

FIRE RISK ASSESSMENT



Mercers (1-54)

1-54 Mercers, Harlow, Essex, CM19 5PN

ASSESSED BY	Florin Lupu
ASSESSED ON	11/07/2023
ASSESSMENT REF.	LS 267511
RECOMMENDED REVIEW DATE	11/07/2025
VERSION	3



1 INTRODUCTION

Overview

This report provides an assessment of the risk to life from fire, and where appropriate, makes recommendations to ensure compliance with fire safety legislation.

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

“The fire service will look for evidence that this assessment has been acted upon.”

Assumptions & Caveats

In the preparation of this assessment, the following assumptions are made:

- The fire policy and procedures are complied with at all times.
- That services and systems work as designed and are adequately maintained. Specifically, the assessment does not include alarm audibility or any other testing or servicing.
- Residents are fully mobile and/or represent no additional risk unless stated in the Occupancy section of this report. It is up to the Responsible Person to ensure this information is correct and instruct a review if required.

And the following caveats apply:

- Inspections are made only where there is safe access.
- There is no detailed inspection of private dwellings / flats. Unless otherwise indicated, only communal areas are inspected.
- Risers have not been accessed unless openable with an FB1, FB2 or FB4 key; or we have been provided with the suitable keys / access.

The Fire Safety Order

The Responsible Person as defined by the Regulatory Reform (Fire Safety) Order 2005 have instructed Ridge and Partners LLP to carry out Fire Risk Assessments on their behalf.

The local fire and rescue authority have the power to inspect your premises and will look for evidence that you have acted upon this assessment.

The Action Plan

It is important that you study this fire risk assessment and understand its contents. The Action Plan sets out the measures considered necessary to satisfy the requirements of the Fire Safety Order.

Regular Assessment Reviews

Reviews should be undertaken in line with the Fire Policy.

This means the soonest of: expiry of this assessment's validity period; when a fire occurs; or when there is a change to or within the building - for example:

- Alterations to the building, including the internal layout of the common areas.
- Significant changes to the type and quantity and / or method of storage of combustible materials and / or hazardous substances.
- Significant changes in the occupancy (type or quantity) or other factors influencing the response of visitors or staff in an emergency.
- Changes to the management of the organisation.

KEY FACTS

What is a Fire Risk Assessment?

A fire risk assessment is an organised and methodical look at your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

Who's Legally Responsible?

The 'Responsible Person' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner or manager.

CERTIFICATE OF CONFORMITY

LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Ridge and Partners LLP (BAFE NSI00497) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE

LS 267511

PRODUCED FOR THE RESPONSIBLE PERSON

Harlow Council

ASSESSED ON, BY

11/07/2023, Florin Lupu

SPECIFICATION CONFORMS TO

Our own internal quality system.

APPROVED / VALIDATED ON, BY

24/04/2025, Andrew Booker (Fire Risk Assessor)
MRICS MIFSM

ASSESSMENT SCOPE

Assessment applies only to the building specified.

RECOMMENDED REVIEW DATE

11/07/2025

FINDINGS

24 Actions / 29 Controls

Assessed Property

PROPERTY NAME

Mercers (1-54)

ADDRESS

1-54 Mercers
Harlow
Essex
CM19 5PN

PROPERTY REFERENCE

RB-L981FG

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING / ACCREDITED ORGANISATION

Ridge and Partners LLP
The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR
01993 815000 — www.ridge.co.uk



THIRD PARTY CERTIFICATION BODY

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

Assessor Remarks

The FRA has been updated to correct the Building Information Type in the header information. The revised assessment template now used removes this from the header information.

3 PROPERTY

Address

PROPERTY NAME

Mercers (1-54)

PROPERTY REFERENCE

RB-L981FG

ADDRESS

1-54 Mercers

Harlow

Essex

CM19 5PN

Property Information

The Building

Property Designation

Residential - General Needs

General Description

Mercers is a four storey block of 54 general needs balcony access flats and maisonettes.

All ground floor flats and maisonettes have direct access. There are two stairwells providing access to the balconies. Most flats above ground level have single directional escape except for 6 flats that are located to a balcony linking the two access stairwells.

The building is on a sloping site so balcony levels vary across the site.

There are refuse chutes located adjacent to the stairwells to the upper levels.

Construction Information

Brick walls with concrete access balconies and floors to the flats. The upper level has an artificial slate hung mansard with areas of white board type cladding.

Period

1946-1962

Purpose Built

Yes

Number of flats/bedrooms

54

Number of Storeys (Excluding Basements)

4

Means of Escape

Building Contains Sleeping Accommodation

Yes

Escape Route Configuration

Single Direction Escape

Evacuation Policy

Stay Put

Number of Stairs

2

Number of Final Exits

2



Occupancy & Management

Approximate number of residents
125

Staffing Hours
Not Staffed

Responsible Person
Harlow Council

Person who is in control of the Premises
Harlow Council

Person consulted as part of the assessment
Jane Allen, Harlow Council

Article 18 Person(s)
Assistant Director of Housing with assistance from external consultants

Fire Equipment

Alarm Installation
None Fitted

Emergency Lighting
Some

Flat Surveys

Flat 17 Floor Second

REMARKS

Timber-composite door with unknown fire resistance. The flat entrance door is required to be FD30. Letter plate is damaged.

SURVEY DATE
11/07/2023

DETECTION AND WARNING

- ✓ There are effective independent smoke alarms
- ✓ There is an effective independent heat alarm in the kitchen

FLAT DOOR

- ✓ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory
- ✗ Door set is likely to achieve 30 minutes fire resistance

FLAT DOOR ATTRIBUTES

10mm Door Stops, Smoke Seals, Intumescent Strips, 3 or more Hinges, Letter Plate



Flat 34 Floor Second

REMARKS

Timber-composite door with unknown fire resistance. The flat entrance door is required to be FD30. Self closing device to the door is missing.

SURVEY DATE

11/07/2023

DETECTION AND WARNING

- ✓ There are effective independent smoke alarms
- ✓ There is an effective independent heat alarm in the kitchen

FLAT DOOR

- ✗ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory
- ✗ Door set is likely to achieve 30 minutes fire resistance

FLAT DOOR ATTRIBUTES

10mm Door Stops, Smoke Seals, Intumescent Strips, 3 or more Hinges, Letter Plate



4 FINDINGS

This assessment identifies 24 actions and 29 controls. The latest history is shown for 12 previously identified actions and 20 previously identified controls that were reviewed as part of this assessment.

24 ACTIONS	INCOMPLETE	29 CONTROLS	ONGOING
SHORT TERM	4	ALL	29
MEDIUM TERM	14		
LONG TERM	6		

Control of Sources of Ignition

? Are suitable security measures in place to the building/site to protect against the risk of unauthorised entry and arson? **YES**

There is open access to the two common areas to the building. There have been no reported incidents, or evidence of arson in the local vicinity so open access is considered acceptable.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing



? Are arrangements for managing contractors/visitors suitable and sufficient with a signing in/ induction/permit to work/hot works permit system where necessary?

