

FIRE RISK ASSESSMENT

**Grosvenor House
112-114 Prince of Wales Rd, Norwich. NR1 1NS**



Grosvenor House Management Ltd
Universal Square,
3rd Floor, Building 2,
Devonshire Street North,
Manchester.
M12 6JH

Live Safe Ltd
64 The Park,
Ealing,
London.
W5 5NP

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Report Produced For: Grosvenor House Management Ltd

Report Produced By: Andrew West

Date of Survey: 23/12/2025

Report Date: 30/12/2025

	Name	Signature	Date
Assessed by	A.W.		23/12/2025
Prepared by	A.W.		30/12/2025
Checked & Reviewed by	A.W.		30/12/2025
Issue Status	FINAL		
Purpose of Issue	FINAL Issue		
Document Reference	Grosvenor/FRA/301225a		
Amendments			

Note: The above form is for Live Safe Ltd Client satisfaction system purposes only. This document has been sent to you confidentially and is only intended for distribution from Live Safe Ltd to its named client contact(s). As Live Safe Ltd client, you may need to distribute this document as part of the work being conducted; and upon any further distribution, Live Safe Ltd holds no liability for any incorrect recipient(s) gaining access to this document where distribution is not directly from Live Safe Ltd.



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Executive Summary

Priority	No. of Actions	SLA
Low	4	Within 3 Months of Date of Survey
Medium	11	Within 1 Months of Date of Survey
High	5	Within 2 Weeks of Date of Survey
NOTE	0	Note Only

Assessed Risk	SUBSTANTIAL
---------------	--------------------

Recommended Review	On or Before 30 December 2026
--------------------	-------------------------------



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Action Plan

FRA Action Plan		Date of FRA Survey 23/12/2025		
Grosvenor House, Norwich		Date of FRA Report 30/12/2025		
To remedy the deficiencies identified in the risk assessment, the following recommendations should be implemented in order to reduce the fire risk to, or maintain it at, the following level.				
		Trivial ☒	Tolerable ☐	
Deficiency / Rectification	Priority	Date to be Rectified	Date Rectified	Action by Whom?
Arson incidents with in the last 10 years to be advised.	Medium	30/01/2026		Management Co.
Details of the unwanted fire calls within the last 12 months is required.	Medium	30/01/2026		Management Co.
A resident profile is required that identifies residents with disabilities or severe vulnerabilities.	Medium	30/01/2026		Management Co.
Valid maintenance certificates are required for the AOV system, the dry riser, the emergency lighting, the LL electrics, the communal fire alarms, the lifts and the lightning conductor.	High	13/01/2026		Management Co.
A PAT testing register should be provided and confirmation of the appliances that need to be tested regularly.	Medium	30/01/2026		Management Co.
The hearing arrangements need to be confirmed and confirmation required if the "boiler room" is active or redundant. If there is a centralised heating system then a maintenance certificate needs to be provided.	Medium	30/01/2026		Management Co.
A register of dampers needs to be provided with suitable maintenance certificates.	Medium	30/01/2026		Management Co.
Access needs to be provided to all the risers and ancillary rooms.	Medium	30/01/2026		Management Co.
An escape strategy for disabled residents is required.	Low	30/03/2026		Management Co.
A register of the dampers in the building is required.	Medium	30/01/2026		Management Co.
Wayfinding signage in accordance with ADB is to be provided.	Low	30/03/2026		Management Co.
The connection between the FAP and the FRS to be clarified.	Low	30/03/2026		Management Co.
The cause and effect of the active firefighting systems to be provided.	Medium	30/01/2026		Management Co.
An EWS1 certificate is to be provided for the external walls or a PAS 9980 investigation is to be undertaken and if necessary remedial works.	High	13/01/2026		Management Co.
The compartmentalisation to be checked in all the risers for any signs of obvious defects. It is highly recommended that an internal compartmentation investigation is undertaken to confirm the suitability of all the walls.	High	13/01/2026		Management Co.
All fire stopping to be checked, including identification of the materials used and the competency of the contractors involved.	High	13/01/2026		Management Co.
Confirmation required of how 0.4m2 of permanent ventilation is provided in the lobby between the car park and the protected staircase.	Medium	30/01/2026		Management Co.
The ERP to reflect the resident profile in terms of category 1 and category 2 residents.	Low	30/03/2026		Management Co.
Discussions to take place with the FRS regarding the absence of a fire fighting lift and the location of the dry riser. An agreed solution to be established.	High	13/01/2026		Management Co.
The cause and effect of the active firefighting systems to be provided.	Medium	30/01/2026		Management Co.



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

1. GENERAL INFORMATION

1.1 Scope of the report

This document has been prepared to report on the assessment of risks to life from fire in the common parts of the premises and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The assessment carried out to inform this report conforms to the description of a Type 1 fire risk assessment, as described in the Local Government Association guide: "Fire safety in purpose-built blocks of flats" in that a non-intrusive visual survey of the common areas of the premises were surveyed. No construction was opened-up during this survey and areas which were secured and therefore not accessible were not assessed. Any such areas are identified in the relevant section of this report.

The report does not address the risk to property or business continuity from fire.

This report constitutes neither a warranty of compliance nor an assurance against risk and represents the best judgement of the consultant who based its preparation in part, on the information provided by others.

1.2 Limitations

This document comprises a Type 1 FRA of the residential areas only of Grosvenor House. It is focused on the communal areas only and is non-intrusive. There is a small independent commercial office within the building footprint and this is excluded.

1.3 Guidance documents relevant to the premises

Local Government Association: *Fire safety in purpose-built blocks of flats*. This guidance document is specifically written to help landlords, managing agents, enforcing officers and those undertaking fire risk assessments to understand the legislative requirements relating to blocks of flats and to apply them in a consistent and reasonable manner.

Reference was also made to the procedures outlined in MHCLG guidance document: Fire Risk Assessment, Sleeping Guide.

Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020, 2022, 2025, 2026 and 2029 amendments

Approved Document B (fire safety) volume 2: Buildings other than Dwellings, 2019 edition incorporating 2020, 2022, 2025, 2026 and 2029 amendments

1.4 Legislation

This fire risk assessment has been compiled using the BS 9792:2025 methodology alongside relevant current guidance and best practices. It is designed to help reduce the risks to a tolerable level.

Other relevant legislation is as detailed below:

The Regulatory Reform (Fire Safety) Order 2005

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

The Fire Safety Act 2021

The Fire Safety (England) Regulations 2022

Building Safety Act 2022.

1.5 About the Assessor

Name:	Andrew West
Qualifications:	BEng (Hons), PGCert, MSc, C.Eng., MICE
Experience	35 years experience in the Construction Industry in all aspects of the design and construction of both low rise and high-rise multi- storey residential buildings together with associated infrastructure. Initially trained and worked as a civil engineer in a Blue-Chip consulting practice. Involved / responsible for the design and construction management of numerous office buildings, the Pepsi Max Big One rollercoaster in Blackpool, numerous power stations all over the works (inc. the design life extension of Hinkley Point A nuclear power station), numerous contamination remediation schemes & expert witness investigations. Design & Management of numerous multi-discipline technical teams, for private developers, delivering both low rise and high-rise multi-occupation buildings. Head of Development & Delivery for two large Housing Associations (each > 50,000 homes). Group Head of Technical responsible for Building Safety for Home Group's portfolio of buildings, including FRA, external wall, internal compartmentation, fire door inspections and building safety cases.



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

2. THE PREMISES

2.1 Building Details

Name of the Business	Grosvenor House Management Ltd
Full address	112-114 Prince of Wales Road, Norwich. NR1 1NS
Number of floors	Basement, Ground +. The building is seven storeys and is considered a High Risk Building.
Number of Flats	75
Description	The building comprises a converted office with two staircases serving all residential floors and comprises residential apartments, a basement car park and a small, independent commercial office within the footprint at the front. The layout of the building is shown in the drawings at the end of this section. The basement has a separate entrance & exit and is naturally ventilated to one side. There is no mechanical ventilation. There are numerous rooms in the basement, and the basement lift lobby / staircase that could not be accessed. These are plant rooms / managers stores.
Gross floor area (m ²):	Approximately 6,000m ²
Construction Type	RC frame with concrete slab panels, spandrel panels and glazing. There is metal standing seam cladding to the 6 th floor.
Does the premises have single or multiple occupancy?	Multiple. There is an office that occupies part of the ground floor. This is a separate business and outside the scope of this FRA.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
P.I.B.	Premises Info Box
Final Exit Door	Final Exit Door
Fire Door	Fire Door
FAP	Fire Alarm Panel
Stair 1	Stair No.
E	Electric Cut Off Switch
No Sprinklers	
NO PV	
Evacuation Policy STAY PUT	

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	Basement	
--------------------	---	--------------------------------	----------------	----------	--

