



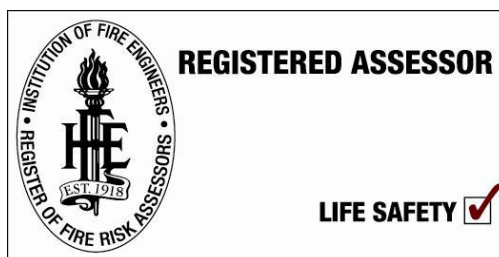
FRMS UK LTD

FIRE RISK ASSESSMENT



**COMMON AREAS
10-16 RIDER CLOSE
SWANSBRIDGE
NUNEATON
CV10 7GG**

TUESDAY 2nd OCTOBER 2018



REGULATORY REFORM (FIRE SAFETY) ORDER 2005

FIRE RISK ASSESSMENT

Responsible Person (e.g. Employer) or Person having control of the premises:	KWB Property Management Ltd Lancaster House 67 Newhall Street Birmingham B3 1NQ
Address of Premises:	Common Areas 10-16 Rider Close Swansbridge Nuneaton CV10 7GG
Person(s) Consulted:	No person site.
Assessor:	Richard Woodward FIFireE- Managing Director Fire Risk Management Services (UK) Ltd
Date of Fire Risk Assessment:	Tuesday 2 nd October 2018
Date of Previous Fire Risk Assessment:	Unknown
Suggested Date for Review ¹ :	October 2019

The purpose of this report is to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire. Fire Risk Management Services (UK) Limited standard terms and conditions also apply to the scope of this fire risk assessment and report.

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¹ This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

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[‡] Relevant to life safety and this risk assessment (as opposed purely to property protection).

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GENERAL INFORMATION

1. THE PREMISES

- 1.1 Number of floors: 3
- 1.2 Approximate footprint: 400 m²
- 1.3 Brief details of construction:
Floors – concrete and timber
Walls – brick and block
Roof – pitched and tiled
External Cladding – none present
- 1.4 The target evacuation time from the risk area to a place of safety in these premises is 2 ½ minutes.
- 1.5 Occupancy: Multi-occupied building with 6 residential flats.

2. THE OCCUPANTS

- 2.1 Approximate maximum number: 24
- 2.2 Approximate number of employees at any one time: 0
- 2.3 Maximum number of visitors at any one time: 6
Estimated at one visitor per flat
- 2.4 Associated times/hours of occupation: 24 hours

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

- 3.1 Sleeping occupants: 18
Estimated at 3 people per flat
- 3.2 Disabled occupants: Not known.
- 3.3 Occupants in remote areas: 0
- 3.4 Young persons: Not known.
- 3.5 Others: 0

4. FIRE LOSS EXPERIENCE

None reported.

5. OTHER RELEVANT INFORMATION

10-16 Rider Close is a purpose-built block of residential flats constructed in 2013. It has been constructed to the National Building Regulations. The building consists of 1 block of 3 storeys and provides 6 flats in total.

It is at the end of a terrace of buildings adjoining a house and there is single protected staircase serving all floors. There are 2 flats on each storey. There is a single inward opening final exit door on the ground floor of the staircase.

The stair enclosure is a shared space and the Regulatory Reform (Fire Safety) Order 2005 (FSO) applies to these common parts. The flats are not subject to the FSO but flat 16 on the second floor was subjected to an internal non-invasive assessment for structural fire resistance, means of escape and fire alarm and detection arrangements. This assessment relates to the common parts of the premises only and was a **type 1 assessment – common parts only (non-destructive)**.

All flat entrance doors are FD30S fire doors with positive, overhead self-closing devices and intumescent strips and cold smoke seals fitted. Letterboxes are not fitted to the flat entrance doors. All flat entrance doors other than the door to flat 16 were assessed visually, externally only and appeared in good condition. Flat 16 is provided with a protected entrance hall with each internal door off the hall being an FD30 fire door without self-closing devices fitted. Intumescent strips are fitted in the door frames and cold smoke seals are omitted.