NO/UNKNOWN

Introduce a system to manage hot work permits, train staff as necessary and ensure this system is correctly implemented and managed.

WHY Hot works are likely to be undertaken as part of routine maintenance. There is no evidence that there is a suitable and correctly operating hot works permit system in place.
HISTORY 14/04/21 Marked as not started
25/07/23 Reviewed and confirmed as not started
08/08/24 Marked as completed All contractors provide their own permits
24/04/25 Reviewed and confirmed as not started

MEDIUM TERM
BEST PRACTICE
REFERENCE RB-1T7WRJ
DUE 25/01/2024
CATEGORY Housing: Housing - Policy, Training and Drills

? Are mobility scooters in the communal area properly managed and controlled?

N/A (NONE AT THE TIME OF THE ASSESSMENT)

? Are items of portable electrical equipment in the communal/office areas subject to regular PAT or visual inspections?

N/A (NO PORTABLE ELECTRICAL ITEMS)

? Are leads/cables/adapters in the communal area properly managed?

N/A (NOT PRESENT)

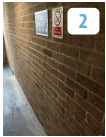
? Is the building's fixed wiring installation checked at appropriate periods by a competent person and does the electrical installation appear to be in a good condition?

NO/UNKNOWN

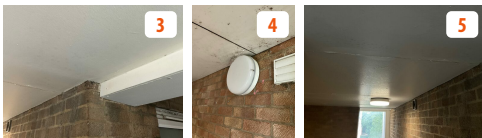
If not already being done, the installation should be checked at appropriate periods by a competent person or approved contractor (NICEIC or equivalent.) Records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.

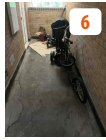
WHY No evidence was found on site certifying that the fixed electrical installations are subject to periodic inspections by professional (accredited) contractors in accordance with BS7671.
HISTORY 25/07/23 Marked as not started
— See RiskBase for 2 additional comments or changes between these dates...
19/12/24 All under HTS rolling 5 year EICR programme

MEDIUM TERM
BEST PRACTICE
REFERENCE RB-MNV248
DUE 25/01/2024
CATEGORY Electrical: Elec - Srv - Fixed Wire

- ? Are communal/commercial cooking activities properly controlled? **N/A (THERE ARE NO COMMUNAL/COMMERCIAL COOKING ACTIVITIES)**
- ? Is there a lightning protection system which is adequately maintained? **N/A**
- At building design there was no requirement to install lightning protection. In the event of any major structural works or major alterations to the roof area, an assessment will need to be undertaken on the property in line with BSEN 62305-2.
- HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing
- ? Are other heat sources properly controlled? **N/A (NO OTHER HEAT SOURCES IDENTIFIED)**
- No naked flames, hot works or processes and no other heat sources seen.
- ? Are communal areas free from evidence of smoking or burning and with adequate 'No Smoking' signs displayed? **YES**
- There is a no smoking policy with 'No smoking' sign(s) displayed in the common area. There is no evidence of smoking to the common areas.
- HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing
- 
- ? Are there communal heating facilities and if provided are they appropriate and adequately maintained? **N/A (NO COMMUNAL HEATING FACILITIES)**
- ? Is there a photovoltaic (PV) system installed to the building? **NO (THERE WAS NO PV SYSTEM IDENTIFIED TO THE BUILDING)**

Control of Sources of Fuel

- ? Do surface finishes have an adequate resistance to surface spread of flame? **NO/UNKNOWN**
- Review the boarding to the common areas including the soffits to the balconies to confirm the fire resistance and upgrade as necessary to maintain the compartmentation of the escape route.
- WHY There appears to be a wood based boarding that has been fitted to soffit areas to various locations in the building. There may be timber framing to the area behind the boards.
- LOCATION Through the circulation areas
- 
- The wall and ceiling finishes should be assessed at each major cyclical works programme and the decorations upgraded or replaced to achieve classification B-s3, d2 (or wallcoverings which conform to BS EN 15102, achieving at least class C-s3, d2 if bonded to a class A2-s3, d2 substrate).
- ? Are circulation / office areas free from unnecessary fire load? **NO/UNKNOWN**
- Remove items and ensure that the policy on the management of residents' items in the communal areas is introduced, communicated, monitored and enforced.
- WHY Residents' items found in the communal areas.
- REFERENCE RB-VXFZBY
DUE 25/01/2024
CATEGORY Technical: Tech - Other
- REFERENCE RB-WU4QXB



? Are electrical/service/store/riser cupboards free from unnecessary fire load? **N/A**

- There were no electrical/service/store/riser cupboards observed within the building.

? Is there a system in place for the regular collection and disposal of rubbish and combustible waste? **YES**

- There is unsecured refuse chute bin storage to the property. This arrangement is acceptable if the risk of arson is considered low. If there is an increased risk of arson more secure bin storage arrangements should be provided.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing



- Remote bin stores are provided. At the time of the assessment there was no excessive build up of rubbish.



? Are flammable liquids and/or pressurised gases (including oxygen cylinders) kept or used in the building, properly controlled? **N/A (NONE PRESENT/SEEN)**

- No flammable liquids/gases seen.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing

- We have not been made aware of any residents who use medical oxygen.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing

? Are there any high levels of external fire load close to the building? **NO**

- There was no significant fire load within close proximity to the building at the time of the assessment.

? Are refuse chutes adequately maintained with adequate fire resistance? **YES**

- Fire protection of the refuse chute system is particularly important where the refuse chute hatches are located on the escape route. Hatches appeared in good condition at the time of assessment except where identified separately.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing



- The refuse chutes are fitted with shutters with a fusible link in the bin store areas.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing



? Is there copper pipework to the internal common areas that may carry gas?

NO

Fire Resisting Construction

? Are the facilities for the control of smoke within the building adequate, regularly maintained and in good condition?

N/A

- Smoke control facilities are not necessary due to the open nature of the stairwell/ balconies. Partly enclosed corridors are well ventilated via the balconies and louvres.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

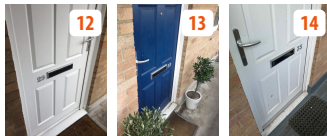


? Do flat/bedroom fire doors provide adequate fire resistance and have appropriate ironmongery?

NO/UNKNOWN

- Replace letterplate to achieve 30min fire resistance.

