

Combined Fire / Health and Safety Risk Assessment

Client name:	R G Reversions 2014 Limited c/o Inspired Property Management
Site / Development:	Melbourne Mills Morley Leeds LS27 8BJ
Survey Date:	6 Sep 2022
Report Date:	19 Oct 2022
Site Reference:	RGREVERSION
Surveyor	James Vince (BMA)
Next Review Date:	6 Sep 2023
Next Assessment Date:	6 Sep 2024

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Risk Profile

Category name	Original Risk	➔	Potential Rating
Building Occupation and Fire Strategy	0	➔	0
Construction	0	➔	0
Electrical	5	➔	0
Smoking	3	➔	0
Heating	0	➔	0
Cooking	0	➔	0
Arson	5	➔	0
Processes and Equipment	0	➔	0
Flammable Materials	0	➔	0
Fire Detection and Alarm	5	➔	0
Fire Fighting Equipment	5	➔	0
Escape	7	➔	0
Testing and Maintenance	5	➔	0
Evacuation	5	➔	0
Training	0	➔	0
Facilities	3	➔	0
History Notices and Advice	0	➔	0
Health and Safety Management	0	➔	0
Risk Assessments	5	➔	0
Accidents and Incidents	0	➔	0
Lifts	4	➔	0
Internal Environment	3	➔	0
Welfare Facilities	0	➔	0
General Structure	0	➔	0
Waste Management	3	➔	0
External Environment	3	➔	0
All	7	➔	0

General

Introduction

A fire risk assessment has been undertaken to assist the client in meeting their obligations under the following legislation, but not exclusively:

- > The Regulatory Reform (Fire Safety) Order 2005
- > The Fire (Scotland) Act 2005
- > Fire and Rescue Services (Northern Ireland) Order 2006
- > The Management of Health & Safety at Work Regulations.

We believe that the assessment is suitable and sufficient and has been undertaken by a competent person following the framework and recommendations given in the current guidance document:

- > PAS 79: Fire risk assessment – Guidance and a recommended methodology.

Aim of the assessment

- 1 Identify the fire hazards
- 2 Identify people at risk
- 3 Evaluate the level of risk and the adequacy of the general fire precautions
- 4 Record significant findings and provide an action plan
- 5 Provide an overall assessment of risk

NB: It is also necessary to periodically review the assessment.

The recommended approach to carrying out fire risk assessments is intended to determine the risk proportionate fire precautions required to protect premises occupants including employees, contractors, visitors and members of the public and to protect people in the immediate vicinity of the premises. The fire risk assessment is not necessarily sufficient to address the safety of fire fighters in the event of a fire on the premises.

The purpose of this report is to provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order 2005, hereafter referred to as the Fire Safety Order, came into force in England and Wales on 1st October 2006 and consolidates nearly all existing fire safety legislation, replacing significant pieces of legislation such as the Fire Precautions Act 1971 and the Fire Precautions(Workplace Amendment) Regulations 1999. The Fire Safety Order places a greater emphasis on fire precaution and the assessment process.

Northern Ireland and Scotland continue to have their own legislation which is referred to where appropriate. The Fire Safety Order applies to all non-domestic premises in England and Wales, including the common parts of blocks of flats or houses in multiple occupation (HMOs).

As a result of the Fire Safety Order, previously issued Fire Certificates will be abolished and become invalid. The Fire Safety Order places certain duties on the responsible person for a premises: This can be anyone who has control of the premises or a degree of control over certain areas which may provide for shared responsibility, e.g.

- > Employers for the parts of premises staff enter
- > Managing agents or owners for shared parts or shared fire equipment/systems
- > The occupier of premises i.e. the self-employed.

