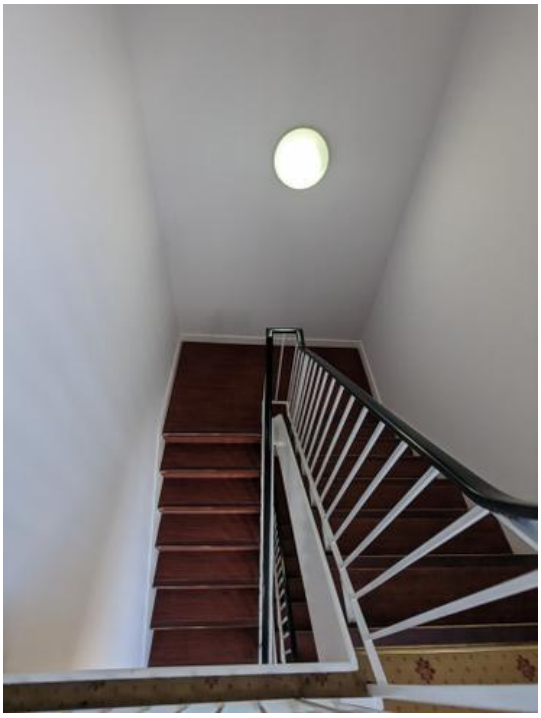

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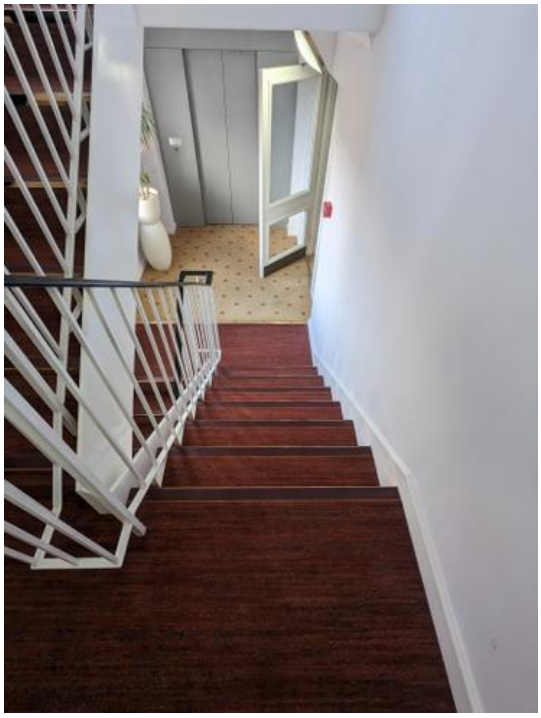

