Fire Safety Risk Assessment
(Type One)

PREMISES:

Thistle Apartments
3 Gorse Road
Stockwood Gardens
Luton
Bedforshire
LU1 4GF

Premises Assessed By:
Bonum Safety Services Ltd
on behalf of
VIR Electrical Ltd

Assessment Conducted on Behalf of:
Jetshaw Ltd Management Company

Assessment Date: 12th February 2025

Review Date: February 2026

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1 INTRODUCTION, SCOPE AND LIMITATIONS OF THIS ASSESSMENT

This report provides the organisation with the fire safety risk assessment for the premises referred to in the scope for this assessment, fulfilling the requirements of The Regulatory Reform (Fire Safety) Order 2005 (RRO). It is intended to provide a review of relevant fire safety information and provide clear actions for continual improvement in fire safety management.

This fire risk assessment has been created as a systematic and structured assessment of the fire risk for the premises. It is designed to express the current level of fire risk by determining the adequacy of existing fire precautions and to determine the need for, and nature of, any additional fire precautions.
Any such additional fire precautions required are set out in the corrective action plan, which forms part of this fire risk assessment. The objective of the corrective action plan is to set out measures that will ensure that the fire risk is reduced to, or maintained at, a tolerable level.

This assessment covered as much of the premises as possible but wherever access was unavailable every effort was made to gather the necessary data from interview, exterior observation or assessment of plans and relevant documents. Where assumptions have been made these are highlighted in the report.

The Scope of this Fire Safety Risk Assessment

The scope of this assessment includes:

- Life Safety within the premises requiring the assessment.
- The review of documentation required to manage fire safety within the premises requiring the assessment.
- Assessment of the building's current fire hazards

Note: Whilst the occupants of the apartments are 'relevant persons', the apartments as residential dwellings, fall outside of the scope of the Regulatory Reform (Fire Safety) Order 2005.

Documentation Used or Reviewed for this Assessment

The main guidance documents used for making this type 1 fire safety risk assessment are Fire Safety in Purpose Built Blocks of Flats, LACORS Housing Fire Safety and BS9991. Other guidance material is also used where it may prove beneficial, such as British Standards, Building Regulations and best practice guidance documents.
This assessment includes a review of a number of fire related documents where available, that are relevant to this building. Please note that this risk assessment does not repeat all information already contained in the above documents. These existing documents form part of the risk assessment process and must be made available with this assessment when required by enforcing authorities or other stakeholders.

Limitations of this Assessment

This assessment is intended to identify what areas are working well and which areas require improvement. The report itemises those contraventions and issues that were apparent on the day during which the inspection took place. It should be borne in mind that circumstances will change regularly. Where corrective actions are identified, they are based on the methodology of risk assessment. It is the duty of the Responsible Person to act upon these corrective actions.

The inspection element of the risk assessment will include opening up of some relevant services to assess fire stopping and similar control measures on a spot check basis. A destructive survey of the common parts was not undertaken as this is not required to satisfy a type 1 survey. Note that no testing or operation of fire protection systems and building services will be undertaken and no comment can be made on any inaccessible areas. These services should have previously been independently tested and certified and the assessor has made every effort to review this evidence. Where this has not been possible the assessor has explained this within the document.

Although the consultant conducting the fire safety risk assessment has exercised all due diligence in the inspection of the premises and in the preparation of this report, there may be other matters that were not apparent or that occurred and our consultant was not made aware of those matters.
The Responsible Person should therefore carefully consider this report in its entirety to ensure that the main fire hazards and risks associated with the business have been covered.

There are several issues to note that might affect the risk within the premises and it is for the Responsible Person to note these and arrange further action if felt necessary.

1. The category for this assessment was a 'type one fire risk assessment' as defined in relevant guidance to fire safety within residential accommodation. This was not an intrusive survey that is required in a type two, three or four fire risk assessment.
2. The assessor has not reviewed the general design of the interior of any apartments and is assuming that the original design of the individual apartments is as would have been acceptable under relevant legislation and guidance at the time of its design.
3. The assessor has not physically assessed all apartment front doors to evaluate their suitability as fire protective measures for the block. Sampling has been conducted where access was possible.
4. The assessor has not accessed loft/roof spaces to assess the fire compartmentation suitability within these areas as no access points were available.

The assessor consulted with property managers for Jetshaw Ltd Management Company, the Residential Managing Agents for the property.

Reviewing this Fire Risk Assessment

A suggested review date is indicated on the front page of this document. It is in the opinion of the assessor directly linked to the estimation of risk level at the end of this report. If the assessor considers that the actions are 'usual' types of actions, an annual review is indicated as recommended by the Management of Health and Safety Regulations 1999. If the actions in this fire risk assessment are either numerous, substantial or intolerable in nature, the assessor may indicate a shorter time period for the review as a means to monitor progress on actions and the management of the premises.