General fire precautions

General Fire Precautions are stipulated within the Fire Safety Order to mean:

- > Measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises
- > Measures in relation to the means of escape from the premises
- > Measures for securing that, at all times, the means of escape can be safely and effectively used
- > Measures in relation to the means of fighting fires on the premises
- > Measures to ensure the means for detecting fire on the premises and giving warning in case of fire on the premises
- > The provision of arrangements for action to be taken in the event of fire on the premises, including instruction and training of employees and measures to mitigate the effects of fire.

How to meet the main objectives of the Fire Safety Order

The key requirement of the Fire Safety Order is the completion of a fire risk assessment, which is to be carried out by the *responsible person* or *delegated competent person*.

Responsible person: extract from Regulatory Reform (Fire Safety) Order 2005:

Meaning of “responsible person”

In this Order “responsible person” means —

- a. in relation to a workplace, the employer, if the workplace is to any extent under his control;
- b. in relation to any premises not falling within paragraph (a)-
 - i. the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or
 - ii. the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

Responsible person: Extract from PAS 79:2012

‘Although legislation does not demand that a specific, named person be responsible for fire safety within particular premises, it is of advantage to confirm, in the fire risk assessment, that within the organization there is someone who, in at least an administrative sense, is responsible for fire safety within the premises. The intention is not to provide a legal interpretation of responsibility, but to reflect the managerial arrangements in place at the time of the fire risk assessment. The person in question might, or might not, have a legal responsibility for breaches of legislation, etc.

According to the manner in which the organization is structured, the person named in this section of the fire risk assessment might be a director, building manager, facilities manager, health and safety manager, fire safety manager, estates manager, etc. The person might or might not work within the premises, and the responsibility could even be shared by two or more people. It is, however, important in the management of any organization that someone is, and accepts that they are, responsible for fire safety, particularly in the case of premises in multiple occupation.’

In order to identify the responsible person for the premises we will name the individual[s] and their associated job title[s] providing assistance to the assessor on the day of the assessment. We will also provide the name of the organisation or employer having corporate control of the premises. This can be found under question 5.

Competent Person: Extract from PAS 79:2012

Meaning of competent person:

A person, suitably trained and qualified by knowledge and practical experience, and provided with the necessary instructions, to enable the required task(s) to be carried out correctly. The relevant fire safety legislation requires nomination of various competent persons to carry out a number of different defined tasks.

Unlike previous legislation, consideration must be given to everyone who may be present on the premises.

The 5 steps to fire risk assessment:

1. Identify fire hazards

Consideration should be given to potential sources of ignition, which may include process hazards within the premises or arson exposures, sources of fuel such as a build up of waste materials, the storage of goods and potential sources of accelerants which may exacerbate a fire.

2. Identify people at risk

Those persons who may be at risk in and around the premises (including but not restricted to visitors and members of the public) are to be identified and particular consideration needs to be given to people working close to fire dangers, lone workers or those who may be working in isolation, the elderly or infirm and parents with children and/or infants.

3. Evaluate, remove/reduce and protect

The risk of fire and those at risk must be evaluated and measures taken to reduce or remove those hazards presenting the risk of fire.

Consideration must be given to the adequacy of fire precautions such as fire detection and warning systems capable of warning all persons in all circumstances; the provision of fire-fighting equipment to aid escape; the adequacy of safe means of escape from the premises, including the provision of emergency lighting systems; and the provision of suitable warning signs.

Suitable training must be provided and a management system should be in place to ensure that all fire safety systems are maintained.

4. Record, plan, inform and instruct

The major findings and conclusions of the fire risk assessment must be recorded, discussed with other responsible persons where appropriate and an emergency plan should be prepared. All persons at risk are to be informed of and instructed in necessary actions and training provided.

5. Review

Finally, the fire risk assessment is to be reviewed on a regular basis to reflect any changes that may have occurred to the premises or activities carried out within.

N.B. 1. Where no emergency or evacuation procedures exist it is not in the scope of this report that such procedures are produced.

N.B. 2. It is the responsibility of the client to establish these procedures as soon as possible together with the arrangement of suitable communication, instruction and training.