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
P.I.B.	Premises Info Box
Final Exit Door	Final Exit Door
Fire Door	Fire Door
FAP	Fire Alarm Panel
Stair 1	Stair No.
No Sprinklers	
NO PV	
Evacuation Policy STAY PUT	

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	Ground Floor	
--------------------	---	--------------------------------	----------------	--------------	--

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
PB	Premises Info Box
Final Exit Door	
Fire Door	
No Sprinklers NO PV Evacuation Policy STAY PUT	

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	1st Floor	
--------------------	---	--------------------------------	----------------	-----------	--

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
PB	Premises Info Box
Final Exit Door	
Fire Door	
No Sprinklers NO PV Evacuation Policy STAY PUT	

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	2nd Floor	
--------------------	---	--------------------------------	----------------	-----------	--

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
PB	Premises Info Box
Final Exit Door	
Fire Door	
No Sprinklers NO PV Evacuation Policy STAY PUT	

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	3rd Floor	
--------------------	---	--------------------------------	----------------	-----------	--

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
PB	Premises Info Box
Final Exit Door	
Fire Door	
No Sprinklers NO PV Evacuation Policy STAY PUT	

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	4th Floor	
--------------------	---	--------------------------------	----------------	-----------	--

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
PB	Premises Info Box
Final Exit Door	
Fire Door	
No Sprinklers NO PV Evacuation Policy STAY PUT	

The floor plan shows a central corridor with rooms 51-55 on the top side and 56-64 on the bottom side. Stair 1 is located near room 51, and Stair 2 is near room 56. Fire safety symbols include AOVs, DRPs, and PBs. A large grey arrow points from the 5th floor plan down to the 6th floor plan.

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	5th Floor	
--------------------	---	--------------------------------	----------------	-----------	--

SYMBOLS	
MAP	Main Access Point
DRM (I)	DRY Riser Main (Inlet)
DRP (O)	DRY Riser Main (Outlet)
AOV	Automatic Opening Vent
PB	Premises Info Box
Final Exit Door	
Fire Door	
No Sprinklers NO PV Evacuation Policy STAY PUT	

The floor plan shows a central corridor with rooms 75-79. Stair 1 is located near room 75. Fire safety symbols include AOVs, DRPs, and PBs.

UPRN: 100091541047	Address: Grosvenor House Prince of Wales Road, Norwich. NR1 1NS	Issue Date: 15/02/25 Rev: -	Authorised By:	6th Floor	
--------------------	---	--------------------------------	----------------	-----------	--

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

3. The Occupants

3.1 Occupant Numbers

Approximate maximum number of occupants in the building	255 inc. visitors
Approximate number of employees at any one time	None.
Maximum number of members of public at any one time	None (other than residents or visitors)
Do external contractors regularly work on the premises?	No

3.2 Use of the Premises

Residential accommodation.

3.3 Associated Times / Hours of Occupation

The accommodation may be occupied on a 24-hour 7 day a week basis.

3.4 Occupants Especially as Risk

Are there any sleeping occupants on the premises?	Yes	
Is the premises used by anyone with a disability?	Unknown	A resident profile is not available.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

Do young person's use the building (younger than 18 years old)	Yes	Families will be present in the building.
Are there any other vulnerable persons especially at risk from fire?	Unknown	A resident profile is not available.

3.5 Fire Loss Experience

Unwanted fire calls in the past 12 months	Unknown.
Fires related incidents in the past 10 years	Unknown.

3.6 Summary of Occupancy Issues

It is unknown if disabled or vulnerable residents are present in the building. A resident profile is not available.

It is unknown if there have been any unwanted fire calls in the last 12 months.

It is unknown if there have been any fire related incidents in the last 10 years.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

4. FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

4.1 Electrical Sources of Ignition

		Comment
Are reasonable measures taken to prevent fires of electrical origin?	Yes	The building and risers are very tidy and well maintained. However, not all the risers and cupboards could be accessed. There is a relatively small unprotected electrical distribution board present in the car park.
Are the fixed installations periodically inspected and tested?	Unknown	No valid ECIR records or other maintenance certificates were provided. Valid maintenance certificates were not available for the lifts, the lightning conductor the active firefighting systems.
Are portable appliances tested (PAT) within acceptable frequencies	Unknown	A PAT register is not available. Access to the risers was not possible.
Is there a suitable policy regarding the use of personal electrical appliances?	Yes	A suitable policy is issued to residents with any handover documents.
Are electrical leads and extension cables well managed and carefully positioned?	Unknown	There are no extension cables present. However, access to the risers was not possible.
General comments:		

4.2 Smoking

		Comment
Is smoking permitted on the premises	No	Some "No Smoking" signs are provided. However, these were mainly limited to the car park area.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

Does smoking occur in areas that are not designated as smoking areas?	No	There were no obvious signs that smoking in none designated was taking place.
Within designated smoking areas are smokers' materials disposed of safely?	N/A	No designated smoking areas are present.
General comments:		

4.3 Arson

		Comment
Does basic security against arson by outsiders appear reasonable?	Yes	Access into the common areas of the building from the MAP's is controlled with a fob / key code. Access to the apartments is by lock and key. Access to the risers is via an unknown key. Access to the car park and external areas is via a key fob / code.
General comments:		

4.4 Fixed & Portable Heating Provisions

	Comment
What fixed heating installations are used to heat the premises?	It is assumed that heating is provided by electric panel radiators to flats. This needs to be confirmed. The communal areas are unheated. It is noted that there is a boiler room. This could not be accessed during the inspection, and it is not known if this is a relic of the previous use of the building or in current active providing a centralized heating and hot water

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

		systems.
Are fixed heating installations subject to regular maintenance?	Note	Details of the maintenance requirements within individual properties is provided to the residents with the handover information. No information has been provided in relation to a centralized heating system.
Are additional portable heating appliances in use?	No	There are no portable heating appliances present.
Is their use suitably controlled to minimize the risk of a fire to an acceptable standard?	N/A	
General comments:		

4.5 Cooking

		Comment
What type of cooking facilities are provided at the premises?		No communal cooking facilities.
Are reasonable measures taken to prevent fires as a result of cooking?	N/A	No communal cooking facilities.
Are suitable extinguishing appliances available in the cooking facilities?	N/A	
General comments:		

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

4.6 Lightning

		Comment
Do the premises have a lightning protection system?	Yes	A valid maintenance certificate was not provided.
General comments:		

4.7 Housekeeping

		Comment
Is the standard of housekeeping adequate?	Yes	All communal areas were clear of flammable material. The housekeeping was to a high standard.
General comments:		

4.8 Furniture & Furnishings

		Comment
Do furniture and furnishings meet FFFSR standards?	Yes	Furniture is present in the first-floor communal corridor. This is non-flammable.
General comments:		

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

4.9 Summary of Fire Ignition Hazards

Valid ECIR certificates have not been provided for the LL electrics

A PAT register has not been provided.

Valid maintenance certificates have not been provided for the lightning conductors and the active firefighting systems and the lifts.

Limited "No Smoking" signage is present.

The heating arrangements for the building need to be confirmed and maintenance certification provided for any centralized plant.

No access to the risers or any of the storage cupboard / ancillary rooms.

The heating system could not be confirmed. There is a 'boiler room' and this needs to be confirmed as redundant and accessed to assess the condition. If the boiler room is active a maintenance certificate is required for the boiler plant.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

5. DETERMINING THE LIKLIEHOOD OF FIRE

Summary of Fire Ignition Hazards

Valid ECIR certificates have not been provided for the LL electrics
A PAT register has not been provided.
Valid maintenance certificates have not been provided for the lightning conductors and the active firefighting systems and the lifts.
Limited "No Smoking" signage is present.
No access to the risers or any of the storage cupboard / ancillary rooms.
The heating system could not be confirmed. There is a 'boiler room' and this needs to be confirmed as redundant and accessed to assess the condition. If the boiler room is active a maintenance certificate is required for the boiler plant.