WHY Letterplate is damaged or has inadequate fire resistance.
LOCATION Flat 29,33,35
HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as not started**
24/04/25 **Reviewed and confirmed as not started**



MEDIUM TERM

SERIOUS

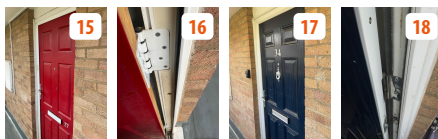
REFERENCE RB-ACAB3J
DUE 25/01/2024
CATEGORY Technical: Tech -
Doors - Upgrade

- Flat entrance doors should all be checked and any composite doors identified. For all composite doors, confirmation should be obtained from the manufacturer, substantiated by the correct testing methods, demonstrating they meet the performance requirement in the Building Regulations guidance for fire resistance and smoke control, from both sides for a minimum of 30 minutes. If this is not possible, then a maximum of 15 minutes fire resistance should be assumed and they should be replaced with new FD30s fire doors.

All doors should also be installed under a certified installation scheme such as the BM TRADA Q-Mark Fire Door Installation scheme.

WHY Flat entrance doors are of composite construction. Some composite fire doors have been tested and found not to achieve 30 minute fire resistance. These include some of the doors in the Manse Masterdor range. Current Government advice is that, in the absence of advice from the manufacturer (substantiated by the correct testing methods) a time of 15 minutes fire resistance only should be assumed.

LOCATION Flat 17. Flat 34. Check all flats that are passed by other flats when escaping where there is a single directional escape route. This includes flats 12,13,14,16-20,22,29-31. Check building layout for others.



LONG TERM

SERIOUS

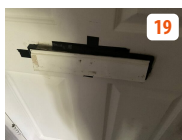
REFERENCE RB-Y6B1VU
DUE 25/07/2024
CATEGORY Technical: Tech -
Other

- Replace letterplate to achieve 30min fire resistance.

WHY Letterplate is damaged or has inadequate fire resistance.
LOCATION Flat 17

MEDIUM TERM

SERIOUS



- Install a self-closing device capable of closing the door in its frame from any angle and overcoming the resistance of any latch.

WHY Missing/Inappropriate self-closing devices to fire doors.
LOCATION Flat 34



- All flat entrance doors should be checked to see if they provide adequate fire resistance, have the correct ironmongery and operate correctly.

Where there is alternative escape available from each flat entrance along the open balcony or deck to two or more escape stairways, the flat entrance doors are not required to be fire-resisting.

In flats with a single direction of escape to a single escape stairway along an open balcony or deck, the flat entrance doors should be self-closing fire-resisting doors where they are being passed by others escaping. This will allow those escaping to pass a fire in a flat on the escape route to reach the stairway.

The doors should be upgraded as necessary to achieve FD30 standard, with a self closing device capable of closing the door in its frame from any angle and overcoming the resistance of any latch.

WHY Not all flats requiring to be provided with fire resistant entrance doors were accessed at the time of the assessment.
LOCATION Only flats that are passed by other flats when escaping where there is a single directional escape route. This includes flats 12,13,14,16-20,22,29-31. Check building layout for others.

REFERENCE RB-E36R2W
DUE 25/01/2024
CATEGORY Technical: Tech - Doors - Upgrade

MEDIUM TERM

SERIOUS

REFERENCE RB-Z1ALZZ
DUE 25/01/2024
CATEGORY Technical: Tech - Doors - Upgrade

LONG TERM

SERIOUS

REFERENCE RB-DL2LEK
DUE 25/07/2024
CATEGORY Technical: Tech - Doors - Upgrade

- ? Do communal fire doors have adequate fire resistance and appropriate ironmongery/signage?
- ? Do electrical/service/store/riser doors have adequate fire resistance, appropriate ironmongery/signage and are they kept locked?
- ? Do electrical/service/store/riser cupboards have adequate fire resistance?
- ? Does the building have adequate fire resisting construction for the purpose of containing smoke and flame?

N/A (NO COMMUNAL FIRE DOORS PRESENT)

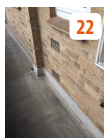
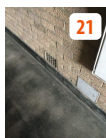
N/A (THERE ARE NO ELECTRICAL/SERVICE/STORE/ RISER DOORS)

N/A (THERE ARE NO RISERS OR CUPBOARDS PRESENT)

NO/UNKNOWN

- Fire stop the air brick to maintain the compartmentation of the escape route.

WHY There are air bricks to low level onto the communal area/escape balconies.
LOCATION Only to areas where the air bricks will be passed by other flats when escaping where there is only a single directional escape route.
HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as not started**
24/04/25 **Reviewed and confirmed as not started**



- Further investigation is required to ascertain whether fire stopping is required where services pass through floor/wall to meter boxes/cupboards.

WHY The fire stopping could not be adequately checked where services pass through floor/wall to meter boxes/cupboards.
LOCATION All meter boxes that are passed by other flats when escaping where there is only a single directional escape route.

MEDIUM TERM

SERIOUS

REFERENCE RB-WE4XLU
DUE 25/01/2024

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as not started**
24/04/25 **Reviewed and confirmed as not started**



The building is anticipated to provide at least 1 hour fire compartments between units subject to addressing actions within this report.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

? Does the roof space have adequate fire separation and security from the communal and habitable areas and is fire separation within the roof void adequate?

Access should be gained to all areas of the loft in order to establish that suitable compartment barriers have been installed to adequately protect against the spread of fire between properties.

Where there is a stay put strategy each flat must be provided with 60 minute compartmentation. The separation between adjoining flats and between flats and the common areas must be extended to the underside of the roof covering or a 60 minute fire resistant ceiling must be provided to the top floor with the roof void divided at appropriate centres in accordance with Part B of the Building Regulations.

Improve fire separation/stopping if necessary following inspection.

WHY It was not possible to gain access to all the loft spaces or all areas at the time of the visit as the loft areas are accessed from within the flats. It is not possible to confirm if adequate fire separation exists between individual accommodation areas and between the accommodation areas and the common stairwell to all areas of the building.

LOCATION Roof Space

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as not started**
24/04/25 **Reviewed and confirmed as not started**

There are no access hatches to the roof space in the communal area.

CATEGORY Technical: Tech -
Inspection Before
Works - M&E Dept

UNKNOWN (ACCESS WAS NOT POSSIBLE)

MEDIUM TERM

SERIOUS

REFERENCE RB-TTNBBV
DUE 25/01/2024
CATEGORY Technical: Tech -
Other

Measures to Assist the Fire Service

? Is there suitable access for the fire service to the site?

YES

There is open access to the building. There is sufficient external space to allow access for fire appliances. There are no notable obstructions and access is available from the highway.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

A fire service information sign is provided to the building.



? Is a secure information box (SIB) provided that contains sufficient documentation (e.g. Building plans, PEEPs and/or office keys)?

N/A (NOT REQUIRED)

A fire service information box is not considered necessary.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

Fire Procedures and Training

- ? Is there an effective emergency plan for the premises which is adequately communicated to building users?

- Display the 'Fire Procedures' notice.