N.B.3. The client is also responsible for arranging the ongoing regular review and monitoring of the assessment.

Enforcement

Fire Authorities are the main agency responsible for enforcement and will look into complaints about fire safety and continue to investigate following incidents of fire.

Failure to meet with the requirements of the Fire Safety Order will, in serious cases, result in formal notices and could result in premises in all or part being prevented from use.

Scope of assessment

Whilst every effort has been made to ensure that all areas of the premises have been assessed there may be occasions where access was limited. In this case it will be mentioned in the relevant part of the document.

With regard to the level of investigation and assessment the following applies;

Persons at risk

Any persons at a specific risk will be detailed in the relevant section of this assessment.

Named responsible person

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.

Fire detection and means of giving warning

Findings are based on a visual inspection with no audibility tests or verification of full compliance with relevant British Standards carried out.

Emergency Lighting

Findings are based on a visual inspection of the system with no test of luminance levels or verification of full compliance with relevant British Standards being carried out.

HVAC

Based on a visual inspection as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

Fire separation

Findings are based on visual inspection of readily accessible areas. A degree of sampling may be undertaken where appropriate.

Arson

If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

All aspects of this report meet the requirements of the Regulatory Reform (Fire Safety) Order 2005. However, there may be items which are required by insurers or other parties which fall outside the scope of this assessment.

Validation of fire risk assessments

In order to provide suitable and sufficient fire risk assessment reports we carry out a range of quality assurance measures to ensure compliance with all necessary legislation, regulation and guidance.

To meet with the requirements of our BAFE SP205 Part 1 Life Safety Fire Risk Assessment certification scheme we validate and sign-off a percentage of all fire risk assessments. This is carried out by a senior fire risk assessor referred to as the validator and is a part of a wider quality assurance procedure.

Risk Rating and Priority Definition for Action Plan Recommendations

In order to ascertain a priority and a risk level for the tasks defined in the fire risk assessment a simple matrix is used by the risk assessors in order to bring consistency to the levels of risk. This allows for the significant findings to be given a specific risk rating as detailed below:

Likelihood of fire	Classification of fire risk		
	Likely consequence 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
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Definitions of terms used:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

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

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Slight harm ✓	Moderate harm	Extreme harm
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Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

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

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

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

Trivial	Tolerable ✓	Moderate	Substantial	Intolerable
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Definition of fire hazard: Source, situation or unsafe act with the potential to result in a fire.

Examples of fire hazards include ignition sources, accumulation of waste that could be subject to ignition and disposal of a lit cigarette close to combustible materials.

Definition of fire risk: Combination of the likelihood of the occurrence of fire and consequence(s) (number and severity of injuries) likely to be caused by a fire. In the context of this fire risk assessment, the relevant consequences of a fire are, therefore, those involving injury to people, as opposed to damage to property.

Using this table we can provide a consistent assessment of risk whilst setting recommended timescales for actions to be completed.

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.

Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

Intolerable or Substantial risk = High – Priority 1

Immediate (should be implemented as soon as possible), including, where relevant, interim measures necessary to ensure the safety of occupants until permanent measures can be implemented. The risk from fire, its effect on persons in the premises or the probability of a fire starting is intolerable or substantial. There could also be a serious contravention of fire safety legislation and/or recommendations and guidance. The responsible person should be informed as soon as reasonably practicable.

Moderate risk = Medium – Priority 2

Short term (should be implemented within, say, three months).
The risk from fire, its effect on persons in the premises or the probability of a fire starting is moderate. There could also be a contravention of fire safety legislation and/or recommendations and guidance.

Tolerable risk = Low – Priority 3

Medium term (should be implemented within, say, three to six months).
The risk from fire its effect on the persons in the premises or the probability of a fire starting is moderate. There may be a contravention of good practice, fire safety legislation and/or recommendations and guidance.

Trivial risk = Low – Priority 4

Long term (should be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises).