There is no fire alarm system in the common areas as it is not necessary. There are landlord's smoke detectors on each level of the stair linked to the landlord's automatic opening ventilator on the top floor of the stair. Within each flat entrance hall there is a domestic grade smoke detector and within each kitchen there is a domestic grade heat detector. These are stand-alone systems. The system in the flats meets the specifications within British Standard 5839: Part 6: LD2: Grade D.

There is an emergency lighting system within the stair enclosure that appears to meet the specifications in British Standard 5266: Part 1.

The *Local Government Group Guide to Fire Safety in Purpose-Built Blocks of Flats - July 2011* has been considered as the benchmark standard for the fire risk assessment of this building. This incorporates benchmarks for existing blocks and reference is made in this FRA where necessary.

In completing this assessment consideration has also been given to the following codes of practice:

Approved Document B (Fire Safety) Volume 2:2007 – Buildings other than Dwellinghouses
British Standard 5389: Part 6: Fire Alarm Systems for Domestic Premises.
British Standard 5389: Part 1: Fire Alarm Systems in Non-domestic Premises
British Standard 5266: Part 1: Emergency Lighting Systems
Health and Safety (Safety Signs and Signals Regulations) 1996

The overall risk rating at the time of this fire risk assessment for the common areas was **tolerable**.

A significant finding of this fire risk assessment is that the primary structure of the building would support a stay put policy.

The roof space was not assessed.

6. RELEVANT FIRE SAFETY LEGISLATION

6.1 The following fire safety legislation applies to these premises:

The Regulatory Reform (Fire Safety) Order 2005.

6.2 The above legislation is enforced by:

Warwickshire Fire and Rescue Service.

There is no record of any inspections/audits or legal notices having been served by the Fire Authority within the last 2 years.

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

Housing Act 2004 where flats are rented out by leaseholders.

6.4 The legislation to which 6.3 makes reference is enforced by:

Nuneaton Borough Council

There is no record of any inspections/audits or legal notices having been served by the Housing Authority within the last 2 years.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

7. ELECTRICAL SOURCES OF IGNITION

7.1 Reasonable measures taken to prevent fires of electrical origin? Yes No

7.2 More specifically:

Fixed installation periodically inspected and tested? Yes No

Portable appliance testing carried out? Yes No

Suitable policy regarding the use of personal electrical appliances? Yes No

Suitable limitation of trailing leads and adapters? Yes No

7.3 **Comments and hazards observed:**

The landlord's installation is in a protected cupboard located in the stair on the ground floor. The cupboard has an FD30S fire door fitted with a keep locked shut sign displayed. The housekeeping within was good with no storage being seen at the time of assessment. There are electrical sockets in the common areas and these appeared in good condition. There was no evidence of unauthorised use.

There was no evidence available to demonstrate that the landlords electrical circuits have been examined by a competent person within the past 5 years as recommended in BS7671.

See recommendations.

8. SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking? Yes No

8.2 More specifically:

Smoking prohibited in the building? Yes No

Smoking prohibited in appropriate areas? Yes No

Suitable arrangements for those who wish to smoke? Yes No

This policy was observed at time of inspection? Yes No

8.3 **Comments and hazards observed:**

The Smoke-free (Premises and Enforcement) Regulations 2006 apply to these premises. Signage was clearly displayed at the entrance to the building.

Smoking is prohibited within the common parts but residents may smoke within the flats.

9. ARSON

9.1 Does basic security against arson by outsiders appear reasonable²? Yes No

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders? Yes No

9.3 Comments and hazards observed:

The stair is adequately secured as access is by key only or by remote door release from residents with callers using the intercom system. Refuse bins are in a separate external compound sited at the rear of the building.

10. PORTABLE HEATERS AND HEATING INSTALLATIONS

10.1 Is the use of portable heaters avoided as far as practicable? N/A Yes No

10.2 If portable heaters are used,
is the use of the more hazardous type (e.g. radiant bar fires or lpg appliances) avoided? N/A Yes No

are suitable measures taken to minimize the hazard of ignition of combustible materials? N/A Yes No

10.3 Are fixed heating installations subject to regular maintenance? N/A Yes No

10.4 Comments and hazards observed:

There is no heating provided in the common parts.