Despite the assessor setting the date for review, the fire risk assessment may become invalid for a number of reasons and therefore require a review to be conducted earlier than indicated. The fire risk assessment is likely to cease to be valid when;

a. A material alteration takes place
b. A significant change occurs in the 'given' factors that were taken into account when the fire risk assessment was carried out
c. A significant change in fire precautions occurs
d. New or amended guidance or legislation is made available
e. A significant change in occupation takes place

Relevant Fire Safety Legislation

The legislation that applies to this premises includes;

- The Regulatory Reform (Fire Safety) Order 2005. This is enforced by the Fire and Rescue Authority for the area.
- The Housing Act 2004. This is enforced by the Local Authority for the area.

2 BONUM SAFETY SERVICES LTD - THE ASSESSING ORGANISATION

This assessment has been carried out by Bonum Safety Services Ltd (BSS). BSS has worked within the fire and health and safety field for a number of years and have undertaken work in all aspects of business.

Risk assessments we conduct on residential accommodation such as this one, use the guidance document "Fire Safety in Purpose Built Blocks of Flats". Other guidance material is also used where it may prove beneficial, such as British Standards, Building Regulations, and best practice guidance notes.

BSS personnel are members of the Institution of the Institution of Fire Engineers (IFE), Occupational Safety and Health (IOSH), Construction Industry Training Board (CITB).

BSS fire risk assessors are members of the Institution of Fire Engineers and have extensive fire safety experience gained through successful careers in the British Fire Service. Our health and safety consultants are members of the Institution of Occupational Safety and Health and undergo continual CPD to ensure their skills and knowledge are kept up to date.

The assessor who completed this assessment was Leslie Jones. Leslie worked for Hertfordshire Fire and Rescue Service for over 30 years and is a Graduate member of IFE and a Chartered member of IOSH.

3 PREMISES DETAILS

Arrangements and Details	Comments
Use of Premises – Activities and Processes	A general needs block of apartments used as accommodation by persons either owning or renting the apartment. The premises consist of apartments with bedroom, kitchen and bathroom facilities as well as the common areas such as staircases, external features and power supplies.
Construction Type, Age and Size of Premises and Complexity of the Means of Escape	The premises is a purpose built block of apartments. Mainly non-combustible structure. Constructed approximately 2024. Brick and block construction throughout with concrete floors. Simple straightforward escape routes based around approved building regulations requirements.
Type of Occupancy and Potential Familiarity of Occupants with the Escape Design	The premises is not designed for a specific type of occupancy such as a premises for elderly residents. Therefore, it is assumed that occupants are able to react to a fire situation without any significant lack of ability such as a mobility issue. Residents are 'permanent' style and therefore, unless new to the premises, will be fully aware of the escape design. Contractors will not be fully familiar.
Number of Floors and Apartments and Arrangement	There are five floors for the premises and an under cloak car park. There are 36 apartments for the premises arranged with eight apartments on floors 1 to 4 and three apartments on the top floor 5.
Number of Staircases – Internal and External	There is one internal staircase to the apartments that can be used for evacuation purposes within the premises.
Number of Final Exit Points	There is one exit at ground floor level from the internal staircase.
Occupancy Classification / Main use of the Premises and Approximate Numbers of Occupants / Employees	The premises is classified by Approved Document B Fire Safety as Purpose Group 1(a) Residential – Flat. It is unknown the numbers residing in the premises however an estimate of two persons (+ or – 1) per apartment has been used to determine some fire safety requirements. There are employees on the premises at times. They are responsible for housekeeping and management duties in the common areas only.
Previous history of fire loss	There have been no previous incidents of fire reported to the assessor.
Areas where Access was not Available for Assessment	Access was generally available throughout the premises although apartments were not accessed as they do not form part of this assessment and roof spaces were also unable to be accessed at the time of the assessment as no obvious access points were available.

Details of Shared Premises Arrangements	There are no other premises attached to the assessed premises that could be considered as requiring shared arrangements.
Has a Fire Safety Enforcement Notice or Prohibition Notice been issued by the Fire Authority?	The assessor has not been made aware of any Fire Service enforcement action related to this premises.

4 RESPONSIBLE PERSONS

A person must be nominated to have responsibility for the fire safety management of the premises, including maintenance of escape routes and testing of fire safety systems provided in the workplace. Other persons with responsibilities will be those who test fire safety systems including fire alarms, emergency lighting and the electrical installation.