Subjective Assessment of the Likelihood of fire

	Likelihood	Definition of Term
	Low	Usually, low likelihood of fire because of negligible potential sources of ignition
✓	Medium	Normal fire hazards for this type of occupancy with fire hazards generally subjected to suitable controls
	High	Significant potential for serious injury or fatality of one or more occupants.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

6. FIRE PROTECTION MEASURES

6.1 Means of Escape from Fire

		Comment
Is the premises provided with reasonable means of escape in case of fire?	Yes	There are multiple exit routes throughout the building.
Are there enough exit routes for the number of people in the building?	Yes	The width of the stairs is acceptable.
Are all exits easily and immediately openable where necessary?	Yes	There is an exit push button & emergency door release by all the final exit doors. Activation of the AOV smoke detectors should disable the lock on the main access door. However, this needs to be confirmed.
Are escape routes unobstructed?	Yes	
Are all travel distances within acceptable levels?	Yes	
Are there suitable fire provision for all inner rooms?	No.	There are no inner rooms.
Are arrangements for means of escape for disabled people reasonable?	No	Refuge points are not provided in the protected stairwells. No other means of escape for disabled residents.
Are external escape staircases and gangways subject to a suitable maintenance schedule?	Unknown	There are some small staircases leading from the final exit doors. These are unlikely to need significant maintenance as they are concrete / stone.
General comments:		

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

6.2 Measures to Limit Fire Spread & Development - Internal

		Comment
Is the compartmentation of a reasonable standard?	Unknown	Where visible all the compartmentation looked competent. However, most of the risers could not be accessed due to unknown locks. Therefore, the compartmentalization in these areas could not be accessed. The fire stopping looks inadequate. There are numerous voids that are visible where expanding foam has been used. The quality and certifications of this foam are unknown.
Do walls provide suitable protection to escape routes?	Yes	There are no flammable materials along the escape routes.
Are fire doors in good condition, providing good compartmentation?	No	The flat front and communal and flat front doors were inspected by Live Safe Ltd in December 2025. Some of the doors need repair to meet the required standard. A summary of the status of the latest door surveys for both the flat front and communal doors is presented in the Appendix. Golden Thread photos proving compliance for each door is kept and maintained by the Responsible and is available on request.
Are fire shutters in good condition, providing good compartmentation?	N/a	No shutters seem to be present.
Do ducts that pass- through fire separating walls have dampers fitted?	N/A	No appear to be present. There is no register of dampers.
General comments:		

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

6.3 Measures to Limit Fire Spread & Development - External

		Comment
Are reasonable measures in place to prevent rapid fire spread across the external surfaces of the building?	No	The external walls up to the 6th floor are constructed of a combination of concrete panels, glazing and glazed spandrel panels. The glazed spandrel panels appear to need to maintenance. The 6th external walls to the 6th floor comprise a meta rain cladding material. It is unknown if a PAS9980 investigation has been undertaken to the external wall to establish the construction. An EWS1 certificate was not provided.
Has the outer face of the building been provided with an insulating cladding system?	Unknown.	
Is the external cladding system in a good state of repair, capable of resisting a fire from an external source?	Unknown	As referenced previously the glazed spandrel panels look like some repair is required.
Are there features of the building construction which might assist a fire to spread vertically?	Unknown	
Are balconies present and are they constructed in such a way as to minimize the spread of fire from balcony to balcony?	N/A	No balconies
General comments:		

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

6.4 Emergency Escape Lighting

		Comment
Has a reasonable standard of emergency escape lighting been provided?	Yes	Emergency lighting provided on all floors at a reasonable spacing sufficient for emergency exit.
Cause & Effect known	Yes	Failure of the power supply will activate the emergency lighting.
Testing and maintenance	No	A valid maintenance certificate was not provided.
General comments:		

6.5 Fire Safety Signs & Notices

		Comment
Is there a reasonable standard of fire safety signs and notices?	Yes	The evacuation, fire exit and "No Smoking" signs were acceptable. There was no wayfinding signage in any of the stair wells. would help the FRS.
General comments:		

6.6 Means of Giving Warning in Case of Fire

	Comment
What alarm system has been installed on the premises.	Stand-alone smoke & heat detectors and sounders (LD2 system) are provided in each of the flats. An L5 alarm system has been installed in the communal areas which comprises: Smoke detection in the staircases.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

		- Smoke detection in the common corridors / lobbies. - Smoke detection in the car park Confirmation has not been provided that the FAP is connected to a remote monitoring service.
Is the means of giving warning, in case of fire, appropriate for the occupancy and fire risk?	Yes	
Cause & Effect known	No	A cause & effect matrix has not been provided.
Are sound levels, of the alarm system, adequate throughout the premises?	Yes	Communal alarm is silent.
Testing and maintenance	No	The maintenance inspection is overdue.
General comments:		

6.7 Manual Fire Extinguishing Appliances

		Comment
Is there reasonable provision of portable fire extinguishers?	N/A	None required in main part of the building.
Are all fire extinguishing appliances readily accessible?	N/A	
Testing and maintenance	N/A	
General comments:		

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

6.8 Automatic Fire Extinguishing

		Comment
Is there automatic fire extinguishing on the premises?	No	
Cause & Effect known	N/A	
Testing and maintenance	N/A	
General comments:		

6.9 Smoke Control

		Comment
Is there a smoke control system installed on the premises?	Yes	AOV Windows are provided at the head of each of the protected staircases. Natural smoke shafts are present in lobbies immediately adjacent to each of the protected staircases. The car park has been provided with natural ventilation. The corridor / lobby from the staircase to the basement is not provided with any permanent ventilation.
Cause & Effect known	No	A cause & effect matrix has not been provided.
Testing and maintenance	Provided	The maintenance inspection is overdue
General comments:		

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

6.10 Summary of Fire Protection Issues

Disabled refuge points are not provided in the protected staircases.

The fire doors need to be repairs as identified in the recent FD survey.

Valid maintenance certificates are required for the emergency lighting, the AOV system, lightning conductors, and the communal fire alarm system.

There is no register of dampers.

There is no wayfinding signage in the protected staircase.

It is not clear if the FAP is connected to a remote monitoring service.

A cause & effect for the active firefighting systems has not been provided.

An EWS1 certificate for the external wall was not provided.

The risers and ancillary rooms could not be accessed and the compartmentation in these could not be checked. The fire stopping looks to be poor quality.

The corridor / lobby from the staircase to the basement is not provided with any permanent ventilation.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

7. MANAGEMENT OF FIRE SAFETY

7.1 FIRE STRATEGY DOCUMENTATION / PROVISIONS

		Comment
What is the evacuation strategy for the building?		Stay Put.
Who is responsible for the management of fire safety on the premises?	Stephanie Hilditch – Regional Operation Director (North) Stephanie.hilditch@mcr-homes.co.uk 07950 867 834	
Are there suitable arrangements for summoning the fire and rescue service?	Unknown	It is unclear if the FAP is connected to a remote monitoring service.
What arrangements have been made for ensuring that the premises has been evacuated?	The evacuation policy is Stay Put.	
Is there a suitable fire assembly point?	N/A	Stay Put
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	No	As discussed previously refuge points are not provided in the protected staircases.
Are there routine in- house inspections of fire precautions?	Yes	Routine inspections are undertaken on a regular basis by the management company.
Is a suitable defect reporting system in place	Yes	MCR Living operate a robust system for defects management.
General comments:		

7.2 Summary of Fire Safety Management Issues

It is unclear if the FAP is connected to a remote monitoring service.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

Refuge points for disabled residents are not provided in the protected staircases.

DRAFT

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

8. FIRE SERVICE ACCESS & INFORMATION

8.1 Information for the Fire Service

		Comment
Is an information pack available for handover to the fire service?	No	An ERP is not provided. However, this has not been tailored to reflect the resident profile.
Is information available on the luminous discharge (neon) signs?	No	No luminous signs.
Is information available on the photovoltaic generating system?	N/A	No PV.
General comments:		

8.2 Access & Water Supply

		Comment
Is vehicular access for the fire service acceptable?	Yes	Clear access is provided to all access points.
Are local water supplies sufficient for firefighting?	Yes	Hydrants are provided in the adopted road outside the front of the building.
General comments:		

8.3 Maintenance of Facilities, Equipment & Devices Provided for Firefighting

		Comment
Rising Mains	Yes	A dry riser is provided to front staircase.



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

Fire-fighting lifts	No	A firefighting lift is not provided.
Testing and maintenance	No	The maintenance inspections for the dry risers have not been provided.
General comments: The front staircase and lift lobby area do not comply with ADB in relation to a firefighting shaft. The dry riser is not in the firefighting shaft. There is also no firefighting lift.		

8.4 Summary Fire Service Access & Information Issues

An ERP is provided but is not tailored to the residents as a resident profile is not provided.

A valid maintenance certificate has not been provided for the dry riser.

The firefighting shaft does not comply with ADM. The dry riser is not in the firefighting shaft.

There is no firefighting lift.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

9. DETERMINING THE CONSEQUENCES OF FIRE

Summary of Occupancy Issues

It is unknown if disabled or vulnerable residents are present in the building. A resident profile is not available.

It is unknown if there have been any unwanted fire calls in the last 12 months.

It is unknown if there have been any fire related incidents in the last 10 years.

Summary of Fire Protection Issues

Disabled refuge points are not provided in the protected staircases.

The fire doors need to be repairs as identified in the recent FD survey.

Valid maintenance certificates are required for the emergency lighting, the AOV system, lightning conductors, and the communal fire alarm system.

There is no wayfinding signage in the protected staircase.