Photo 52

Photo 53

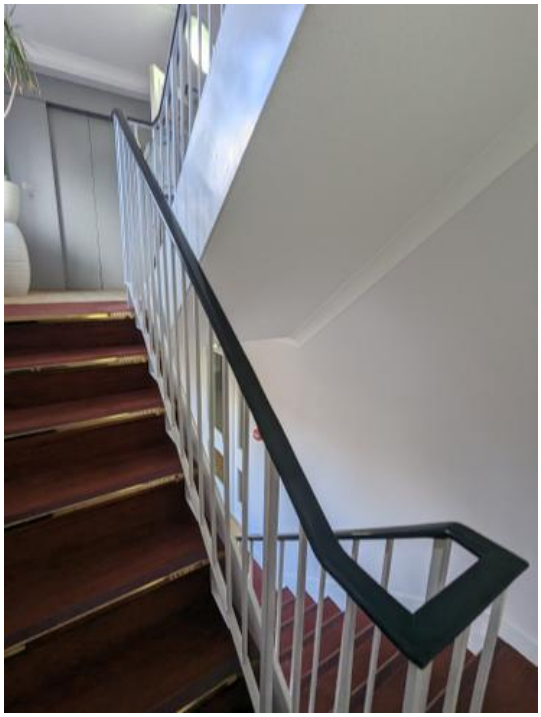

Photo 54

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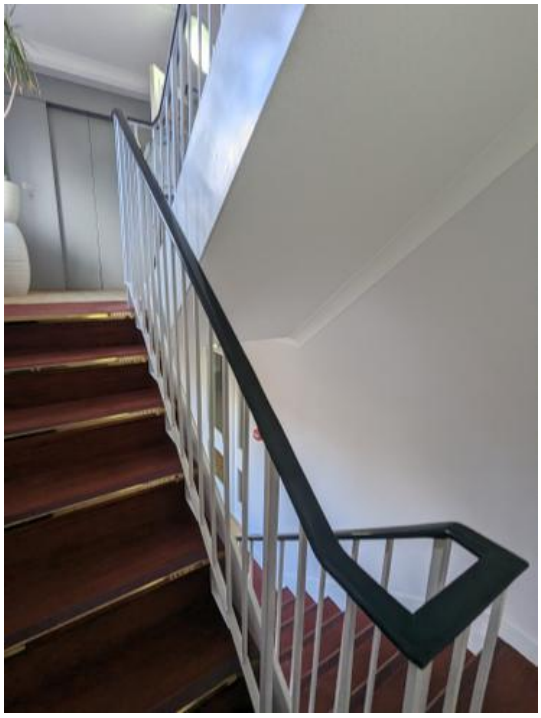
Photo 67



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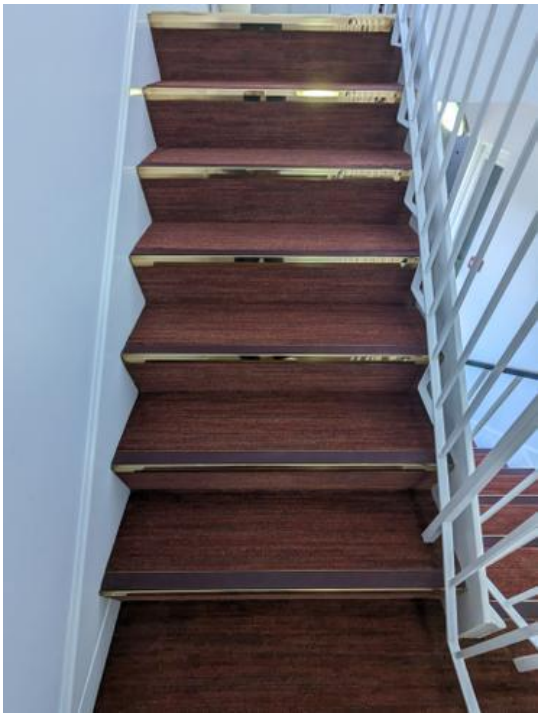

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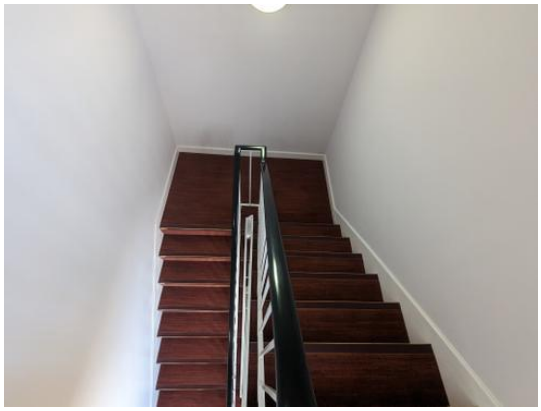

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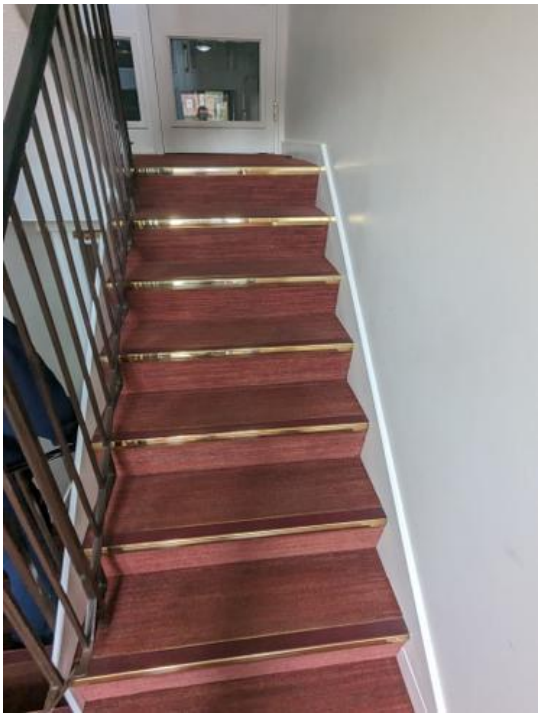