Responsibility	Name of Person
Fire Safety Management	Jetshaw Ltd Management Company
Source of Specialist Advice	Bonum Safety Services Ltd
Testing of Fire Alarm – Six Monthly/Monthly	Olympian Fire Protection Ltd
Testing of Emergency Lighting - Annual	Olympian Fire Protection Ltd
Testing of Electrical Installation	E.P.G Services
Testing of Portable Electrical Appliances (PAT)	NA
Testing of the Dry Riser System - Annual	M&P Fire Protection Ltd
Testing of the Lightning Protection System	PTSG
Testing of Smoke Control System	Olympian Fire Protection Ltd
Routine testing of Fire Alarms, Emergency Lighting and other Fire Safety Equipment on a Weekly or Monthly basis	VIR Electrical Ltd

5 IDENTIFICATION OF SIGNIFICANT SOURCES OF FUEL ON THIS PREMISES

SIGNIFICANT SOURCES OF FUEL	PRESENT WITHIN THE PREMISES IN SIGNIFICANT AMOUNTS
Flammable liquids and solvents such as petrol, white spirit or thinners, paints, adhesives, cooking oils.	No significant amounts within the assessed areas.
Flammable gases such as LPG's, aerosols with flammable contents, mains gas.	There is no mains gas supplied to the building and no LPG cylinders or any aerosols were seen on the day of assessment.
Combustible insulation. Other structural features that might adversely affect a fire situation.	No significant amounts within the assessed areas.
Paper products such as stationery, advertising material, decorations.	No significant amounts within the assessed areas. Residents apartments may contain significant levels.
Stored goods including high piled and racked storage. Plastic and wooden storage aids such as pallets. Packaging materials such as paper, plastics, bubble wrap.	No significant amounts within the assessed areas.
Textiles and soft furnishings such as curtains, cushions, clothing displays. Plastics and rubbers such as furniture containing polyurethane foam.	There is carpet on the internal stairs and landings/hallways. This is not a significant risk. There is no furniture or curtains in the assessed areas.
Waste products such as shredded paper, sawdust, shavings, litter, rubbish.	No significant amounts within the assessed areas. Residents apartments may contain significant levels.
Skips, large waste bins.	There is a waste storage area located on the ground floor which can only be accessed from outside. This consists of waste bins within an enclosed area.

6 IDENTIFICATION OF SIGNIFICANT SOURCES OF IGNITION ON THIS PREMISES

SIGNIFICANT SOURCES OF IGNITION	PRESENT WITHIN THE PREMISES IN SIGNIFICANT AMOUNTS
Smoker's materials such as cigarettes, matches, lighters.	Smoking is not permitted within the premises and does not create a significant risk. Smoking might occur within a resident apartment.
Heaters such as gas or electric powered, radiant bar heaters, space heaters.	There is no heating in communal areas.
Cooking equipment such as grills, cookers, hobs, filters, deep fat fryers.	There are no catering facilities within the assessed area although there will be within the resident's apartments.
Electricity - overloads, heating of bunched cables, damaged cables, arcing, misused or faulty equipment, excessive extension leads.	The significant risk for electricity is within the resident's apartments. The common areas contain the incoming electrical supply for occasional use by cleaners.
Light fittings and lighting equipment from halogen lamps, display lighting, lights too close to combustible products.	There are light fittings within the premises however these do not present a significant risk.
Potential for arson.	Arson is a potential risk factor within the external waste area only.

7 SOURCES OF FUEL

7.1 SOURCES OF FUEL - COMBUSTIBLE MATERIALS AND WASTE

Is waste removed from inside the building on a regular basis?	Can the quantity of materials or waste be reduced?	Is there any combustible waste adjacent to or within an escape route or ignition source?	Are any external waste stores or skips adjacent to or near the premises?	Is there any inappropriate storage in the waste store area?	Are there any areas of cladding on the external face of the premises?	Does the cladding appear to be a risk to safety because of the type / damage?
YES	NO	NO	NO	NO	YES	NO

Comments:

The main items of combustible materials have been detailed in section 5 of this assessment. The amounts found inside the common areas of the premises are not excessive for the use of the premises and no specific actions are therefore required.
Storage of external combustible waste is adequate. The waste store is located on the ground floor and can only accessed externally. No adverse storage issues were noted at the time of the assessment.

There were some breaches in the waste store ceiling that require fire stopping with an approved suitable material.

There is a small area of cladding at the front of the building for decorative purposes. This appears to be metal framed with metal board fascia. It covers an area approximately 15m squared. The assessor has requested information on the materials fire resistance and if fire stopping between floors has been completed. However, none has been forthcoming. The area is not large but the Responsible person should confirm that fire stopping has been completed between floors to ensure it will not facilitate fire spread.

Actions:

- The fire stopping behind the cladding between floors should be confirmed by the responsible person.
- Any breaches in waste store ceiling should be fire stopped with an approved suitable material.

7.2 SOURCES OF FUEL - FLAMMABLE SUBSTANCES AND GAS

Is mains gas tested by a Gas Safe registered engineer?	Is there a visible shut off for the gas supply?	Are there flammable substances stored or used on the premises?	Are there any gas cylinders kept on the premises?	If there are gas cylinders and/or flammable substances on the premises, are they stored appropriately?
NA	NA	NO	NO	NA

Comments:

At the time of the risk assessment there were no flammable substances or gas cylinders within the common areas of the premises, therefore no further action is required.

There is no gas supply for the premises.

Actions:

None.