There is no register of dampers.

It is not clear if the FAP is connected to a remote monitoring service.

A cause & effect for the active firefighting systems has not been provided.

An EWS1 certificate for the external wall was not provided.

The risers and ancillary rooms could not be accessed and the compartmentation in these could not be checked. The fire stopping looks to be poor quality.

It is unclear if the FAP is connected to a remote monitoring service.

Refuge points for disabled residents are not provided in the protected staircases.

An ERP is provided but is not tailored to the residents as a resident profile is not provided.

A valid maintenance certificate has not been provided for the dry riser.

The firefighting shaft does not comply with ADM. The dry riser is not in the firefighting shaft.

There is no firefighting lift.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

Assessment of the Consequences of Fire

	Potential Consequences to Life Safety	Definition of Term
	Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than on occupant sleeping in the room in which the fire may occur).
	Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is highly unlikely to involve multiple fatalities.
✓	Extreme Harm	Significant potential for serious injury or death of one or more occupants.

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

10. RISK ASSESSMENT

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator:

Likelihood of Fire	Potential Consequences		
	Slight harm	Moderate harm	Severe harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

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

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

Assessment of Fire Risk

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

Substantial

Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

occupied, urgent action should be taken.

DRAFT

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

11. ACTION PLAN

Recommended timescales

Priority	SLA
Low	Within 3 Months of Date of Survey
Medium	Within 1 Months of Date of Survey
High	Within 2 Weeks of Date of Survey
Very High	Immediately
NOTE	Note Only

FRA Action Plan		Date of FRA Survey 23/12/2025		
Grosvenor House, Norwich		Date of FRA Report 30/12/2025		
To remedy the deficiencies identified in the risk assessment, the following recommendations should be implemented in order to reduce the fire risk to, or maintain it at, the following level.				
Trivial ☒ Tolerable ☐				
Deficiency / Rectification	Priority	Date to be Rectified	Date Rectified	Action by Whom?
Arson incidents with in the last 10 years to be advised.	Medium	30/01/2026		Management Co.
Details of the unwanted fire calls within the last 12 months is required.	Medium	30/01/2026		Management Co.
A resident profile is required that identifies residents with disabilities or severe vulnerabilities.	Medium	30/01/2026		Management Co.
Valid maintenance certificates are required for the AOV system, the dry riser, the emergency lighting, the LL electrics, the communal fire alarms, the lifts and the lightning conductor.	High	13/01/2026		Management Co.
A PAT testing register should be provided and confirmation of the appliances that need to be tested regularly.	Medium	30/01/2026		Management Co.
The hearing arrangements need to be confirmed and confirmation required if the "boiler room" is active or redundant. If there is a centralised heating system then a maintenance certificate needs to be provided.	Medium	30/01/2026		Management Co.
A register of dampers needs to be provided with suitable maintenance certificates.	Medium	30/01/2026		Management Co.
Access needs to be provided to all the risers and ancillary rooms.	Medium	30/01/2026		Management Co.
An escape strategy for disabled residents is required.	Low	30/03/2026		Management Co.
A register of the dampers in the building is required.	Medium	30/01/2026		Management Co.
Wayfinding signage in accordance with ADB is to be provided.	Low	30/03/2026		Management Co.
The connection between the FAP and the FRS to be clarified.	Low	30/03/2026		Management Co.
The cause and effect of the active firefighting systems to be provided.	Medium	30/01/2026		Management Co.
An EWS1 certificate is to be provided for the external walls or a PAS 9980 investigation is to be undertaken and if necessary remedial works.	High	13/01/2026		Management Co.
The compartmentalisation to be checked in all the risers for any signs of obvious defects. It is highly recommended that an internal compartmentation investigation is undertaken to confirm the suitability of all the walls.	High	13/01/2026		Management Co.
All fire stopping to be checked, including identification of the materials used and the competency of the contractors involved.	High	13/01/2026		Management Co.
Confirmation required of how 0.4m2 of permanent ventilation is provided in the lobby between the car park and the protected staircase.	Medium	30/01/2026		Management Co.
The ERP to reflect the resident profile in terms of category 1 and category 2 residents.	Low	30/03/2026		Management Co.
Discussions to take place with the FRS regarding the absence of a fire fighting lift and the location of the dry riser. An agreed solution to be established.	High	13/01/2026		Management Co.
The cause and effect of the active firefighting systems to be provided.	Medium	30/01/2026		Management Co.



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

Appendix A Photographs

Fire Risk Assessment

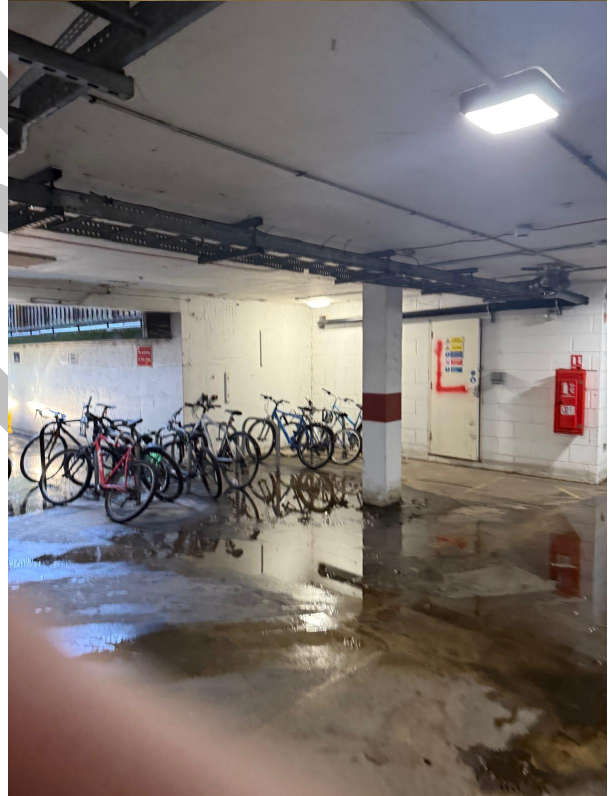
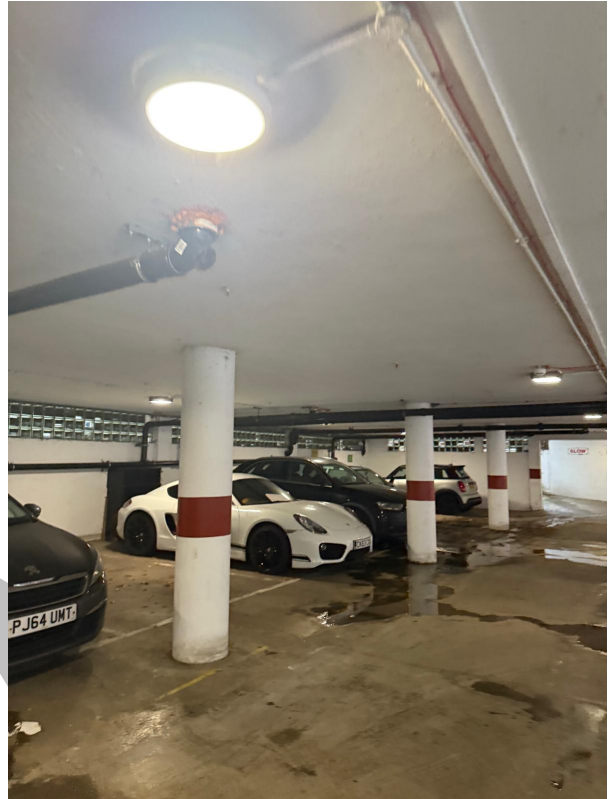
Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Certificate number 12650
ISO 9001
OHSAS 18001