Note: There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month. Generally all recommendations should be completed as soon as reasonably practicable.

Any recommendations for risk improvement emanating from this assessment are contained in a separate 'Risk Improvement Programme' report, which should be read in conjunction with this assessment. Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

Cardinus shall not be liable for any loss, damage, or any other liability directly or indirectly arising out of, or in any way connected with the combustibility or fire protection performance of all façade materials including but not limited to external cladding to include associated core, filler, signage and insulation.

Survey Details

Building Occupation and Fire Strategy

Original rating	Potential rating
0	0

1. What is the main use for the building[s] including the fire strategy?

Residential

Details: Formerly a series of industrial warehouse buildings, the development comprises 5no. mixed converted and/or purpose built residential blocks. An integral car park extends beneath part of block 1-27 only.

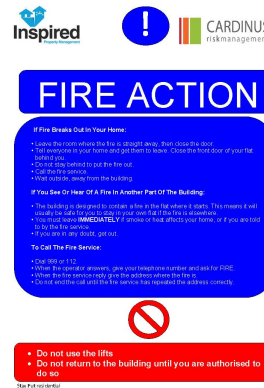
Incorrect simultaneous fire action notices in common parts. See question 'Residential property - Are there adequate emergency action plans and procedures?'

In view of the estimated date of conversion and /or construction, our assumption is that the buildings have been converted/constructed in accordance with the Building Regulation standards as of that date and therefore should be capable of supporting a 'stay put' policy.

This would be subject to compartmentation and fire door works referred to in this assessment being completed and further enquiries made of Local Authority Building Control to substantiate the development as having been fully converted in accordance with regulatory standards. See question 'Is there adequate provision of a fire detection and/or fire alarm system?'



Incorrect simultaneous fire action notices present in common area



Sample Stay-Put FAN

2. Type of occupier?

Residents

Details: The building is solely used for residential purposes.

0	0
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3. Approximate number of occupants?

156

Details: The figure is based on there being an estimated two persons per residential unit.

0	0
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4. Persons at risk?

Residents & visitors

Details: Those at risk include residents and visitors to the property.

0	0
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5. Who is the person responsible for fire safety?

Rebecca Lane

0	0
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Details: The survey was conducted with the assistance of the Property Manager, Rebecca Lane who is the person responsible for fire safety at the development.

At corporate level Inspired Property Management Limited are responsible.

Construction

Original rating	Potential rating
0	0

6. What is the height of the building in storeys including ground level?

4

Details: Blocks 1-27 & 28-64 - The buildings are 4 storey properties inclusive of roof space accommodation.

Blocks 66-70 & 71-76 - The buildings are 3 storey properties.

Block 77-78 - The building is a 2 storey property.



1-27 - Front Elevation



28-64 - Front Elevation



66-70 - Front Elevation



71-76 - Front Elevation



77-78 - Front Elevation

7. How many basement levels are there in the property? 0 0

0
 Details: There are no basement levels.

8. How many units/apartments are there in the property? 0 0

78
 Details: The property provides 78 self-contained residential units across 5no. blocks.

9. When was the property constructed? 0 0

Circa 1903
 Details: Blocks 1-27, 28-64 & 77-78 - Formerly purpose built industrial warehouse buildings and/or ancillary commercial office unit, the properties were originally constructed circa 1903.
 Blocks 66-70 & 71-76 - purpose-built residential blocks, erected circa 2006.

We estimate conversion/construction works were completed circa 2006. Our assessment assumes the development was converted in accordance with the Building Regulatory standards as of this estimated date.

Note: No listing and/or conservation designation restrictions appear to be associated with this development.

Further enquiry of the Local Authority Building Control should be completed to confirm that the development was fully converted in accordance with regulatory standards and is therefore capable of supporting a 'stay put' evacuation policy.

10. Is the property purpose built or a conversion? 0 0

Conversion
 Details: The development comprises a mix of purpose-built and converted blocks.