7.3 SOURCES OF FUEL - INTERIOR FURNISHINGS

Are items such as curtains and upholstery, made from fire resisting material?	Are labels confirming fire resistance attached to the items?	Are there any tears or rips in the fabric?	Are any items adjacent to an ignition source?	Are there any 'near miss' indications of burns or discolouring from heat?
NA	NA	NA	NA	NA

Comments:

At the time of the assessment there were no items of furniture and furnishings such as sofa's and curtains within the common areas of the premises.
Residents will have such items in their apartments.

Actions:

None.

7.4 SOURCES OF FUEL – EXTERNAL CLADDING

Does the façade of the premises contain any potentially combustible cladding material?	Is the premises classed as a 'High Risk Building'?	Is the material used for the cladding potentially dangerous and a risk to occupants?	Is there sufficient concern that cavity barriers have not been installed where required or quality of workmanship is not adequate, so as to warrant further consideration?	Is external fire spread likely to be more rapid than normally expected making it an intolerable risk
NO	NO	NO	YES	NO

Comments:

Note: Refer to 7.5 for further information

There is a small area of cladding at the front of the building for decorative purposes. This appears to be metal framed with metal board fascia. It covers an area approximately 15m squared. The assessor has requested information on the materials fire resistance, what is behind the cladding and if fire stopping can be confirmed between floors. No information has been forthcoming. The area is not large but the fire resistance of the material should be confirmed by the responsible person and that fire stopping required between floors has been carried out.

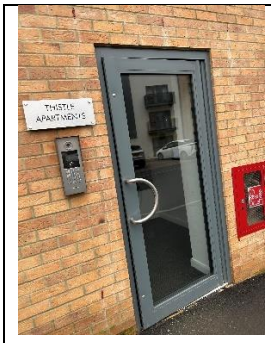
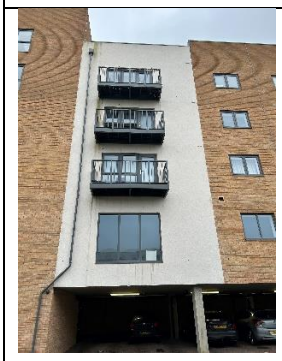
Actions:

The fire resistance of the material used on the outside of the building should be confirmed by the responsible person to ensure it does not facilitate fire spread and that any fire stopping between floors has been completed.

7.5 SOURCES OF FUEL – EXTERNAL WALL RISK ASSESSMENT

HEIGHT OF BUILDING	YES / NO
Over 18 Meters	NO
11-18 Meters	YES
Under 11 Meters	NO
Storeys:	5
WALLS	**YES / NO**
Cladding	YES metal cladding
Timber / Weatherboard	NO
Rendering	YES
Curtain Walling	NO
Concrete	NO
Brick / Block	YES
BALCONIES	**YES / NO**
Are their Balconies?	YES
If Yes:-	
Are they vertically stacked?	YES
What are they made of?	METAL
Do we need to seek further professional opinion or do further investigations?	No, the building is made from Traditional Materials and is under 18 metres with metal balconies.
Is a EWS1 Survey Required?	NO. However the responsible person must confirm that any fire stopping behind the cladding and between floors has been carried out as required.

7.6 SOURCES OF FUEL – PHOTOGRAPHIC EVIDENCE

	
Thistle Apartments	Example of cladding used on front if building. The responsible person must confirm fire stopping has been completed between floors behind the cladding and that the fascia material used will not facilitate fire spread
	
Example of balconies constructed of metal	Breach in waste store ceiling requires fire stopping.

8 SOURCES OF IGNITION

8.1 SOURCES OF IGNITION - DELIBERATE AND SUSPICIOUS IGNITION

Is the fire loading adjacent the premises kept low?	Is the perimeter of the site secure to prevent unwanted entry?	Are all windows secured when unoccupied?	Is there an enclosed receptacle to capture posted items or other means available to control arson?	Is there evidence of arson or vandalism on site?	Is the visitor access control procedure adequate?
YES	YES	YES	YES	NO	YES

Comments:

The storage of waste and other materials near the premises is kept to a minimum and is also kept an acceptable distance from the main premises.

It is assumed that windows are secured when individual apartments are unoccupied, helping to prevent unauthorised entry by potential arsonists.

Mail is placed in enclosed receptacles.

Visitor access is controlled by a door entry system.

Actions:

None.

8.2 SOURCES OF IGNITION - ELECTRICAL RISKS

Has portable appliance testing been carried out within an acceptable time frame?	Has servicing / testing been carried out on the fixed installation in a suitable time frame?	Are there any signs of discoloured plugs, overloaded sockets or damaged wires, plugs or sockets in the common areas?	Are incoming mains cupboards adequately secured and clear of combustible material?	If there are Electric Vehicle Charging points on site and do they appear to be installed appropriately?
NA	YES	NO	YES	NO

Comments:

There was no electrical equipment in the common areas of the premises at the time of the assessment therefore no portable appliance testing is required. Should electrical equipment such as hoovers be used in the common parts, these should be subject to appropriate testing.

An electrical installation (fixed wiring) test has been undertaken. This is conducted on a five-yearly basis. The test was conducted by E.P.G Services with the test date being August 2023. The report had no significant issues identified within it.