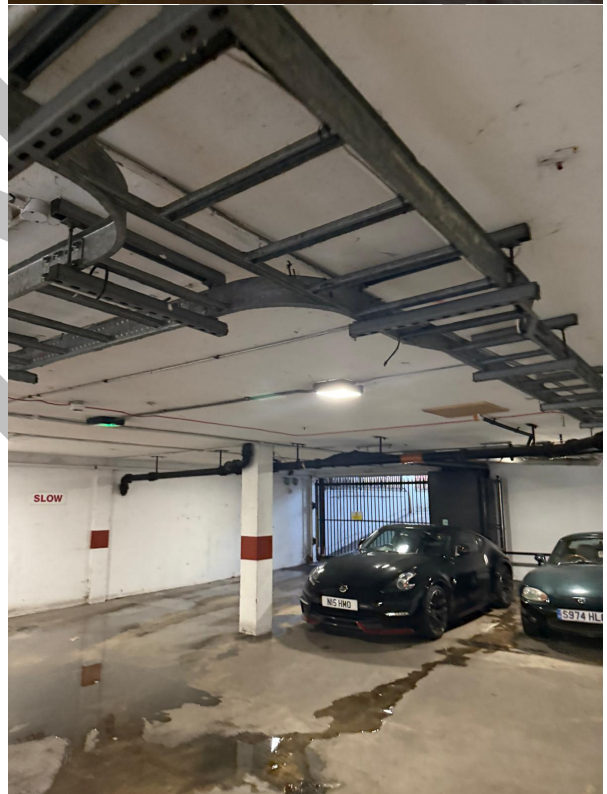
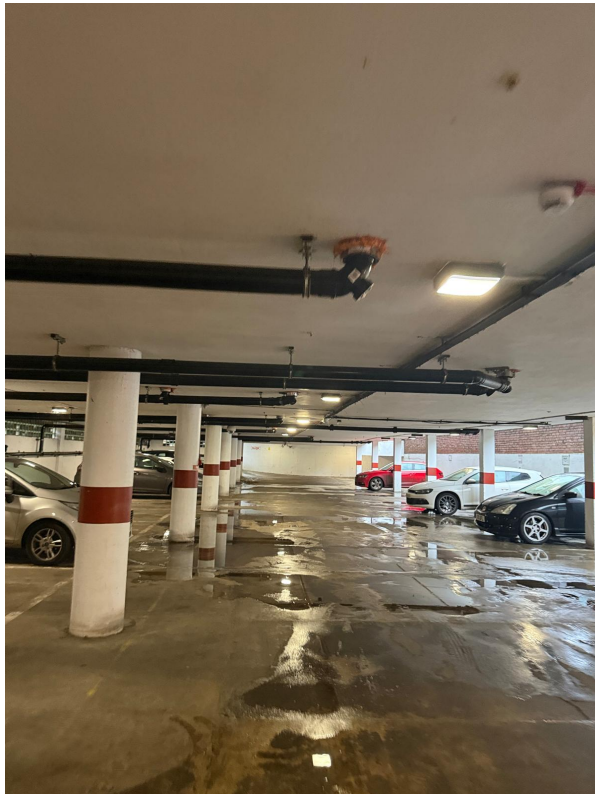
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



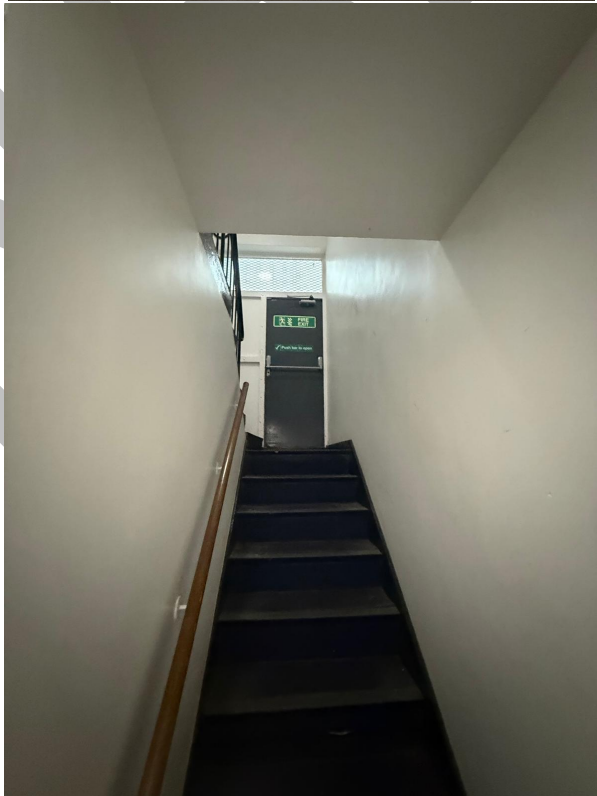
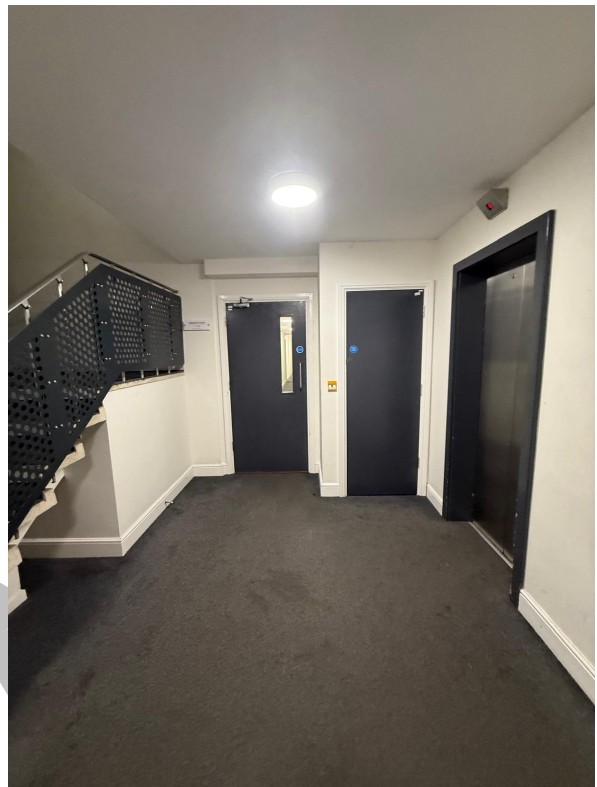
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



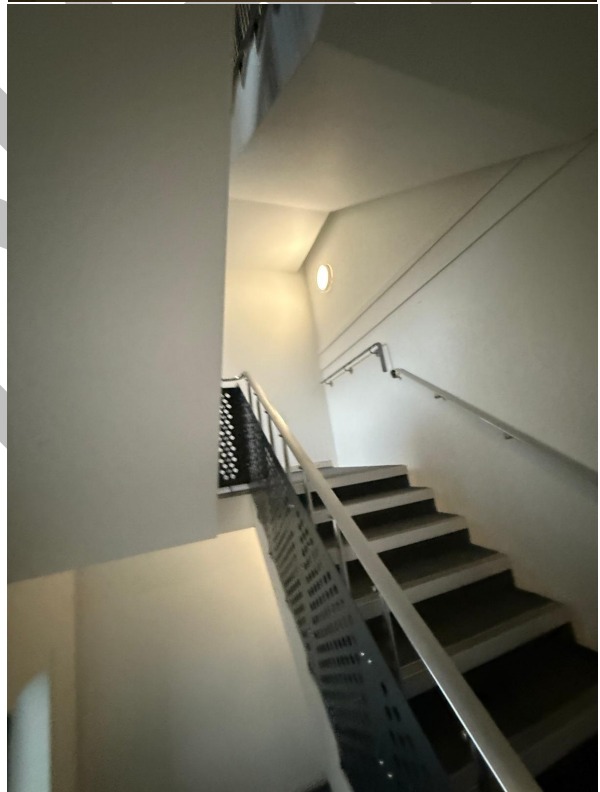
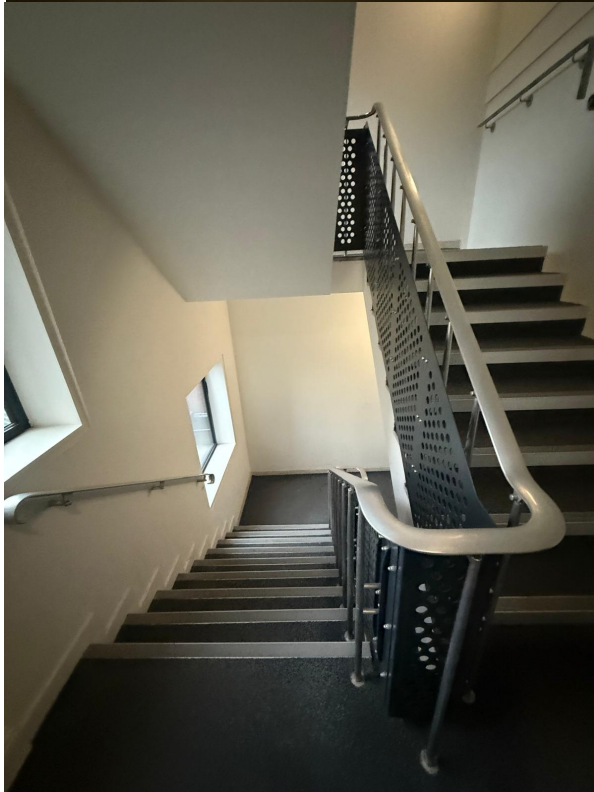
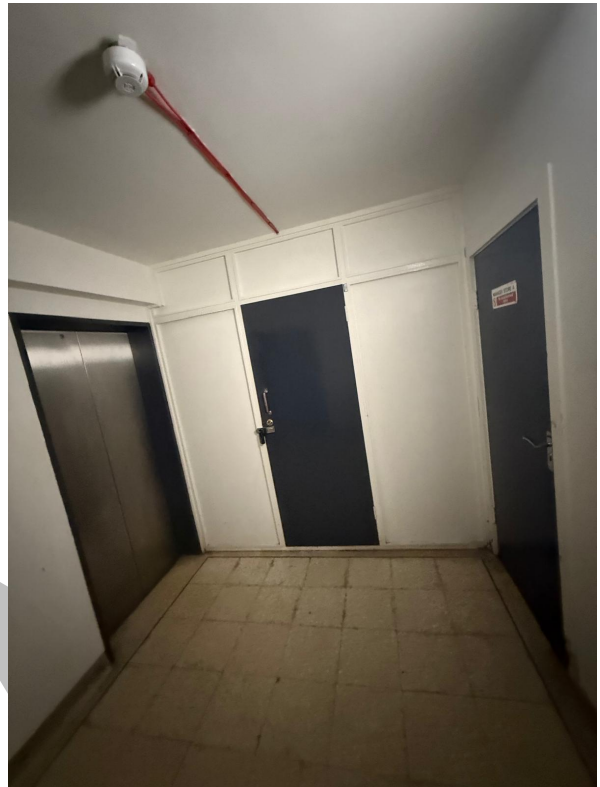
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