Blocks 1-27, 28-64 & 77-78 - Formerly purpose built industrial warehouse buildings and/or ancillary commercial office unit.

Blocks 66-70 & 71-76 - purpose-built residential blocks.

11. What is the general building construction? 0 0

Traditional brick built with concrete floors and pitched roof

Details: Blocks 1-27 & 28-64 - 2no. homogenous converted and extended detached blocks of assumed traditional solid/cavity brick and steel frame construction with brick and rendered elevations under mixed pitched and flat roof structures overlaid with slate and modern membrane finishes respectively.

Internally, assumed solid ground bearing concrete and suspended timber (off suspended concrete slab) floor structures are provided at ground and upper floor levels respectively.

The means of escape to each block is provided by 2no. internal staircores both of which extend to ground level and subsequent ultimate place of safety.

Blocks 66-70 & 71-76 - 2no. homogenous purpose-built attached blocks of assumed traditional cavity brick construction with pitched stone and rendered elevations under pitched roof overlaid with slate.

Internally, solid ground bearing concrete and suspended concrete floor structures are provided at ground and upper floor levels respectively.

The means of escape to each block is provided by 1no. internal staircore, which extends to ground level and subsequent ultimate place of safety.

Block 77-78 - converted detached block of assumed traditional stone/rubble filled cavity construction with pitched stone faced elevations under pitched roof overlaid with slate.

Internally, suspended timber floor structures are provided at ground and first floor levels respectively.

The means of escape is achieved via a single ground floor lobby with final exit to the front of the building from which an ultimate place of safety can be reached. Stairs to the first floor flat are privately demised.

Access to the common area and internal service/plant cupboards was gained in each block.

No access was gained into the flats or any associated roof voids. No accessible common area roof voids.

Following a visual inspection of the exterior, we did not notice any obvious evidence of cladding materials forming the external elevations of any block.

12. What is the overall condition of the property?

Satisfactory

0 0

Electrical

Original rating	Potential rating
5	0

13. Are electrical installations subject to periodic inspection?

No hazard identified at time of assessment.

Details: Periodic inspection of electrical installations carried out by competent engineer.

0 0



Landlord supply

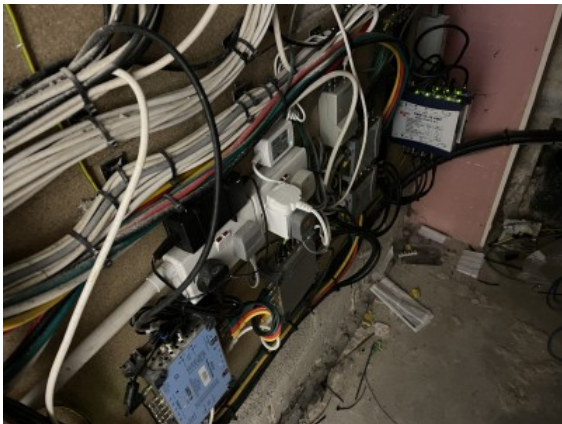
14. Has Portable Appliance Testing (PAT) been carried out? **5** **0**

No/Unable to confirm - Risk of fire from non PAT tested electrical equipment.

Details: No evidence of valid PAT testing and/or maintenance arrangements of portable appliances noted in common parts.

This may have been carried out. No evidence available at time of assessment.

[T# 2022-132721 PAT testing](#)



AV equipment plugged in to landlord supply

15. Are there measures in place to limit the use of and damage to trailing leads? **0** **0**

No hazard identified at time of assessment.

Details: No evidence of any untidy and/or damaged trailing appliance leads noted in common areas.

16. Are extension leads and adaptors being used safely? **0** **0**

No hazard identified at time of assessment.

Details: No evidence of any overloading associated with extension leads and/or adaptors in common parts.

17. Other hazards or deficiencies observed. **5** **0**

Other hazard or deficiency observed at the time of assessment.