11. COOKING

11.1 Are reasonable measures taken to prevent fires as a result of cooking? N/A Yes No

11.2 More specifically:
Filters changed and ductwork cleaned regularly? N/A Yes No

Suitable extinguishing appliances available? N/A Yes No

11.3 Comments and hazards observed:

No cooking takes place in the common parts however cooking is carried out within resident's flats.

Individual flats were not assessed.

² Note: Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

12. LIGHTNING

12.1 Does the building have a lightning protection system? Yes No

12.2 Comments and hazards observed:

This is not considered an essential life safety feature for these premises.

13. HOUSEKEEPING

13.1 Is the standard of housekeeping adequate? Yes No

13.2 More specifically:

Combustible materials appear to be separated from ignition sources? Yes No

Avoidance of unnecessary accumulation of combustible materials or waste? Yes No

Appropriate storage of hazardous materials? N/A Yes No

Avoidance of inappropriate storage of combustible materials? Yes No

13.3 Comments and hazards observed:

The housekeeping in the staircase was to a high standard at the time of this assessment

There are no items being stored by residents in the staircase enclosure.

14. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

- 14.1 Are fire safety conditions imposed on outside contractors? Yes No
- 14.2 Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)? Yes No
- 14.3 If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits? N/A Yes No

14.4 Comments and hazards observed:

There were no contractors carrying out work on site at the time of this survey. Suitable guidance is contained in the following publications:

- *Standard Fire Precautions for Contractors Engaged on Crown Works*, Department of Environment, HMSO.
- *Fire Prevention on Construction Sites*. Loss Prevention Council.
- *Fire Safety in Construction Work*. HSE.

It is recommended that the guidance contained in these references be incorporated in contracts with outside contractors.

15. DANGEROUS SUBSTANCES

- 15.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? N/A Yes No

15.2 Comments:

There were no dangerous substances noted in the common areas during this fire risk assessment.

16. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS FIRE HAZARDS THAT MAY IMPACT ON GENERAL FIRE PRECAUTIONS

16.1. Hazards:

The flats are outside the scope of the Fire Safety Order 2005 however, there are measures that can be considered to reduce fire risks within the flats.

16.2 Comments and hazards observed:

The local Fire and Rescue Service provides a free service where they will conduct home fire risk checks in the individual flats.

This service should be made known to all residents by displaying the relevant information on the notice board within the staircase.

See recommendations.

FIRE PROTECTION MEASURES

17. MEANS OF ESCAPE FROM FIRE

17.1	Is the building is provided with reasonable means of escape in case of fire?	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
17.2	More specifically:					
	Adequate design of escape routes?	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
	Adequate provision of exits?	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
	Exits easily and immediately openable where necessary?	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
	Fire exits open in direction of escape where necessary?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
	Satisfactory means for securing exits?	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
	Reasonable distances of travel:					
	• Where there is a single direction of travel?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
	• Where there are alternative means of escape?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
	Suitable protection of escape routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Suitable fire precautions for all inner rooms?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
	Escape routes unobstructed?			Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
17.3	Is the building provided with reasonable arrangements for means of escape for disabled people?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No <input type="checkbox"/>

17.4 Comments and hazards observed:

See comments overleaf.

There is single protected staircase serving all floors. There are 2 flats on each storey. There is an inward opening final exit door on the ground floor of the staircase. The door is operated on the escape side through a normal door handle which releases the magnetic security device.

The staircase has flats opening directly onto it. This meets the levels of protection expected in the current Building Regulations as a protected lobby is not necessary between the flat entrance doors and entry into the stair enclosure where there are no more than 2 flats per storey, flats have protected entrance halls, the top floor does not exceed 11 metres in height, there are no more than 3 storeys above the ground level and the stairs do not connect to a covered car park.

The means of escape from all areas is adequate with the final exits on the ground floor being available within a reasonable distance.

The staircase and handrails are in good condition.