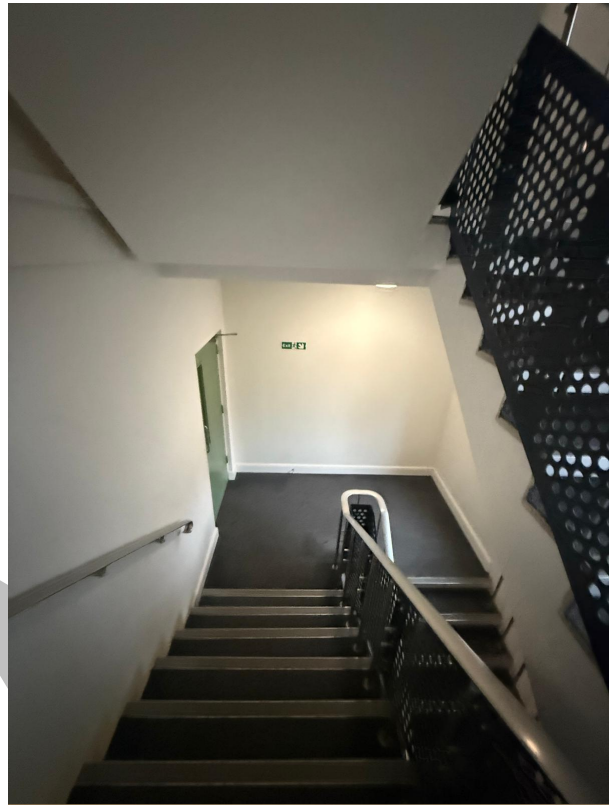
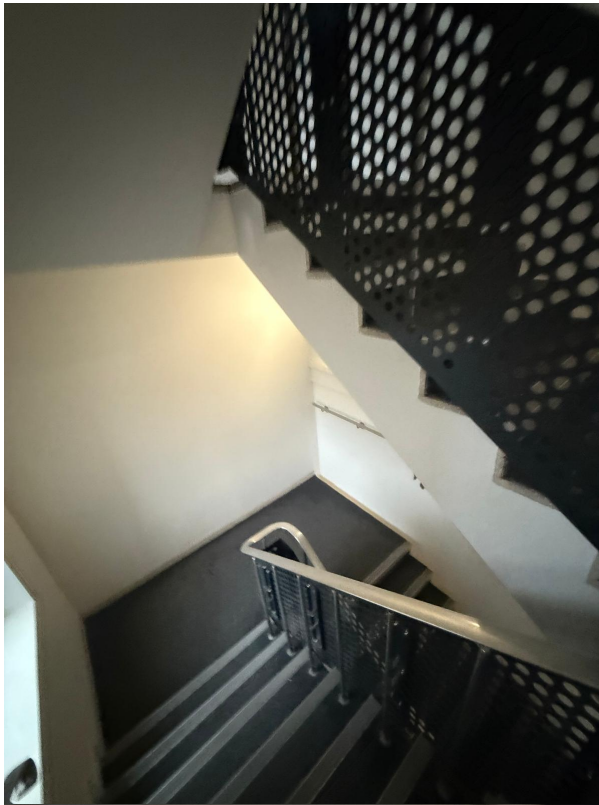
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



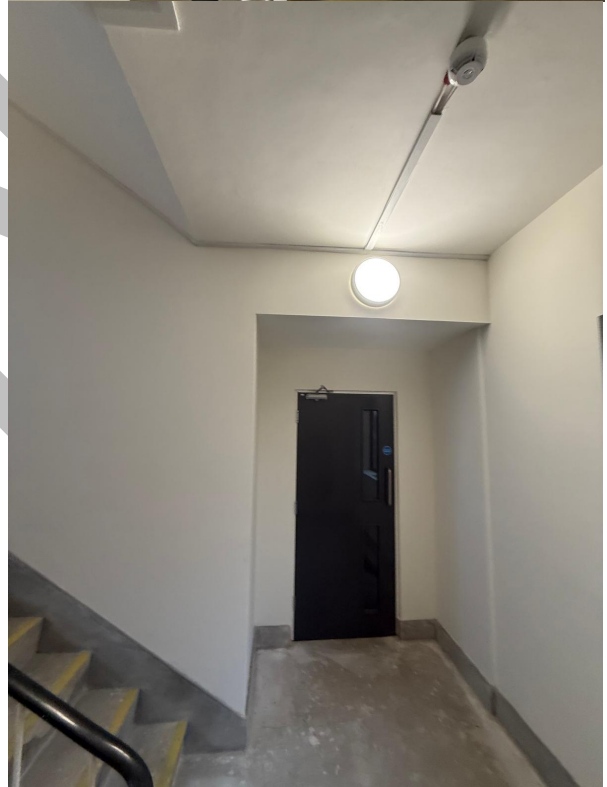
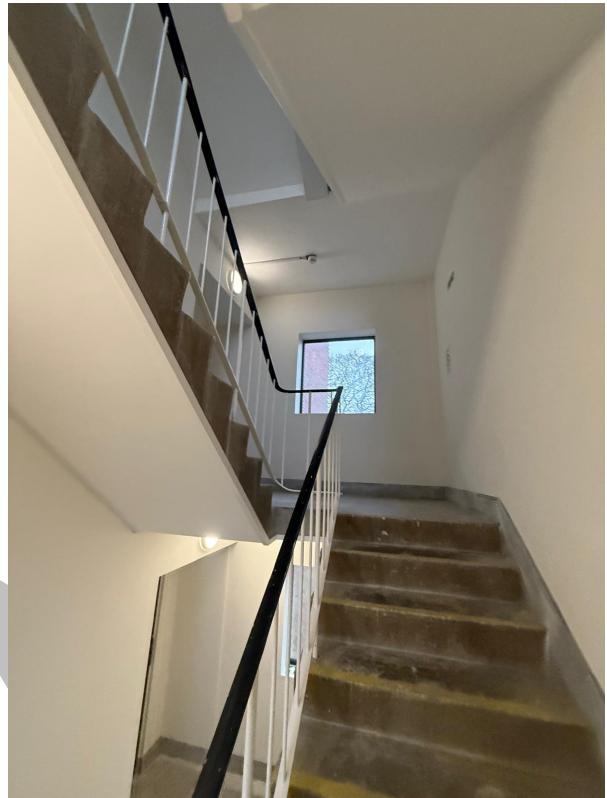
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



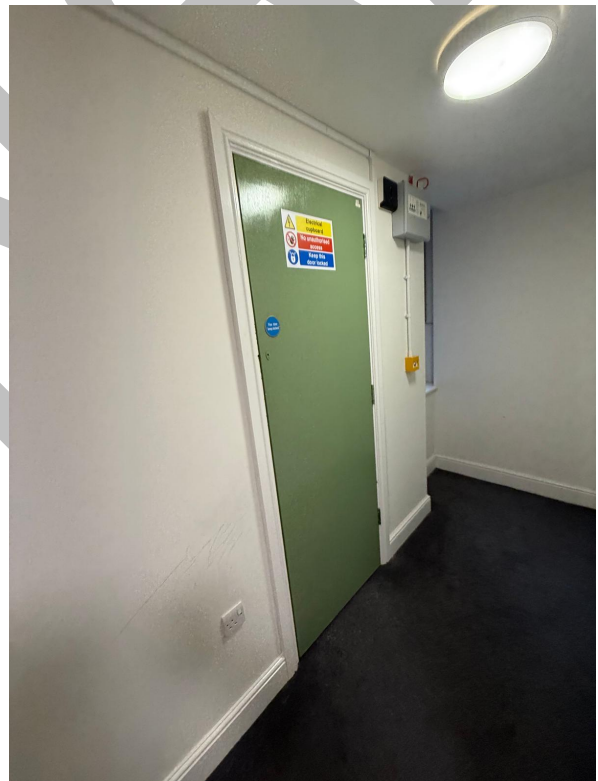
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