Details: Other Issues:

1. Lightning protection installed.

We were unable to verify whether periodic testing and inspection of the lightning protection system is undertaken by a competent engineer. This may have been carried out. No evidence available at the time of assessment.

2. Plastic conduit and/or retrospectively clipped cables have been introduced in parts of the common areas.

There have been recorded instances where fire breaks out causing the conduit and/or fixing clips to melt and firefighters becoming entangled in the loose wiring.

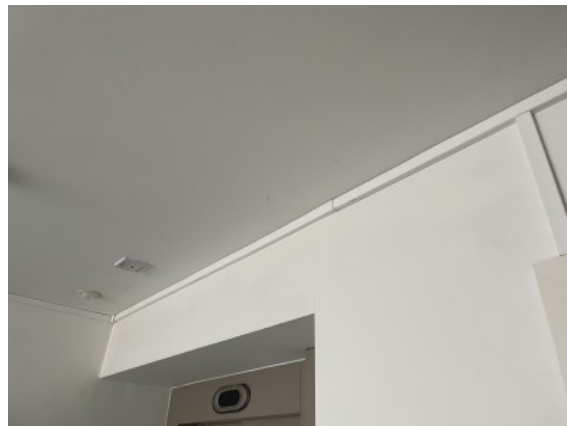
Further checks to ensure cables are correctly secured and/or re-secured using appropriate fixings advised, as necessary.

[T# 2022-132722 Other electrical hazard or deficiency](#)

[T# 2022-132723 Other means of escape hazard or deficiency](#)



Lightning protection system



Plastic conduit noted on escape routes

Smoking

Original rating	Potential rating
3	0

18. Is smoking prohibited in relevant parts of the building and where required are suitable designated areas provided?

3	0
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No/Unable to confirm - Risk of fire from discarded smoking materials.

Details: Development does comply with No Smoking (Signs) Regulations 2012.

Smoking signage and policy in place however, discarded smoking materials noted adjacent to some building perimeters, which could lead to fire development.

Residents should be reminded to discard of smoking materials in an appropriate manner utilising the receptacles provided.

[T# 2022-132724 Smoking](#)



28-64 - Evidence of discarded smoking materials adjacent to building perimeter

19. Other hazards or deficiencies observed.

0 0

No other hazard or deficiency observed at the time of assessment.

Heating

Original rating	Potential rating
0	0

20. Are all Heating Ventilation Air Conditioning (HVAC) installations maintained to manufacturers guidelines?

0 0

No hazard identified at time of assessment.

Details: Wall mounted heaters in common areas are hardwired and testing can form part of the overall system testing regime.

Leaseholders/tenants are responsible for maintenance of installations within their demise.



Hardwired wall mounted heaters noted in common parts

21. Are portable and/or fixed heaters clear of combustible materials?

0 0

Not Applicable.

Details: All heaters found to be fit for purpose and clear of combustible materials.

22. Other hazards or deficiencies observed.

0 0

No other hazard or deficiency observed at the time of assessment.

Cooking

Original rating	Potential rating
0	0

23. Are kitchen equipment and appliances in good condition and clear of combustible materials?

0 0

Not Applicable.

Details: No common area kitchen facilities.

24. Are extraction systems periodically inspected and cleaned? 0 0

Not Applicable.

Details: There are no extraction systems.

25. Other hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of assessment.

Arson

Original rating	Potential rating
5	0

26. Are all reasonable measures in place to protect unauthorised entry to premises? 3 0

No/Unable to confirm - Risk of arson from unauthorised access to premises.

Details: Controlled access to buildings and reasonable overall security. Occupier operated intercom/door entry systems installed. Gated community.

Block 77-78 - main door unsecured at time of assessment. The development is a gated community however, a risk of unauthorised entry, albeit low exists. Repair advised.

[T# 2022-132725 Access Control](#)

27. Are there combustible materials in close proximity to building? 0 0

No hazard identified at time of assessment.