Escape away from the building is via level tarmaced or paved surfaces.

An automatic opening ventilator is fitted at the top level of the staircase. See comments in section 24.

Openable windows are fitted in the staircase to assist Firefighters to ventilate the common areas.

The door to flat 16 has a thumbturn device fitted to the door lock on the internal side.

18. MEASURES TO LIMIT FIRE SPREAD/DEVELOPMENT

18.1 Is there :

compartmentation of a reasonable standard?³.

N/A Yes No

reasonable limitation of linings that may promote fire spread?

Yes No

18.2 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? ^{4,5}

N/A Yes No

18.3 Comments and hazards observed:

The building has brick exterior walls and timber floors. Internal partitions are a mixture of brickwork and plasterboard stud walls.

The compartment walls and floors forming the common areas meet the minimum recommended levels of 60 minutes fire resistance.

The flats are served by a single protected staircase.

All flat entrance doors other than the door to flat 16 were assessed visually, externally only and all appeared in good condition.

All flat entrance doors are FD30 fire doors with positive, overhead self-closing devices and an intumescent strip fitted. A cold smoke seal is omitted. Letterboxes are not fitted to the flat entrance doors.

Flat 16 on the second floor is provided with a protected entrance hall with each internal door off the hall being an FD30 fire door without self-closing devices fitted. Intumescent strips are fitted in the door frames and cold smoke seals are omitted.

External and internal wall linings will not promote rapid fire spread.

The water meters and landlords' electrical installation are located in protected cupboards on the ground floor. The cupboards are fitted with FD30S fire-resisting doors and the cupboards are adequately compartmented from the rest of the building.

It was not possible to inspect the water meter cupboard or the roof void above the staircase.

³ Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

⁴ Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

⁵ A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

19. EMERGENCY ESCAPE LIGHTING

19.1 Reasonable standard of emergency escape lighting system provided⁶? N/A Yes No

19.2 Comments and hazards observed:

Three hour, self-contained, dual purpose emergency lighting units are installed on every landing level and non-maintained, three hour, bulkhead units are fitted inside and outside the final exit door.

The coverage of the system appeared to meet the recommendations and specifications within British Standard 5266: Part 1.

20. FIRE SAFETY SIGNS AND NOTICES

20.1 Reasonable standard of fire safety signs and notices? N/A Yes No

20.2 Comments and hazards observed:

Although not necessary, escape signage is displayed on each level within the stair.

Mandatory fire door signage is displayed on the landlord's cupboard doors.

A fire action notice is displayed in the stair enclosure. This is not appropriate for a premises with a stay put policy in place and it directs occupants to operate the fire alarm where one is not fitted.

See recommendations.

21. MEANS OF GIVING WARNING IN CASE OF FIRE

21.1 Reasonable manually operated electrical fire alarm system provided⁷? N/A Yes No

21.2 Automatic fire detection provided? Yes (throughout building) Yes (part of building only) No

21.3 Extent of automatic fire detection generally appropriate for the occupancy and fire risk? N/A Yes No

21.4 Remote transmission of alarm signals? N/A Yes No

21.5 Comments and hazards observed?

There is no fire alarm system in the common areas as it is not necessary. There are landlord's smoke detectors on each level of the stair linked to the landlord's automatic opening ventilator on the top floor of the stair.

Within each flat entrance hall there is a domestic grade smoke detector and within each kitchen there is a domestic grade heat detector. These devices are interlinked and are stand-alone systems. The systems meet the specifications within British Standard 5839: Part 6: LD2: Grade D.

⁶ Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

⁷ Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

22. MANUAL FIRE EXTINGUISHING APPLIANCES

- 22.1 Reasonable provision of portable fire extinguishers? N/A Yes No
- 22.2 Hose reels provided? Yes No
- 22.3 Are all fire extinguishing appliances readily accessible? N/A Yes No

22.4 Comments and hazards observed:

There are no portable fire extinguishers in the common areas nor are they necessary.