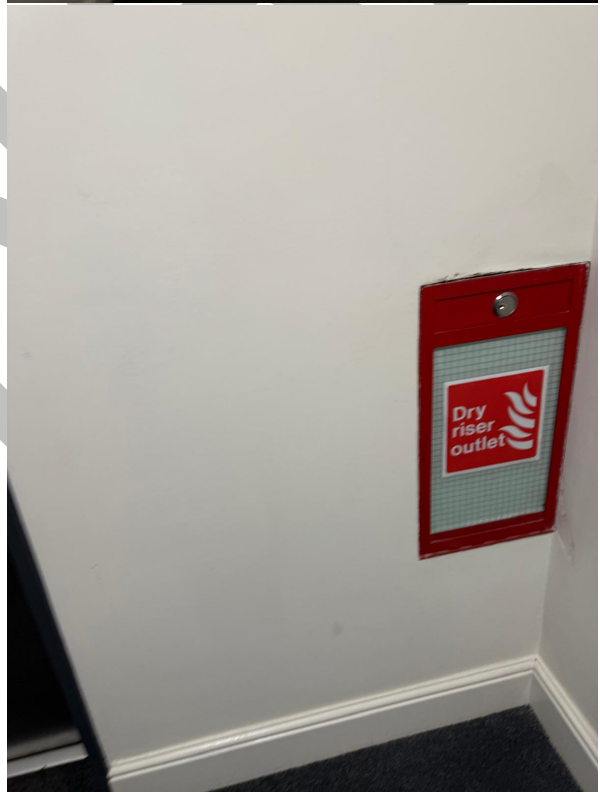
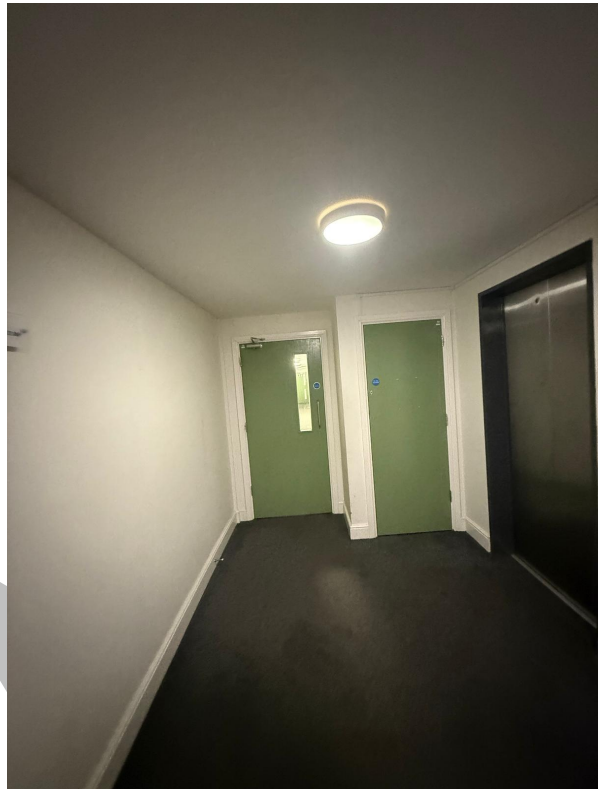
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



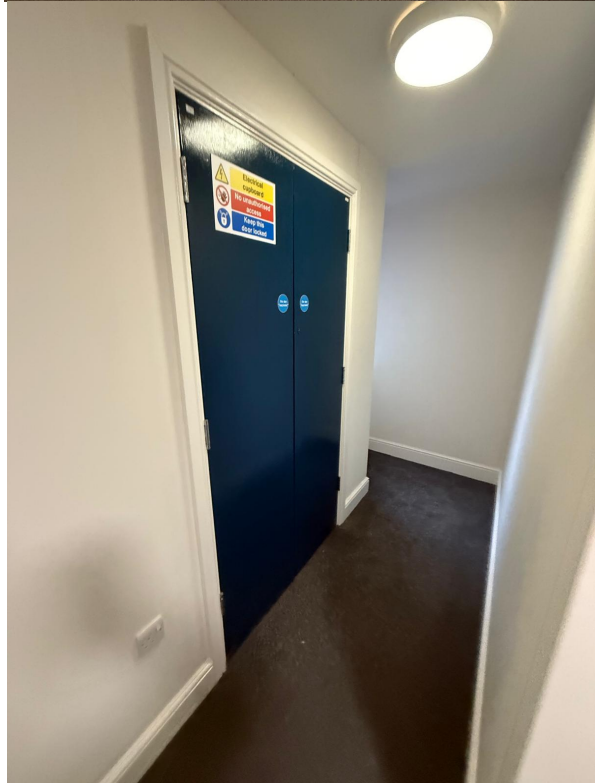
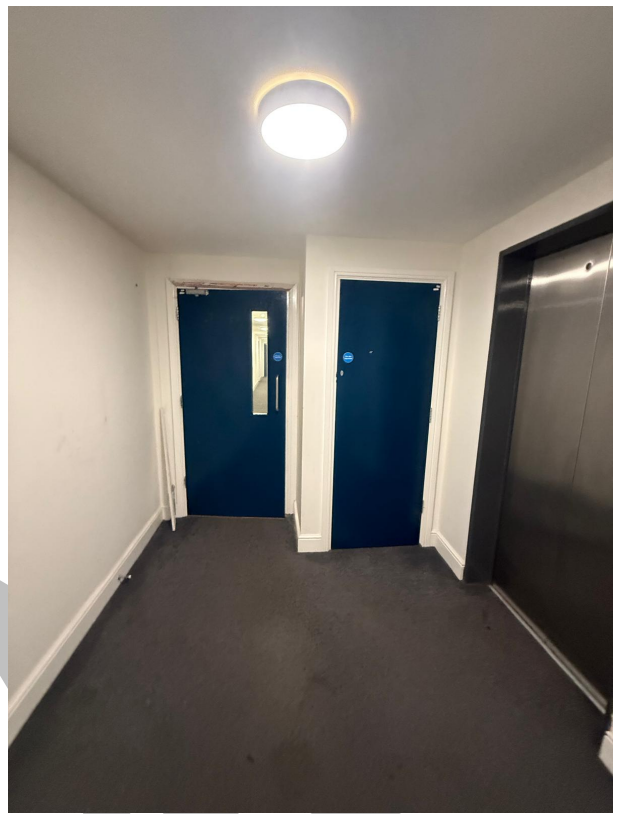
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