There is no evidence of electrical installation testing within the apartment. This something that the occupants must complete on a 10 year basis.

There were no electrical vehicle charging points on site.

Actions:

None.

8.3 SOURCES OF IGNITION – LIGHTNING PROTECTION

Do the premises have a lightning protection system in place?	If not provided, does it appear that there is a need for lightning protection?	If provided, is the protection subject to appropriate testing?	Are records available for testing?	Are there any visible problems with the protection system where it can be seen?
YES	NA	YES	YES	NO

Comments:

The inclusion of lightning protection on a property depends on a number of factors including geographical location, structural and environmental features, frequency of strikes in the area and value of risk with the risk to life being most important. Lightning protection is provided for the premises and it is tested by PTSG in October 2024.

Actions:

None.

8.4 SOURCES OF IGNITION - HEATING APPLIANCES

Does the heating system present a fire risk; e.g. LPG, radiant types?	Are the heaters securely fixed?	Are the heaters maintained on a regular basis by a qualified person?	Are flammable or combustible materials adjacent to any heaters?	Is the ventilation to the heaters adequate?
NA	NA	NA	NA	NA

Comments:

There is no heating provided in the communal areas.

Actions:

None.

8.5 SOURCES OF IGNITION – GENERAL LIGHTING

Are all light fittings working and in a good state of repair?	Are there any visible signs of overheating to lights?	Are cables trailed across walkways and escape routes?	Are all visible cables in good condition?	Are lights turned off when the area is not occupied?
YES	NO	NO	YES	YES

Comments:

The lighting around the common areas of the premises does not present a significant risk to fire safety and the residents.

Actions:

None.

8.6 SOURCES OF IGNITION – SMOKING MATERIALS

Is smoking permitted within the common areas of the premises?	Is there evidence of any unauthorised smoking?	Is there an external area that is regularly used as a smoking area?	Are any flammable or combustible materials stored near any external smoking area?	Are signs displayed to advise of the smoking restrictions?
NO	NO	NO	NA	NO

Comments:

Smoking regulations in force in the UK prevent smoking in most enclosed areas. The premises assessed here conforms to these regulations. No adverse issues were found during the assessment such as smoking in unauthorised and out of the way areas.
Residents may allow smoking within their individual apartments. This falls outside of the requirements for this assessment.

'No smoking' signage should be prominently displayed

Actions:

'No smoking' signage should be prominently displayed

8.7 SOURCES OF IGNITION – PHOTOGRAPHIC EVIDENCE

	
Lightning protection tested annually by PTSG	

9 FIRE PROTECTION AND PREVENTION

9.1 FIRE PROTECTION MEASURES – MEANS OF ESCAPE

Are there sufficient escape routes, staircases and exits for the premises?	Could the means of escape accommodate an evacuation within appropriate time limits?	Do doors used for escape purposes open in the direction of travel?	Are exits easily and immediately openable?	Are there level surfaces for all escape routes?	Where electronic securing is used is there a failsafe device in use to allow opening?
YES	YES	YES	YES	YES	YES
Are single direction travel distances appropriate?	**Are travel distances appropriate where there is escape from more than one direction?**	**Are "Dead End" conditions adequately protected?**	**Are escape stairways and corridors kept clear of obstructions and combustible materials?**	**Are outside areas of fire exits unobstructed?**	**Do the front doors of residential apartments appear to be to a good fire resisting standard?**
YES	NA	YES	YES	YES	YES
Are fire doors in good condition & a good fit?	**Are fire doors fitted with an effective self-closing device, intumescent strips and cold smoke seals and signs?**	**Is there any flammable wall or ceiling covering or large noticeboards in the area?**	**Are storage areas an appropriate level of fire resistance, locked and signed appropriately?**	**Are passenger lifts suitably protected by fire resisting lobbies?**	**Is the fire resisting construction, including glazing, that protects escape routes and staircases adequate?**
YES	YES	NO	YES	YES	YES
Are fire compartments between floors and apartments of an appropriate fire resisting standard and not breached?	**Does there appear to be reasonable fire separation in the roof spaces?**	**Are service risers and ducts adequately protected to prevent the spread of fire and smoke?**	**Is there a communal ventilation system for the premises that might aid the spread of fire and smoke in the premises?**	**Are there any alterations to the original design of the premises that appear to compromise safety arrangements?**	**If there are any photovoltaic cells (solar power cells) on the premises is there a means to isolate in an emergency?**
NO	YES	NO	NO	NO	NA

Comments:

The design of the premises is arranged to provide at least 30 minutes fire resistance between walls and the separation of apartments from one another. Fire exits are sufficient to enable the occupants to evacuate safely from the premises if necessary. It was deemed at the time of the inspection that the travel distances were appropriate to the risk. From the furthest apartment door to the protected staircase is approximately 15 metres. The premises is a single staircase condition. The staircase discharges direct to open air. The front door for the block is relatively secure and there is a simple form of fastening allowing an easy escape if needed. There is no official assembly point however a natural safe place would be the opposite side of the road.