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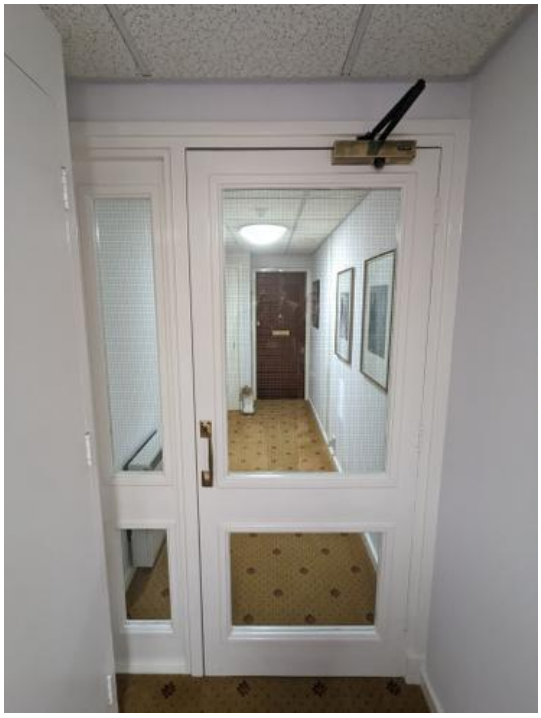

Photo 72

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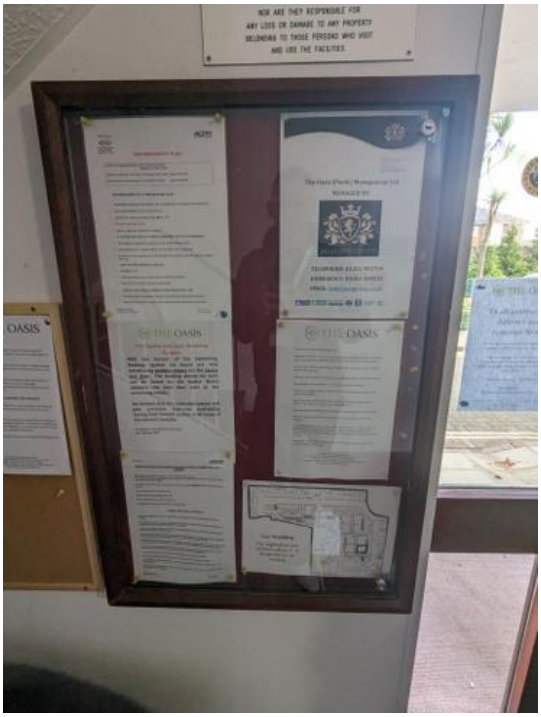
Photo 90



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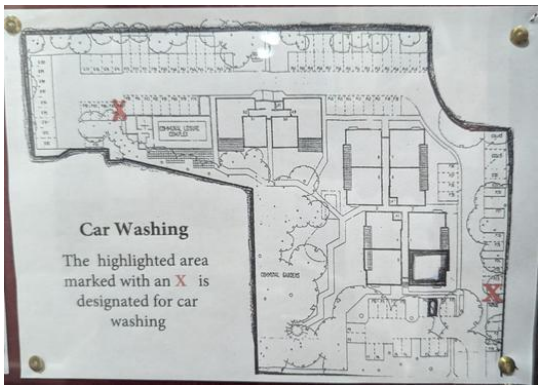

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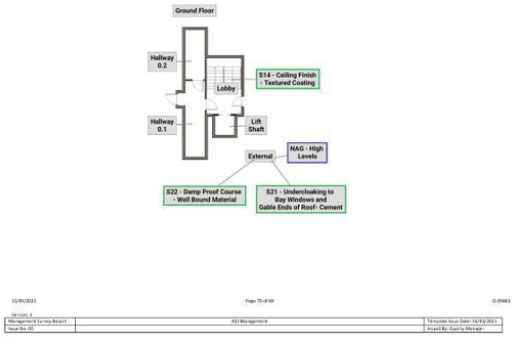

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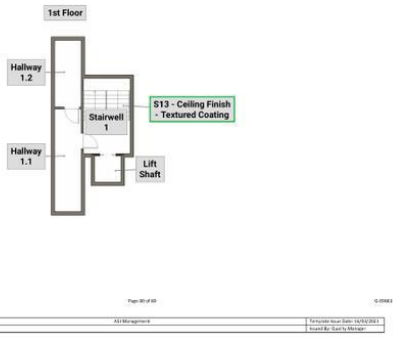