WHY There are no 'Fire Procedures' notices.
HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as not started**
24/01/25 **Marked as in progress** Noticeboard installed 21/01/2025
24/04/25 **Reviewed and confirmed as not started**

NO/UNKNOWN

SHORT TERM

BEST PRACTICE

REFERENCE RB-PJ6LRP
DUE 25/10/2023
CATEGORY Housing: Housing -
Fire Action & Smoking
Sign

- ? Are there any staff on site?
? Are effective fire drills undertaken which are correctly recorded?

- Regular evacuation drills are not considered necessary as the building should have a 'stay-put' policy within the private flats.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

NO
NOT REQUIRED

- ? Have special risk groups been adequately considered? (e.g. poor mobility, children, deaf, blind, visitors or disabled?)

- 'General needs' flat block with no 'special risk' groups identified. No 'special risk' groups were seen whilst on site.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

NO SPECIAL RISK GROUPS
PRESENT

Fire Fighting Equipment and Fire Detection Systems

- ? Is emergency fire fighting equipment required?

- Fire fighting equipment is not required as there are no staff on site trained in its use.

NO

- ? Are adequate independent smoke alarms provided within flats?

- It is recommended all flats are accessed in order to ensure that mains operated smoke detectors achieving Grade D: LD3 coverage (a system incorporating detectors in circulation spaces that form part of the escape routes from the dwelling only) are installed within the dwellings in order to protect the sleeping occupants.

WHY Not all flats were accessed to assess the level of automatic fire detection in place.
LOCATION Check all flats
HISTORY 25/07/23 **First identified in assessment**
28/08/24 **Marked as in progress** 5 year Aico LD2 Gateway programme underway with HTS

NO - REQUIRED

MEDIUM TERM

SERIOUS

REFERENCE RB-84Q58S
DUE 25/01/2024
CATEGORY Technical: Tech -
Other

- Independent smoke/heat detection to flat(s) inspected.

LOCATION Flat 17,34

- ? Is the fire alarm system adequate for the building/users and correctly maintained and tested?

- The building is anticipated to provide at least 1 hour fire compartments between units (provided any issues with compartmentation are rectified) therefore a detection / alarm system is not deemed necessary.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

N/A (FIRE ALARM IS NOT
REQUIRED)

Means of Escape

? Are final exits sufficient in number, size and type and do they lead to a place of safety?

YES

Exits are not provided with locking device.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing

? Are travel distances within acceptable limits?

YES

All first floor flats have single directional escape except flats 23 to 28 which have two directional escape.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing

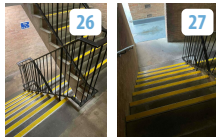


? Are staircases or vertical escape routes adequate including external escape stairs?

YES

There are two escape staircases to the building. Most first floor flats have single directional escape.

HISTORY 14/04/21 First identified in assessment
25/07/23 Reviewed and confirmed as ongoing



? Are escape routes unobstructed?

NO (ESCAPE ROUTES ARE OBSTRUCTED)

It is recommended that the gate is removed.

WHY There are gates that could block the escape routes.
LOCATION Flat 32,38
HISTORY 14/04/21 Marked as not started
25/07/23 Reviewed and confirmed as not started
24/04/25 Reviewed and confirmed as not started



LONG TERM
SERIOUS

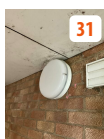
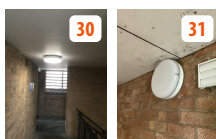
REFERENCE RB-2PAKYK
DUE 25/07/2024
CATEGORY Housing: Housing - Housekeeping

? Is the level of lighting and emergency lighting suitable and properly maintained and tested?

NO/UNKNOWN

It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

WHY There may be inadequate emergency escape lighting installed to the site. A number of light fittings did not have operating indicator lights.
HISTORY 14/04/21 Marked as not started
— See RiskBase for 2 additional comments or changes between these dates...
05/08/24 No EL on site. Under Capex upgrade list for future upgrade.
14/02/25 Marked as completed Upgrade to emergency lighting is not a retrospective regulatory requirement.
24/04/25 Reviewed and confirmed as not started



MEDIUM TERM
SERIOUS

REFERENCE RB-SL551N
DUE 25/01/2024
CATEGORY Electrical: Elec - Srv - Emergency Lighting

- It is recommended that a procedure to ensure that the requirements outlined in BS5266 for the routine monthly testing and annual servicing of the emergency lighting system are undertaken, the records of which should be readily available.

WHY	Emergency lighting monthly test and annual servicing records were not available/out of date.
HISTORY	25/07/23 Marked as not started
	05/08/24 Marked as in progress Under 10 year Capex upgrade programme
	14/02/25 Marked as completed Upgrade to emergency lighting is not a retrospective regulatory requirement.
	24/04/25 Marked as not started

MEDIUM TERM

BEST PRACTICE

REFERENCE	RB-XG934L
DUE	25/01/2024
CATEGORY	Electrical: Elec - Srv - Emergency Lighting

- Is adequate escape route signage provided?

- Remove incorrect signage and provide additional directional and fire exit signage in accordance with BS 5499-4:2013.

WHY	The directional and final exit signage is insufficient, incorrect or not to the current standards. If you are unfamiliar with the layout it is possible to access a dead end balcony.
HISTORY	14/04/21 Marked as not started
	25/07/23 Reviewed and confirmed as not started
	24/04/25 Reviewed and confirmed as not started

NO/UNKNOWN

LONG TERM

BEST PRACTICE

REFERENCE	RB-4WLM5H
DUE	25/07/2024
CATEGORY	Technical: Tech - Escape and Exting. Signs

- If lifts are present are they provided with 'Do not use lift in event of fire' signage to each floor level and if fire fighting lifts are they adequately maintained?

N/A (NO LIFTS)

Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

Note - this section only applies to properties that contain two or more sets of domestic premises.

- What height is the building?
- Has the responsible person provided fire safety information (instructions and information relating to doors) to all residents within the past year?

- Annual information must be provided to all residents in accordance with FSER2022.

HISTORY	25/07/23 First identified in assessment
	17/12/24 Marked as in progress

A) UNDER 11M

NO/UNKNOWN

SHORT TERM

SERIOUS

REFERENCE	RB-T17YYW
DUE	25/10/2023
CATEGORY	Housing: Housing General

General

- Does the building have an external wall system that may contribute to external fire spread?

YES

- Current guidance advises that in a residential building with a storey 18m or more in height the external wall system should either meet the performance criteria given in BRE report BR 135 or achieve a reaction to fire standard of Class A2-s1, d0 or better and also any insulation product, filler material (such as the core materials of metal composite panels, sandwich panels and window spandrel panels but not including gaskets, sealants and similar) etc. used in the construction of an external wall should be class A2-s3, d2 or better. (Classified in accordance with BS EN 13501-1:2007+A1:2009)

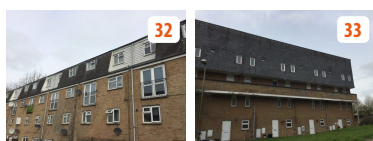
Whilst this building does not have a storey exceeding 18m in height, the extent and arrangement of the cladding/insulated panels and the occupancy of the building may create an increased risk and it is recommended that the cladding/insulated panels to the building are reviewed.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html>).