23. RELEVANT[‡] AUTOMATIC FIRE EXTINGUISHING SYSTEMS

23.1 Type of system:

N/A

24. OTHER RELEVANT[‡] FIXED SYSTEMS AND EQUIPMENT

24.1 Type of fixed system: Natural smoke ventilation.

There is a landlord's smoke detector on each level in the staircase linked to the landlord's automatic opening ventilator on the top floor.

There is a manual override switch in the staircase on the ground floor of the stair for use by firefighters and for routine testing.

- 24.2 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc N/A Yes No

[‡] Relevant to life safety and this risk assessment (as opposed purely to property protection).

MANAGEMENT OF FIRE SAFETY

25. PROCEDURES AND ARRANGEMENTS

25.1 Person or body responsible for fire safety⁸: KWB Property Management Ltd.

25.2 Competent person(s) available to assist in undertaking the preventive and protective measures? Yes No

Comments:

Routine visits are carried out by KWB who manages this block. A competent, registered, life safety fire risk assessor has been appointed to conduct this fire risk assessment.

25.3 Appropriate fire procedures in place? (including a written fire policy, a record of the fire safety arrangements and the arrangements for summoning the fire and rescue service and providing relevant information to them) Yes No

Comments:

A stay put policy is in place due to the provision of adequate compartmentation. A fire procedure is displayed in the entrance hall to clearly explain the stay put policy to residents. This notice should replace the fire action notice which should be removed.

Flat entrance doors do not have numbers displayed.

See recommendations.

25.4 People nominated and trained to respond to fire? N/A Yes No

Comments:

Residents would be expected to evacuate their flats without supervision.

25.5 People nominated and trained to assist with evacuation? N/A Yes No

Comments:

Residents would be expected to evacuate their flats without supervision.

25.6 Appropriate liaison with fire and rescue service? N/A Yes No

Comments:

These premises would not require any familiarisation visits by operational fire crews.

25.7 Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)? N/A Yes No

Comments:

Routine visits to check on fire safety measures are being carried out by KWB.

⁸ This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

26. TESTING AND MAINTENANCE

- 26.1 Adequate maintenance of the premises including a suitable reporting system for dealing with defective fire safety measures? Yes No

Comments and hazards observed:

The common areas are being maintained and are in good condition.

- 26.2 Weekly testing and periodic servicing of fire detection and alarm system? N/A Yes No

Comments and hazards observed:

- 26.3 Monthly and annual testing routines for emergency lighting? N/A Yes No

Comments and hazards observed:

Emergency lighting bulb checks are being carried out once each month and an annual discharge test was last carried out by a competent contractor on 19/12/2016. It is now overdue.

See recommendations.

- 26.4 Annual maintenance of fire extinguishing appliances? N/A Yes No

Comments and hazards observed:

- 26.5 Six-monthly inspection and annual testing of rising mains? N/A Yes No

- 26.6 Weekly testing and periodic inspection of sprinkler installations? N/A Yes No

- 26.7 Routine checks of final exit doors and/or security fastenings? N/A Yes No

Comments:

The exit door is used daily by residents.

- 26.8 Annual inspection and test of lightning protection system? N/A Yes No

Comments:

- 26.9 Monthly and annual testing routines for smoke ventilation system? N/A Yes No

Comments:

Monthly tests for the correct operation of the automatic opening ventilators are not being carried out. The annual test is carried out by a competent contractor and was last done on 11/06/2018.

See recommendations.

27. RECORDS

27.1 Appropriate records of:

Fire drills?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Fire training?	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Fire alarm tests?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Escape lighting tests?	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Maintenance and testing of other fire protection systems?	N/A <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

27.2 **Comments:**

Records are available on site in a log book regarding tests and servicing of the escape lighting units and the automatic opening smoke ventilator.

FIRE RISK LEVEL ESTIMATOR

Using the method described in this section it is considered that the risk to life from fire at these premises is:

Trivial Tolerable Moderate Substantial Intolerable

Comments:

In the considered opinion of the assessor had an audit been conducted by the local Fire Authority a letter would have been sent stating that the premises are broadly compliant with the FSO 2005.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 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 controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

Note that, although the purpose of this section is to place the fire risk in context, this approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in this report. The fire risk assessment should also be reviewed regularly.