During the assessment a review of 4 apartment front doors was conducted. This represents 10% of the apartments for the premises. The doors reviewed did have intumescent strips and smoke seals, self-closing devices and were of a substantial construction. Therefore, the assessor is satisfied that in general, apartment front doors are to an acceptable standard. The management company carry out an annual fire door inspection of every apartment front door and the last inspection was completed in March 2024. Some actions were noted in the fire door report and these should be completed.

Fire doors to lobbies and communal areas are fitted with intumescent strips and smoke seals and most were operating effectively at the time of the assessment. On inspection it was noted that some of the communal fire doors had an adhesive strip covering the intumescent strip and smoke seal. The adhesive strips should be removed and the fire door brought up to the required fire resisting standard FD30S

A fire door inspection of all lobby and communal doors was completed in March 2024 and actions were noted but have not be addressed. The lobby and communal doors should be inspected every three months and any actions noted completed.

Apartments weren't accessed and no plans of the internal layout were assessed during this assessment, therefore no assessment of the adequacy of the internal layout of apartments has been made.

Exits routes were free from obstruction and should there be a requirement for all residents to evacuate, this should be achievable in a reasonable timescale. The width of the staircase and landings is at least 1m providing sufficient space for evacuation. Doors encountered when leaving the premises all open in the direction of travel.
Wall and ceiling linings will not add significantly to the spread of a fire.
Fire stopping has been completed throughout the building by GBS Fire Protection Ltd; however, a breaches was viewed in the waste store ceiling and the plant room ceiling on the ground floor. Fire stopping must be carried out by a competent person and any breaches in compartmentation fire stopped using an approved suitable material.

There does not appear to be a communal ventilation system for the premises that might spread fire and smoke throughout linked apartments.

The front door for the block is relatively secure and there is a simple form of fastening allowing an easy escape if needed.
There is no official assembly point however a natural safe place would be the opposite side of the road.
Loft and roof spaces have not been accessed by the assessor due to no access points available.
No photovoltaic cells (solar panels) were seen on the premises.

Actions:

- The adhesive strips covering the some of the communal fire doors intumescent strips should be removed and the fire door brought up to the required fire resisting standard FD30S
- The communal fire doors should have a three month fire door inspection completed and any actions noted should be completed
- The apartment front doors should have an annual inspection completed and any actions noted should be completed
- Any beaches in compartmentation as identified in the ground floor plant room and waste store should be fire stopped by a competent person using a suitable approved material

9.2 FIRE PROTECTION MEASURES - FIRE ALARMS

What fire detection/ alarm system is currently present?	Are common areas frequently unoccupied?	Is there a risk of fire when the area is unoccupied?	Does the fire alarm system meet with all relevant regulations?	Are manual points free from obstruction?	Is regular alarm testing carried out and recorded?	Has the system been serviced during the last 12 months?
AFD and smoke control	YES	NO	YES	NA	YES	YES

Comments:

Individual apartments are responsible for the maintenance and testing of their detection and alarm systems internally and the managing agents inform the residents to do this.

The fire alarm system fitted throughout the building comprises of smoke detection to common areas BS5839-1:2017 Category L5 system which is integrated with the smoke ventilation system.

The fire alarm system is inspected and maintained by Olympian Fire Protection Ltd and the last inspection was in December 2024. The system is inspected every 6 months.

Monthly testing of the fire detection system is carried out by VIR Electrical Ltd and the Management company have a contract in place with VIR Electrical to respond to any faults with the alarm system 24/7.

Actions:

None.

9.3 FIRE PROTECTION MEASURES - LIGHTING FOR EMERGENCIES

Is there adequate lighting in the event of an emergency?	If installed, has any electronic lighting system been fully tested in the last 12 months?	Does the available light illuminate the escape route corridors?	Does the available light illuminate the escape route signs?	Does the available light illuminate all firefighting equipment?	Does the available light illuminate all fire alarm call points?	Does the available light illuminate all other hazards?	Does the available light illuminate the area immediately outside the exit?
YES	YES	YES	YES	NA	NA	YES	YES

Comments:

Fire can lead to the failure of all or part of the normal lighting system, due to the effect of heat on the lighting circuits. The emergency lighting system provides sufficient illumination to enable persons to see their way clearly out of the premises. The system for this premises operates automatically on a complete failure of the normal lighting or a sub-circuit or local failure.
Testing of the emergency lighting system is being conducted by Olympian Fire Protection Ltd on an annual basis. The last test was conducted in December 2024. Monthly testing is being conducted by VIR Electrical Ltd.

Actions:

None.

9.4 FIRE PROTECTION MEASURES - SIGNAGE AND FIRE ACTION NOTICES

Do signs indicate all escape routes and final exits?	Are panic bar release type doors fitted with "Push Bar to open" signs?	Are the external sides of final exit doors fitted with a sign to prevent obstruction where appropriate?	Are fire doors fitted with the correct signage?	Are fire action notices displayed at every fire alarm call point?	Does the contents of the fire action notice reflect the actual procedure?
YES	NA	NA	YES	NA	NO

Comments:

The premises does have escape route signage to inform residents and members of the public on the escape routes.