This assessment by specialists should be carried out in accordance with PAS 9980.

WHY	The upper areas of the building have slate hung mansard areas with sections of white board type cladding. The mansard areas overhang the top floor balconies and the soffit areas are boarded over what appears to be a timber frame. This arrangement may contribute to excessive fire spread to the exterior of the building.
HISTORY	14/04/21 Marked as not started
	25/07/23 Reviewed and confirmed as not started
	04/09/24 Marked as completed assessment complete - task closed
	24/04/25 Reviewed and confirmed as not started



- ? Do balconies appear to have adequate fire resistance and be adequately managed with limited combustible materials or sources of ignition?

- Review the balconies to the building, to ensure they are not constructed from combustible materials and comply with Part B of the Building Regulations. See the comments on the external wall systems.

WHY	The deck of the access balconies is concrete. The soffits have boarding on a timber frame to the underside and ceilings above which may be combustible (i.e. materials not classified as A1 or A2-s1, d0), and may present an increased risk of fire spread to the exterior of the building.
HISTORY	14/04/21 Marked as not started
	25/07/23 Reviewed and confirmed as not started
	24/04/25 Reviewed and confirmed as not started



- Some flats on the upper storey levels are provided with Juliet balconies only.

HISTORY	14/04/21 First identified in assessment
	25/07/23 Reviewed and confirmed as ongoing

MEDIUM TERM

SERIOUS

REFERENCE	RB-P3HB6E
DUE	25/01/2024
CATEGORY	Technical: Tech - Other

NO/UNKNOWN

MEDIUM TERM

SERIOUS

REFERENCE	RB-WQLN92
DUE	25/01/2024
CATEGORY	Technical: Tech - Other



? Have there been any previous fire incidents or enforcement notices issued by the fire service to this property?

UNKNOWN

● We have not been made aware of any previous fire incidences and there is no evidence of fires onsite to this property. We are also not aware of any enforcement notices that have been issued by the fire service.

HISTORY 14/04/21 **First identified in assessment**
25/07/23 **Reviewed and confirmed as ongoing**

? Is the property free from any other significant fire issues?

NO/UNKNOWN

● Replace the missing meter box door.

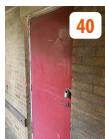
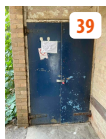
WHY The meter box door is missing exposing the electrical installation to the weather.
LOCATION Flat 13,44,45,32,42
HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as not started**
06/08/24 **Marked as completed** ticket raised with HTS to replace doors
24/04/25 **Reviewed and confirmed as not started**



SHORT TERM
MINOR
REFERENCE RB-YE17W5
DUE 25/10/2023
CATEGORY Technical: Tech - Other

● Access all areas, check the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

WHY Access was not possible to all areas of the building.
LOCATION Bin Store. Room adjacent to bin store. Externally accessed room



MEDIUM TERM
SERIOUS
REFERENCE RB-45D3BX
DUE 25/01/2024
CATEGORY Technical: Tech - Other

● The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

WHY In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

HISTORY 25/07/23 **First identified in assessment**
27/02/25 **Marked as in progress** Lighting and small power with HTS to complete, No emergency lighting to block, Lateral not required as fed by street

LONG TERM
BEST PRACTICE
REFERENCE RB-EUIHA9
DUE 25/07/2024
CATEGORY Technical: Tech - Other

Actions and Controls Reviewed as Completed or Cancelled

Findings in this section have been reviewed in this assessment as completed or cancelled. They are not included in any summaries.

● **CANCELLED** If not already being done, the installation should be checked at appropriate periods by a competent person or approved contractor (NICEIC or equivalent.) Records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.

MEDIUM TERM
NO SEVERITY
REFERENCE RB-EXHGFM
DUE 14/10/2021

WHY No evidence was found on site certifying that the fixed electrical installations are subject to periodic inspections by professional (accredited) contractors in accordance with BS7671

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**

CATEGORY Electrical: Elec - Srv - Fixed Wire

CANCELLED Relocate barbecue to an appropriate, safe distance from the building.

WHY The barbecue is located too close to the building.

LOCATION To ground floor flat.

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**



SHORT TERM

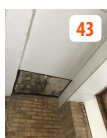
NO SEVERITY

REFERENCE RB-4YTID8
DUE 14/07/2021
CATEGORY Housing: Housing - Housekeeping

CANCELLED Review the boarding to the common areas including the soffits to the balconies to confirm the fire resistance and upgrade as necessary to maintain the compartmentation of the escape route.

WHY There appears to be a wood based boarding that has been fitted to soffit areas to various locations in the building. In some locations the boarding has been damaged or has been removed. There appears to be timber framing to the area behind.

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**



MEDIUM TERM

SERIOUS

REFERENCE RB-RIIXS4
DUE 14/10/2021
CATEGORY Technical: Tech - Other

CANCELLED Remove discarded appliances from common areas and ensure any items discarded in the future are promptly removed.

WHY There is a discarded fridge freezer to the common areas.

LOCATION Adjacent to flat 12

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**



SHORT TERM

NO SEVERITY

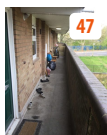
REFERENCE RB-3GKPP3
DUE 14/07/2021
CATEGORY Housing: Housing - Housekeeping

CANCELLED Remove items and ensure that the policy on the management of residents' items in the communal areas is introduced, communicated, monitored and enforced.

WHY Residents' items found in the communal areas.

LOCATION Flat 36,37,38

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**



SHORT TERM

NO SEVERITY

REFERENCE RB-8GNER9
DUE 14/07/2021
CATEGORY Housing: Housing - Policy, Training and Drills

CANCELLED Remove items and ensure that the policy on the management of residents' items in the communal areas is introduced, communicated, monitored and enforced.

WHY Residents' items found in the communal areas.

LOCATION Adjacent to flat 28

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**

SHORT TERM

NO SEVERITY

REFERENCE RB-1LU11X
DUE 14/07/2021
CATEGORY Housing: Housing - Policy, Training and Drills



- COMPLETED** Combustible items / debris in close proximity to the building should be removed immediately and a system introduced to prevent or quickly remove any further combustible items in the future.

WHY Combustible items / debris were found in close proximity to the exterior of the building.
 LOCATION To former drying area.
 HISTORY 14/04/21 **Marked as not started**
 25/07/23 **Reviewed and confirmed as completed**
 24/04/25 **Reviewed and confirmed as completed**

SHORT TERM

NO SEVERITY

REFERENCE RB-1RE85G
 DUE 14/07/2021
 CATEGORY Housing: Housing - Other



- COMPLETED** Repair the refuse chute hatch so that it fits flush, self closes and replace fire/smoke seals as necessary. If the hatch cannot be repaired it should be replaced.