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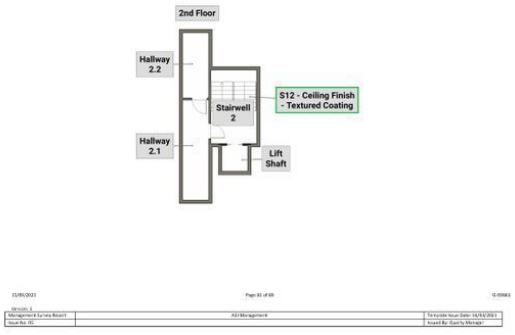

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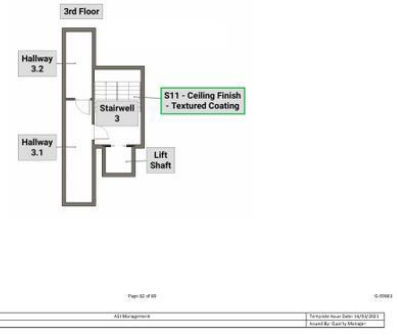

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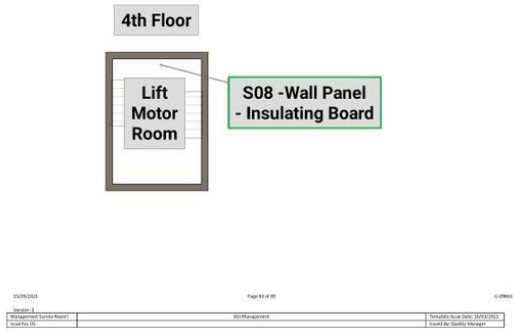
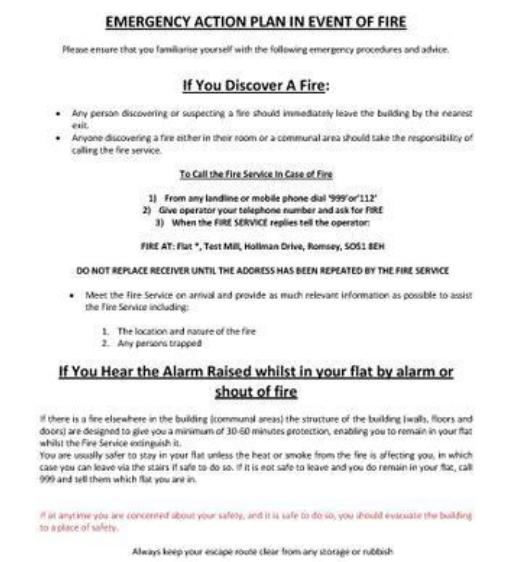


Photo 97

Photo 98



EMERGENCY ACTION PLAN IN EVENT OF FIRE

Please ensure that you familiarise yourself with the following emergency procedures and advice.

If You Discover A Fire:

- Any person discovering or suspecting a fire should immediately leave the building by the nearest exit.
- Anyone discovering a fire either in their room or a communal area should take the responsibility of calling the fire service.

To Call the Fire Service In Case of Fire

1) **From any landline or mobile phone dial '999'or'112'**
2) **Give operator your telephone number and ask for FIRE**
3) **When the FIRE SERVICE replies tell the operator:**

FIRE AT: Flat *, Test Mill, Hollman Drive, Romsey, SO51 8EH

DO NOT REPLACE RECEIVER UNTIL THE ADDRESS HAS BEEN REPEATED BY THE FIRE SERVICE

- Meet the Fire Service on arrival and provide as much relevant information as possible to assist the Fire Service including:

1. The location and nature of the fire
2. Any persons trapped

If You Hear the Alarm Raised whilst in your flat by alarm or shout of fire

If there is a fire elsewhere in the building (communal areas) the structure of the building (walls, floors and doors) are designed to give you a minimum of 30-60 minutes protection, enabling you to remain in your flat whilst the Fire Service extinguish it.
You are usually safer to stay in your flat unless the heat or smoke from the fire is affecting you, in which case you can leave via the stairs if safe to do so. If it is not safe to leave and you do remain in your flat, call 999 and tell them which flat you are in.

If at anytime you are concerned about your safety, and it is safe to do so, you should evacuate the building to a place of safety.

Always keep your escape route clear from any storage or rubbish

Photo 99

Photo 100

Photo 101

Photo 102

[Advice_on_Balconies_on_Residential_Buildings.pdf]

[Hunter Fire - Fire Safety Information for Residents.pdf]

[Escape Plan UK FC (E) Stay Put ALARM in comm.pdf]

[Fire Alarms vs Stay Put Evacuation in Residential Apartment blocks.pdf]

[NFCC_Guidance_E-bikes_and_Scooters_.pdf]