The fire doors in the premises and storage cupboards are signed appropriately with "Fire Door Keep Shut" and "Fire Door Keep Locked" signs.

The sprinkler room on the ground floor should have a sign denoting it is a sprinkler room.
The electrical intake plant room should have a warning sign regards the electrical risk.
The dry riser inlet should be signed correctly.
The fire safety information supplied to residence advises them to use fire extinguishers to extinguish a fire in their apartment. No fire extinguishers are provided and residents are not trained. The fire safety information supplied to the residents should be corrected and the correct procedure communicated to residents.

Actions:

- Dry riser signed appropriately
- Sprinkler room signed appropriately
- Electrical intake rooms signed appropriately
- Fire Safety information supplied to residents corrected to reflect the correct procedure and then communicated to all residence

9.5 Fire Protection Measures – Manual and Automatic Firefighting Equipment

Are fire risks provided with adequate protection?	Is firefighting equipment fully operational and visually inspected each month?	Has firefighting equipment been serviced within the last 12 months?	Are extinguishers securely mounted or placed on suitable stands and signed appropriately?	Are there any fixed installation systems (i.e. dry/wet rising mains, sprinkler or other suppression systems)?
YES	YES	YES	NA	YES

Comments:

There is a dry riser which is serviced annually by M&P Fire protection Ltd. The last inspection and test was carried out in June 2024. The dry riser inlet is signed incorrectly as a dry riser outlet.
There is a sprinkler system fitted and it is inspected and tested by EPG Contractors and was last tested in July 2024. The pressure of the sprinkler system is inspected monthly by VIR Electrical Ltd.

Actions:

Dry riser inlet should be signed appropriately.

9.6 Fire Protection Measures – Smoke Control

Are there any smoke control measures in place within the premises?	Are the smoke control measures adequate for the risk?	Are smoke control measures tested appropriately?	Are operating instructions for smoke control measures clear and visible?	Are automatic smoke control measures tested by competent persons?
YES	YES	YES	YES	YES

Comments:

Automatic smoke control measures are installed in the premises. The measures are tested at least annually by Olympian Fire Protection Ltd with the last test being conducted in December 2024. Monthly testing is being carried out by VIR Electrical Ltd.

Actions:

None

9.7 FIRE PROTECTION MEASURES – FIRE SAFETY MANAGEMENT

Is information provided for residents regarding the evacuation procedures to be adopted?	Is there a need for a fire assembly point for the premises?	Can emergency vehicles easily access the site and premises?	Is a 'Stay Put' fire procedure appropriate for the premises?	Is the process for the management of contractors and hot works adequate?	Can faults with the fire safety systems and building safety features be reported easily for rectification?
YES	NO	YES	YES	YES	YES

Comments:

The management agents have provided fire safety information to tenants that include what to do in an emergency. This is reviewed and communicated to existing tenants annually and new tenants on occupation. The current fire safety information supplied to residence advises them to use fire extinguishers to extinguish a fire in their apartment. No fire extinguishers are provided and residents are not trained. The fire safety information supplied to the residents should be corrected and the correct procedure communicated to residents.

The assessor considers that a 'Stay Put' fire procedure is appropriate for the premises occupants. This is because no significant issues have been identified by the assessor given the extent of the assessment, ie: a type one fire risk assessment. This procedure must be kept under review and should the circumstances change or evidence of poor compartmentation or management be apparent, an immediate evacuation procedure must be implemented. The assessor must be consulted on any changes that might necessitate this.

Fire Service vehicle access is suitable and there are fire hydrants in the vicinity of the property.

PIB boxes have been installed on the ground floor and it is recommended that they contain the following information as a minimum to assist the Fire Service:

- A logbook for the purpose of recording events
- A copy of the evacuation strategy supplied to residents
- Information on residents with mobility, cognitive or sensory impairments
- An 'Off the Run' notice containing details of any fixed firefighting installation not available
- Simple floor plans encapsulated.
- A simple layout plan encapsulated detailing water supplies, sprinkler valves, dry riser outlets etc

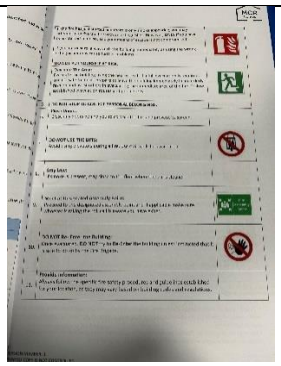
There is no requirement for training and evacuation drills to be conducted.
There is no requirement for an assembly point however the escape routes do lead to a natural meeting point external to the area where further evacuation can be conducted if necessary.
Any faulty fire doors or safety equipment can be reported to the managing agents easily by residents. The property managers also visit the site and look out for any defects or problems.
It was verbally confirmed by the property management company Jetshaw Management Ltd, that contractors are required to provide evidence of competence prior to use and any significant projects for the premises would be suitably managed to ensure safety and compliance.