The fire risk rating at these premises was categorised using the following simple risk level estimator which is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Potential consequences of fire ⇒ Likelihood of fire ↓	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of 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 proper 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.

Taking into account the nature of the building 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

Moderate harm: Outbreak of fire could foreseeably result in injury of one or more occupants, but it is unlikely to lead to serious injury or involve any fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

RECOMMENDATIONS




It is recommended that the Responsible Person formulates a suitable written action plan clearly identifying the individual person with the duty to implement the measures outlined below in a given time. Where recommendations are made requiring changes to physical fire safety features, products and services the notes on third party accreditation schemes should be read and applied.

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level:

Trivial

Tolerable

Definition of priorities (where applicable):

-  Remedy as soon as practicable to reduce the risk to a tolerable level.
-  Implement within three months to reduce the risk to a tolerable level.
-  Recommendation which if implemented would meet current best practice.

	Recommendation
1.	<p>Section 7 - Electrical Sources of Ignition</p> <p>The landlord's electrical circuits should be examined by a competent person as recommended in BS7671.</p>
2.	<p>Section 20 - Fire Safety Signs and Notices</p> <p>A fire action notice is displayed in the stair enclosure. This is not appropriate for a premises with a stay put policy in place. To avoid the potential for confusion this notice should be removed and the existing stay put notice should be laminated and displayed on the noticeboard.</p>
3.	<p>Section 25 - Management of Fire Safety</p> <p>Flat entrance doors do not have numbers displayed.</p> <p>Consider writing to leaseholders to advise that flat doors display a number to assist the emergency services in locating an incident quickly.</p>

Recommendations to achieve best practice only and not deemed to be enforceable under the FSO

4. Section 16 - Other Significant Fire Hazards

The local Fire and Rescue Service provides a free service where they will conduct home fire risk checks in the individual flats.

This service should be made known to all residents by displaying details on the noticeboard.

5. Section 25 - Management of Fire Safety

As this building is relatively new the fire safety information file and the commissioning certificates for the fire safety systems for these premises should be requested from the developer.

Notes on Third Party Certification Schemes

What is third party certification?

It is a third party process of certifying that a specific product, product range, or service has undergone the appropriate appraisal to confirm compliance with specific requirements.

It confirms that an appropriate quality assurance process has been established by the provider and is periodically reviewed by a qualified third party.

How to specify third party certification

Make sure you include third party certification in your specification for any fire safety product mentioned in the fire risk assessment:

Include phrases such as – “the product must be manufactured by an organisation which is currently certified under (insert- appropriate scheme name) and installed by an organisation which is currently certified under the (insert- appropriate scheme name).

Maintenance

Ensure that any person carrying out repair and maintenance works on any existing fire safety measure already installed is a member of a registered scheme.

Why you need third party certification

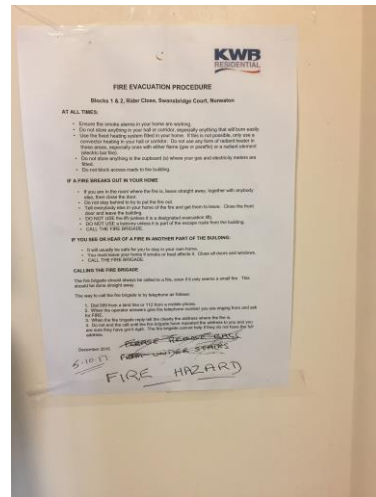
There is a large variation in the quality of products on the market. The test evidence covers the product tested but may not reflect the on-going quality of products on the production line. Even when products are manufactured correctly, poor or incorrect installation and maintenance can seriously undermine the performance capabilities of life safety products.

Using appropriately certified equipment and qualified people will help to demonstrate due diligence in the event of an incident occurring. In the long term better quality products, properly installed and maintained will prove more cost effective.

PHOTOGRAPHS



Remove the fire action notice – GF



Laminate and display notice as emergency plan



Flat doors should display numbers

Intentionally blank