WHY The refuse chute hatch does not fit flush/self-close/have damaged or missing smoke/fire seals.
 LOCATION Adjacent to flat 22.
 HISTORY 14/04/21 **Marked as not started**
 25/07/23 **Reviewed and confirmed as completed**
 24/04/25 **Reviewed and confirmed as completed**

MEDIUM TERM

NO SEVERITY

REFERENCE RB-61KY2R
 DUE 14/10/2021
 CATEGORY Technical: Tech - Other



- CANCELLED** All relevant flat entrance doors should be checked to see if they provide adequate fire resistance, have the correct ironmongery and operate correctly.

The doors should be upgraded as necessary to achieve FD30 standard, with a self closing device capable of closing the door in its frame from any angle and overcoming the resistance of any latch.

WHY None of the flat entrance doors that are required to be fire doors were accessed at the time of the assessment.
 LOCATION Only flats that are passed by other flats when escaping where there is a single directional escape route. This includes flats 12,13,14,16-20,22,29-31. Check building layout for others.
 HISTORY 14/04/21 **Marked as not started**
 25/07/23 **Reviewed and confirmed as cancelled**
 24/04/25 **Reviewed and confirmed as cancelled**

MEDIUM TERM

NO SEVERITY

REFERENCE RB-AGJ6ED
 DUE 14/10/2021
 CATEGORY Technical: Tech - Other



- CANCELLED** Flat entrance doors should all be checked and any composite doors identified. For all composite doors, confirmation should be obtained from the manufacturer, substantiated by the correct testing methods, demonstrating they meet the performance requirement in the Building Regulations guidance for fire resistance and smoke control, from both sides for a minimum of 30 minutes. If this is not possible, then a maximum of 15 minutes fire resistance should be assumed and they should be replaced with new FD30 fire doors.

All doors should also be installed under a certified installation scheme such as the BM TRADA Q-Mark Fire Door Installation scheme.

WHY Flat entrance doors are of composite construction. Some composite fire doors have been tested and found not to achieve 30 minute fire resistance. These include some of the doors in the Manse Masterdor range. Current Government advice is that, in the absence of advice from the manufacturer (substantiated by the correct testing methods) a time of 15 minutes fire resistance only should be assumed.

LONG TERM

NO SEVERITY

REFERENCE RB-BTBG5T
 DUE 14/04/2022
 CATEGORY Technical: Tech - Other

LOCATION Only flats that are passed by other flats when escaping where there is a single directional escape route. This includes flats 12,13,14,16-20,22,29-31. Check building layout for others.

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**



CANCELLED It is recommended all flats are accessed in order to ensure that mains operated smoke detectors achieving Grade D: LD3 coverage (a system incorporating detectors in circulation spaces that form part of the escape routes from the dwelling only) are installed within the dwellings in order to protect the sleeping occupants.

WHY Not all flats were accessed to assess the level of automatic fire detection in place.

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**

CANCELLED It is recommended that a procedure to ensure that the requirements outlined in BS5266 for the routine monthly testing and maintenance of the emergency lighting system are undertaken, the records of which should be readily available.

WHY Emergency lighting monthly test and maintenance records, including annual servicing were not available.

HISTORY 14/04/21 **Marked as not started**
25/07/23 **Reviewed and confirmed as cancelled**
24/04/25 **Reviewed and confirmed as cancelled**

MEDIUM TERM

NO SEVERITY

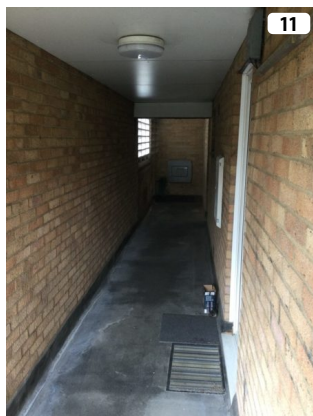
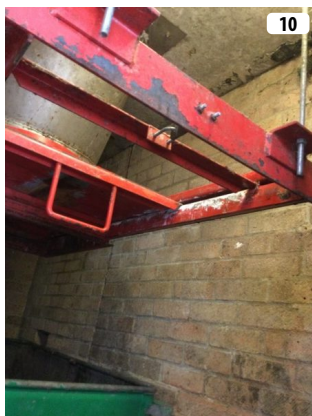
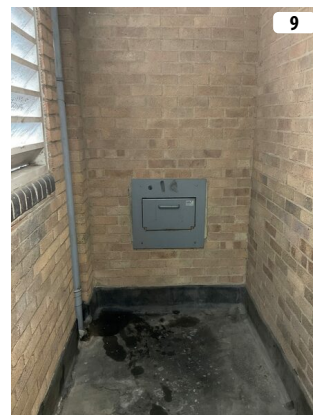
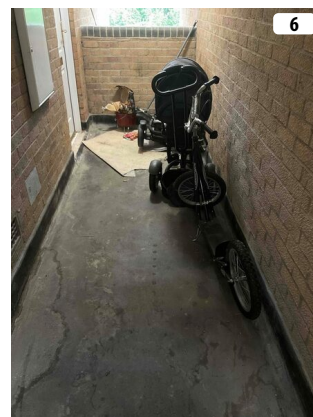
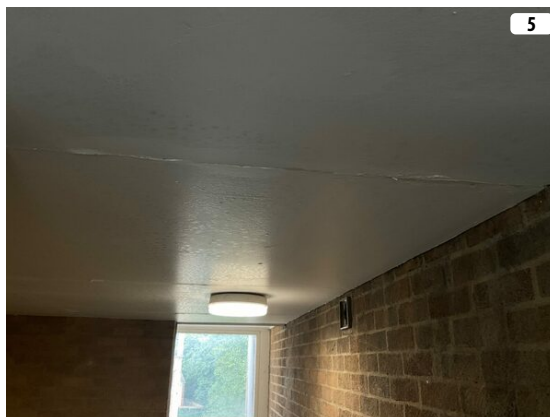
REFERENCE RB-6W6B7H
DUE 14/10/2021
CATEGORY Technical: Tech - Other