Actions:

- The fire safety information supplied to the residents should be corrected and the correct procedure communicated to residents.
- PIB boxes have been installed on the ground floor and it is recommended that they contain the following information as a minimum to assist the Fire Service:
- A logbook for the purpose of recording events
- A copy of the evacuation strategy supplied to residents
- Information on residents with mobility, cognitive or sensory impairments

- An 'Off the Run' notice containing details of any fixed firefighting installation not available
- Simple floor plans encapsulated.
- A simple layout plan encapsulated detailing water supplies, sprinkler valves, dry riser outlets etc

9.8 FIRE PROTECTION MEASURES – PHOTOGRAPHIC EVIDENCE

	
Breach in plant room ceiling where two tubes of fire stopping material have been wedged in the hole.	Example of the incorrect fire safety information given to residents instructing them to use extinguishers to fight a fire in their apartment
	
Dry riser inlet sign required	Adhesive strips covering the intumescent strips on some of the communal fire doors

10 SIGNIFICANT FINDS OF THIS ASSESSMENT

There are significant findings from this assessment and they include the following;

Significant Findings from Sources of Fuel- None.

Significant Findings from Sources of Ignition – None.

Significant Findings from Sources of Oxygen – None.

Significant Findings from the Fire Precautions and Protective Measures in the Premises

It is essential for all stakeholders to be aware that communal and apartment front doors must be to a 30 minute fire resisting standard. Smoke seals and intumescent strips are vital in the prevention of rapid fire and smoke spread. These must be fitted on all fire doors and electrical cupboard doors and ensured that they remain functioning. Any corrective actions noted on the three monthly communal fire door and annual apartment fire door inspection reports should be corrected.

Breaches in the compartmentation can allow for the rapid spread of smoke and fire. Any breaches must be remedied to prevent this spread using an approved suitable material.

Significant findings from the Management of Fire Safety for the Premises – It is essential that occupants are aware that we are recommending a 'Stay Put' evacuation policy is used for the premises and that occupants are made aware of this practice.

Where significant findings require attention an 'Action' has been raised and therefore these can be addressed by the Responsible Person for the premises by attention to the action plan. All significant findings should be made known to employees and those persons likely to require this information.

11 RISK RATING

The final calculation of the risk level for the premises is based on the following information.

Consequence of Fire

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

☐ Slight Harm ☒ Moderate Harm ☐ Extreme Harm

In this context, a definition of the above terms is as follows:

Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs)
Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme Harm	Significant potential for serious injury or death of one or more occupants.

Likelihood of Fire

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire at these premises is:

☐ Low ☒ Medium ☐ High

In this context, a definition of the above terms is as follows:

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Overall Risk Rating

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

☐ Trivial ☐ Tolerable ☐ Moderate ☒ Substantial ☐ Intolerable

Likelihood of Fire	Potential Consequences of Fire		
	Slight Harm	Moderate Harm	Extreme Harm
Low Risk	Trivial Risk	Tolerable Risk	Moderate Risk
Medium Risk	Tolerable Risk	Moderate Risk	Substantial Risk
High Risk	Moderate Risk	Substantial Risk	Intolerable Risk

Overall Risk Level

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 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 measure.
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.

12 FIRE SAFETY ACTION PLAN

ITEM #	ACTION	RISK RATING
1.	Any beaches in compartmentation as identified in the ground floor plant room and waste store ceiling should be fire stopped using a suitable approved material	Substantial
2.	The fire resistance of the cladding material used on the outside of the building should be confirmed by the responsible person to ensure it does not facilitate fire spread and that fire stopping between floors has been completed	Moderate
3.	No smoking' signage should be prominently displayed in the building	Moderate
4.	The adhesive strips covering the some of the communal fire doors intumescent strips should be removed and the fire door brought up to the required fire resisting standard FD30S	Substantial
5.	The communal fire doors should have a three month fire door inspection completed and any actions noted should be completed.	Moderate
6.	The apartment front doors should have an annual fire door inspection completed and any actions noted should be completed	Moderate
7.	The current fire safety information supplied to residence advises them to use fire extinguishers to extinguish a fire in their apartment. No fire extinguishers are provided and residents are not trained. The fire safety information supplied to the residents should be corrected and the correct procedure communicated to residents	Substantial
8.	PIB boxes have been installed on the ground floor and it is recommended that they contain the following information as a minimum to assist the Fire Service: • A logbook for the purpose of recording events • A copy of the evacuation strategy supplied to residents • Information on residents with mobility, cognitive or sensory impairments • An 'Off the Run' notice containing details of any fixed firefighting installation not available • Simple floor plans encapsulated. • A simple layout plan encapsulated detailing water supplies, sprinkler valves, dry riser outlets etc	Moderate
9.	Sprinkler room should be signed appropriately	Moderate

10.	Electrical intake rooms should be signed appropriately	Moderate
11.	The dry riser inlet should be signed correctly	Moderate