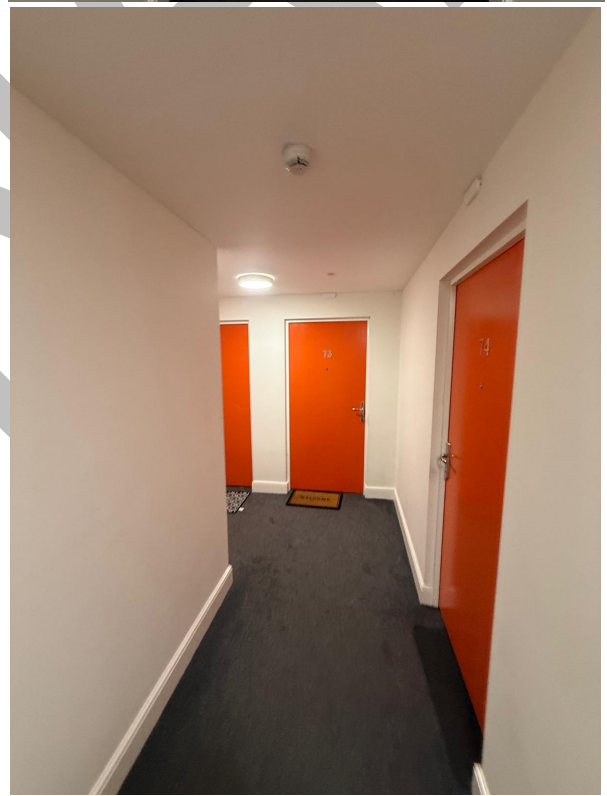
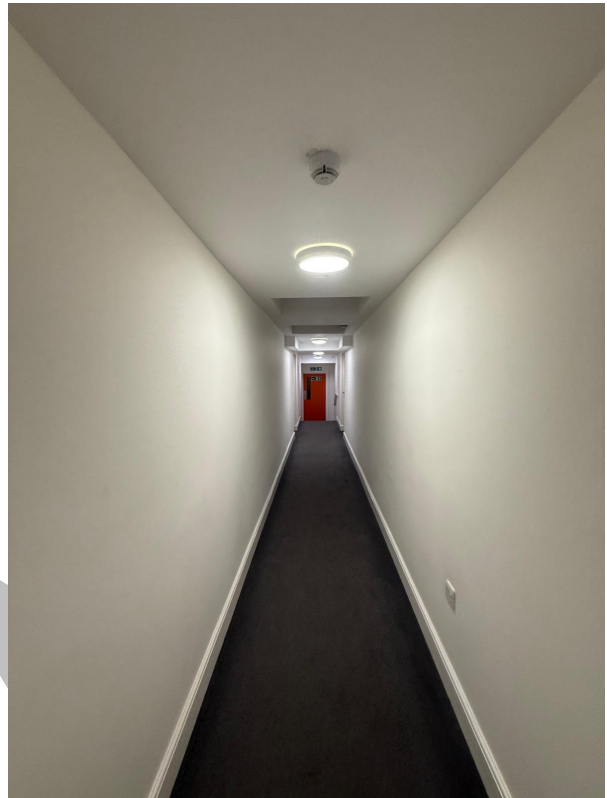
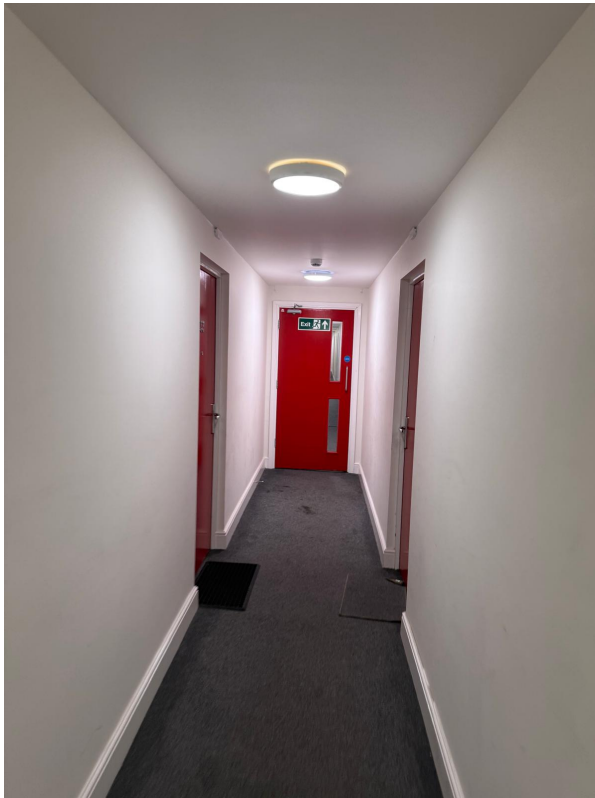
Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Fire Risk Assessment

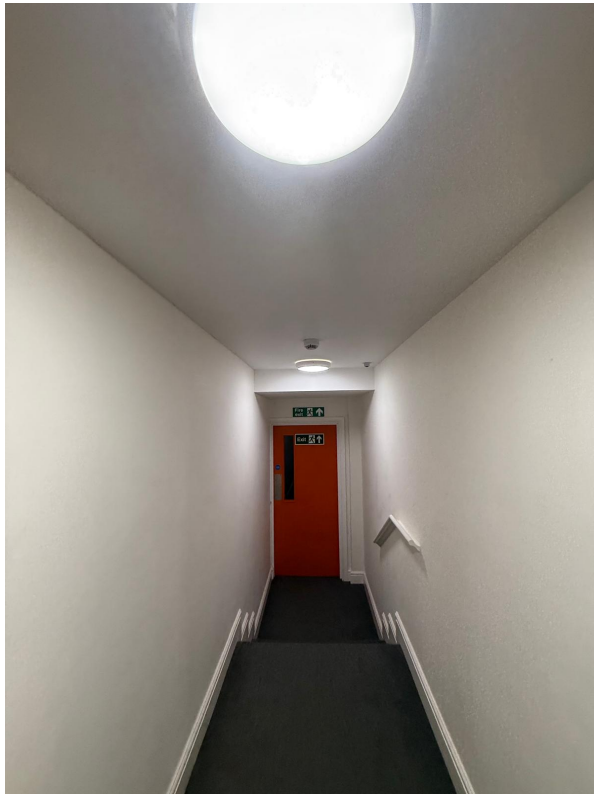
Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS

Appendix B Maintenance Certificates



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

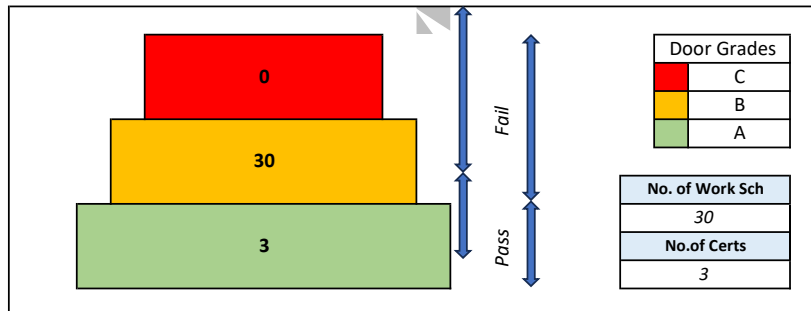
Norwich Grosvenor House

Communal Doors ONLY

Date of Inspection: 18/12/2025

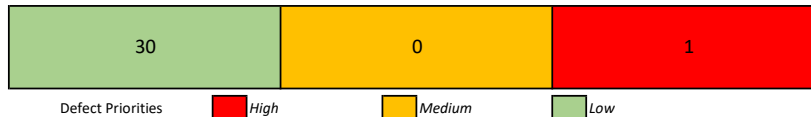
Total Doors	Surveyed	% Complete	No Access	Not Surveyed
46	34	74%	13	0

Surveyed Door Grade Profile



Defects Profile

Total No. of Defects = 31



Average No. Defects / Door

0.91

Door Type:		Communal Doors
No.		46

This is issued following a single inspection carried out by a qualified fire door inspector. It does not warrant the condition of the fire door after the inspection dates, should any repairs or replacement be undertaken, or the door loses integrity due to wear and tear, or removal of door closures or other tampering.

Live Safe Limited. Registered in England No: 15198293, Vat Reg. No.: 460 6406 07, Registered Office: 64 The Park, Ealing, London. W5 5NP. Tel: 07756 644 465



Certificate number 12650
ISO 9001
OHSAS 18001

Fire Risk Assessment

Grosvenor House
112-114 Prince of Wales Rd
Norwich. NR1 1NS



FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

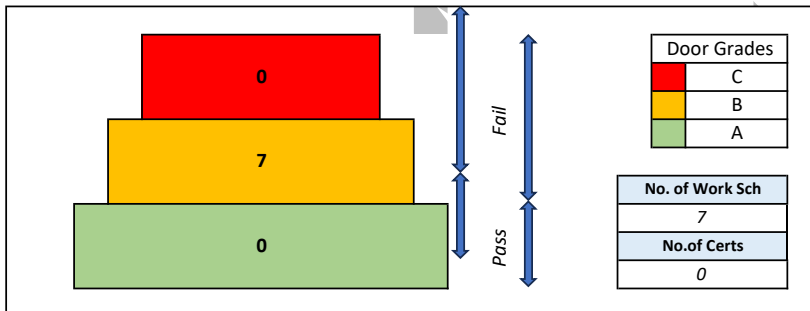
Norwich Grosevnor House

Flat Front Doors ONLY

Date of Inspection: 18/12/2025

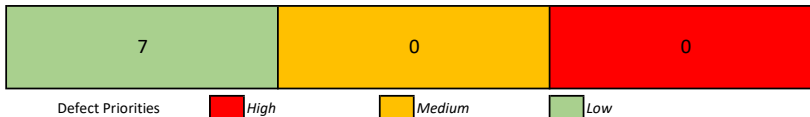
Total Doors	Surveyed	% Complete	No Access	Not Surveyed
77	7	9%	70	0

Surveyed Door Grade Profile



Defects Profile

Total No. of Defects = 7



Average No. Defects / Door

1.00

Door Type:	Flat Front Doors	
No.	77	

This is issued following a single inspection carried out by a qualified fire door inspector. It does not warrant the condition of the fire door after the inspection dates, should any repairs or replacement be undertaken, or the door loses integrity due to wear and tear, or removal of door closures or other tampering.

Live Safe Limited. Registered in England No: 15198293, Vat Reg. No.: 460 6406 07, Registered Office: 64 The Park, Ealing, London. W5 5NP. Tel: 07756 644 465



Certificate number 12650
ISO 9001
OHSAS 18001