MEDIUM TERM

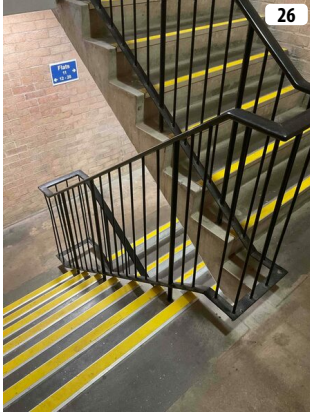
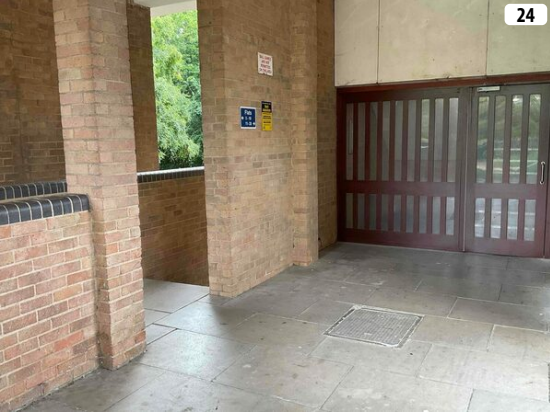
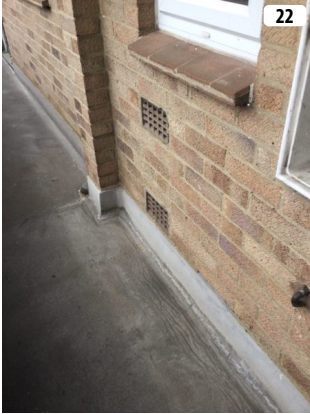
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REFERENCE RB-6ZUKSF
DUE 14/10/2021
CATEGORY Electrical: Elec - Srv - Emergency Lighting

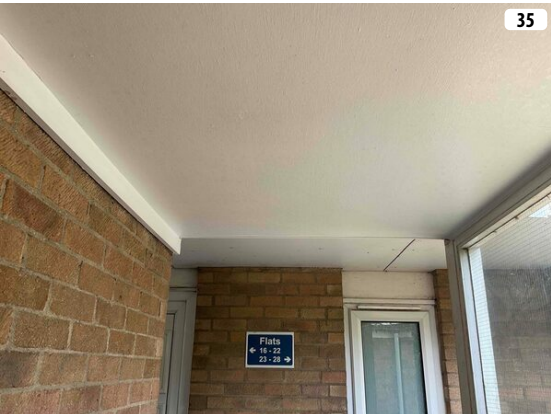
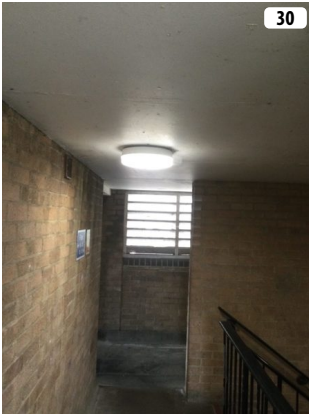
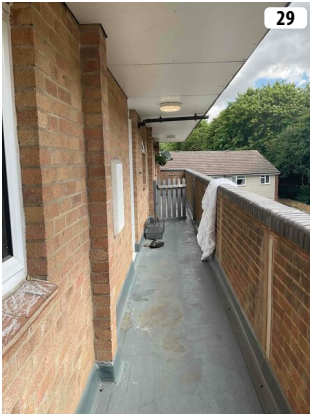
5 PHOTOS



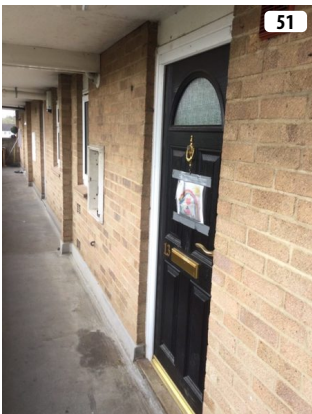
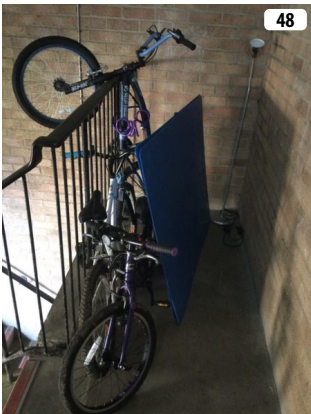
Photos Continued...



Photos Continued...



Photos Continued...



6 ACTION PLAN

Control of Sources of Ignition

- Introduce a system to manage hot work permits, train staff as necessary and ensure this system is correctly implemented and managed.

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

WHY Hot works are likely to be undertaken as part of routine maintenance. There is no evidence that there is a suitable and correctly operating hot works permit system in place.

REFERENCE RB-1T7WRJ

- If not already being done, the installation should be checked at appropriate periods by a competent person or approved contractor (NICEIC or equivalent.) Records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

WHY No evidence was found on site certifying that the fixed electrical installations are subject to periodic inspections by professional (accredited) contractors in accordance with BS7671.

REFERENCE RB-MNV248

Control of Sources of Fuel

- Review the boarding to the common areas including the soffits to the balconies to confirm the fire resistance and upgrade as necessary to maintain the compartmentation of the escape route.

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

WHY There appears to be a wood based boarding that has been fitted to soffit areas to various locations in the building. There may be timber framing to the area behind the boards.

REFERENCE RB-VXFZBY

LOCATION Through the circulation areas

- Remove items and ensure that the policy on the management of residents' items in the communal areas is introduced, communicated, monitored and enforced.

DUE 25/10/2023 BY No One Assigned

NOT STARTED

Short Term

WHY Residents' items found in the communal areas.

REFERENCE RB-WU4QXB

LOCATION Outside Flat 11

Fire Resisting Construction

- Replace letterplate to achieve 30min fire resistance.

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

WHY Letterplate is damaged or has inadequate fire resistance.

REFERENCE RB-ACAB3J

LOCATION Flat 29,33,35

- Flat entrance doors should all be checked and any composite doors identified. For all composite doors, confirmation should be obtained from the manufacturer, substantiated by the correct testing methods, demonstrating they meet the performance requirement in the Building Regulations guidance for fire resistance and smoke control, from both sides for a minimum of 30 minutes. If this is not possible, then a maximum of 15 minutes fire resistance should be assumed and they should be replaced with new FD30s fire doors.

All doors should also be installed under a certified installation scheme such as the BM TRADA Q-Mark Fire Door Installation scheme.

WHY Flat entrance doors are of composite construction. Some composite fire doors have been tested and found not to achieve 30 minute fire resistance. These include some of the doors in the Manse Masterdor range. Current Government advice is that, in the absence of advice from the manufacturer (substantiated by the correct testing methods) a time of 15 minutes fire resistance only should be assumed.

REFERENCE RB-Y6B1VU

LOCATION Flat 17. Flat 34. Check all flats that are passed by other flats when escaping where there is a single directional escape route. This includes flats 12,13,14,16-20,22,29-31. Check building layout for others.

DUE 25/07/2024 BY No One Assigned

NOT STARTED

Long Term

- Replace letterplate to achieve 30min fire resistance.

WHY Letterplate is damaged or has inadequate fire resistance.

REFERENCE RB-E36R2W

LOCATION Flat 17

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

- Install a self-closing device capable of closing the door in its frame from any angle and overcoming the resistance of any latch.

WHY Missing/Inappropriate self-closing devices to fire doors.

REFERENCE RB-Z1ALZZ

LOCATION Flat 34

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

- All flat entrance doors should be checked to see if they provide adequate fire resistance, have the correct ironmongery and operate correctly.

DUE 25/07/2024 BY No One Assigned

NOT STARTED

Long Term

Where there is alternative escape available from each flat entrance along the open balcony or deck to two or more escape stairways, the flat entrance doors are not required to be fire-resisting.

In flats with a single direction of escape to a single escape stairway along an open balcony or deck, the flat entrance doors should be self-closing fire-resisting doors where they are being passed by others escaping. This will allow those escaping to pass a fire in a flat on the escape route to reach the stairway.

The doors should be upgraded as necessary to achieve FD30 standard, with a self closing device capable of closing the door in its frame from any angle and overcoming the resistance of any latch.

WHY Not all flats requiring to be provided with fire resistant entrance doors were accessed at the time of the assessment.

REFERENCE RB-DL2LEK

LOCATION Only flats that are passed by other flats when escaping where there is a single directional escape route. This includes flats 12,13,14,16-20,22,29-31. Check building layout for others.

- Fire stop the air brick to maintain the compartmentation of the escape route.

DUE 25/07/2024 BY No One Assigned

NOT STARTED

Long Term

WHY There are air bricks to low level onto the communal area/escape balconies.

REFERENCE RB-S11FTE

LOCATION Only to areas where the air bricks will be passed by other flats when escaping where there is only a single directional escape route.

- Further investigation is required to ascertain whether fire stopping is required where services pass through floor/wall to meter boxes/cupboards.

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

WHY The fire stopping could not be adequately checked where services pass through floor/wall to meter boxes/cupboards.

REFERENCE RB-WE4XLU

LOCATION All meter boxes that are passed by other flats when escaping where there is only a single directional escape route.

- Access should be gained to all areas of the loft in order to establish that suitable compartment barriers have been installed to adequately protect against the spread of fire between properties.

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

Where there is a stay put strategy each flat must be provided with 60 minute compartmentation. The separation between adjoining flats and between flats and the common areas must be extended to the underside of the roof covering or a 60 minute fire resistant ceiling must be provided to the top floor with the roof void divided at appropriate centres in accordance with Part B of the Building Regulations.

Improve fire separation/stopping if necessary following inspection.

WHY It was not possible to gain access to all the loft spaces or all areas at the time of the visit as the loft areas are accessed from within the flats. It is not possible to confirm if adequate fire separation exists between individual accommodation areas and between the accommodation areas and the common stairwell to all areas of the building.

REFERENCE RB-TTNBBV

LOCATION Roof Space

Fire Procedures and Training

- Display the 'Fire Procedures' notice.

DUE 25/10/2023 BY No One Assigned

NOT STARTED

Short Term

WHY There are no 'Fire Procedures' notices.

REFERENCE RB-PJ6LRP

Fire Fighting Equipment and Fire Detection Systems

- It is recommended all flats are accessed in order to ensure that mains operated smoke detectors achieving Grade D: LD3 coverage (a system incorporating detectors in circulation spaces that form part of the escape routes from the dwelling only) are installed within the dwellings in order to protect the sleeping occupants.

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

WHY Not all flats were accessed to assess the level of automatic fire detection in place.

REFERENCE RB-84Q58S

LOCATION Check all flats

Means of Escape

- It is recommended that the gate is removed.

WHY There are gates that could block the escape routes.
REFERENCE RB-2PAKYK
LOCATION Flat 32,38

DUE 25/07/2024 BY No One Assigned

NOT STARTED

Long Term

- It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

WHY There may be inadequate emergency escape lighting installed to the site. A number of light fittings did not have operating indicator lights.
REFERENCE RB-SL551N

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

- It is recommended that a procedure to ensure that the requirements outlined in BS5266 for the routine monthly testing and annual servicing of the emergency lighting system are undertaken, the records of which should be readily available.

WHY Emergency lighting monthly test and annual servicing records were not available/out of date.
REFERENCE RB-XG934L

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

- Remove incorrect signage and provide additional directional and fire exit signage in accordance with BS 5499-4:2013.

WHY The directional and final exit signage is insufficient, incorrect or not to the current standards. If you are unfamiliar with the layout it is possible to access a dead end balcony.
REFERENCE RB-4WLM5H

DUE 25/07/2024 BY No One Assigned

NOT STARTED

Long Term

Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

- Annual information must be provided to all residents in accordance with FSER2022.

REFERENCE RB-T17YYW

DUE 25/10/2023 BY No One Assigned

NOT STARTED

Short Term

General

- Current guidance advises that in a residential building with a storey 18m or more in height the external wall system should either meet the performance criteria given in BRE report BR 135 or achieve a reaction to fire standard of Class A2-s1, d0 or better and also any insulation product, filler material (such as the core materials of metal composite panels, sandwich panels and window spandrel panels but not including gaskets, sealants and similar) etc. used in the construction of an external wall should be class A2-s3, d2 or better. (Classified in accordance with BS EN 13501-1:2007+A1:2009)

Whilst this building does not have a storey exceeding 18m in height, the extent and arrangement of the cladding/insulated panels and the occupancy of the building may create an increased risk and it is recommended that the cladding/insulated panels to the building are reviewed.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html>).

This assessment by specialists should be carried out in accordance with PAS 9980.

WHY The upper areas of the building have slate hung mansard areas with sections of white board type cladding. The mansard areas overhang the top floor balconies and the soffit areas are boarded over what appears to be a timber frame. This arrangement may contribute to excessive fire spread to the exterior of the building.

REFERENCE RB-P3HB6E

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

- Review the balconies to the building, to ensure they are not constructed from combustible materials and comply with Part B of the Building Regulations. See the comments on the external wall systems.

WHY The deck of the access balconies is concrete. The soffits have boarding on a timber frame to the underside and ceilings above which may be combustible (i.e. materials not classified as A1 or A2-s1, d0), and may present an increased risk of fire spread to the exterior of the building.

REFERENCE RB-WQLN92

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

- Replace the missing meter box door.

WHY The meter box door is missing exposing the electrical installation to the weather.

REFERENCE RB-YEI7W5

LOCATION Flat 13,44,45,32,42

DUE 25/10/2023 BY No One Assigned

NOT STARTED

Short Term

- Access all areas, check the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

WHY Access was not possible to all areas of the building.

REFERENCE RB-45D3BX

LOCATION Bin Store. Room adjacent to bin store. Externally accessed room

DUE 25/01/2024 BY No One Assigned

NOT STARTED

Medium Term

- The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

WHY In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

REFERENCE RB-EUIHA9

DUE 25/07/2024 BY No One Assigned

NOT STARTED

Long Term

RIDGE

This Risk Assessment has
been prepared by
Ridge and Partners LLP

Ridge is a UK top 40,
multi-discipline property
and construction
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