Details: Buildings generally clear of combustible materials readily available for ignition by outsiders. See question 'Is there a risk from arson or accidental ignition in external waste bins which could affect the building?'

No evidence of malicious fire setting in the vicinity.

28. Is there a risk from arson or accidental ignition in external waste bins which could affect the building? 5 0

Risk of arson from external waste bins located in close proximity to building.

Details: The development is a gated community therefore the risk of deliberate arson associated with waste bins is low. Purpose-built refuse stores are provided however, a number of bins are being inappropriately stored adjacent to some building perimeters. Bin lids also noted to be in an open position with refuse overflowing.

We advise that bins are relocated away from any building perimeter walls and stored appropriately in designated bin stores. Bin stores should be cleared of any loose refuse to facilitate space. See question 'Is all waste at the central collection or storage areas reasonably secured and in a clean and tidy condition?'

[T# 2022-132726 Arson bins](#)



Bins stored immediately adjacent to the rear of the building

29. Is there a risk of arson by access to letterbox? 0 0

No hazard identified at time of assessment.

Details: Appropriate internal arson proof letterboxes installed.



Internal letterbox system installed in common parts

30. Other hazards or deficiencies observed.

0 0

No other hazard or deficiency observed at the time of assessment.

Processes and Equipment

Original rating	Potential rating
0	0

31. Are measures in place to reduce risk of ignition from working practices and processes?

0 0

Not Applicable.

Details: These questions generally deal with industrial processes and equipment and as such they are not relevant to residential properties.

32. Is there a risk of fire from any equipment or machinery?

0 0

No hazard identified at time of assessment.

Details: No plant and/or machinery on site.

1-27 & 28-64 - There is a passenger lift within the buildings. See question ' Are arrangements in place for statutory inspections of lifts and lifting equipment?'

33. Other hazards or deficiencies observed.

0 0

No other hazard or deficiency observed at the time of assessment.

Flammable Materials

Original rating	Potential rating
0	0

34. Is there adequate control over combustible material fire loading and storage?

0 0

No/Unable to confirm - Risk of fire spread from incorrect storage and/or excessive amounts of combustible materials.

Details: Waste items not adequately controlled with superfluous amounts of combustible materials increasing the fire loading of premises. See question 'Are all escape routes clear of combustible materials and obstruction?'

35. Is there adequate control over the use and/or storage of flammable liquids and gases?

0 0

No hazard identified at time of assessment.

Details: No flammable liquids or gases in use/noted in common areas and/or adjacent to the building at the time of our assessment.

36. Is there a hot works permit procedure in place?

0 0

No hazard identified at time of assessment.

Details: We understand that the management company has a hot works permit procedure in place as part of their approved Contractor's scheme.

37. Other hazards or deficiencies observed.

0 0

No other hazard or deficiency observed at the time of assessment.

Fire Detection and Alarm

Original rating Potential rating

5 0

38. Is there adequate provision of a fire detection and/or fire alarm system?

5 0

No hazard identified at time of assessment.

Details: 1-27 & 28-64 - Grade A automatic fire detection and warning system installed in common parts. Manual call points noted on escape routes. Smoke detectors provided with relays to operate automatic opening vents (AOV's).

66-70 & 71-76 - Grade A automatic fire detection and warning system installed in common parts. Manual call points noted on escape routes.

This assessment is restricted to the common parts only and no access was gained to the individual apartments. However, based on limited observations it appears that the systems within all buildings are not interlinked with private apartments.

It is understood that the buildings was constructed/converted circa 2006 and as such these systems may not be required. In the event that compartmentation and fire door works referred to in the report are completed and it is concluded that the buildings can subsequently support a 'stay put' evacuation strategy, consideration should be given to their removal and/or disabling of any sounding detectors within corridors adjacent to apartments.

1-27 & 28-64 - The detector heads, control and indicating equipment that form part of the automatic smoke ventilation system should remain in place.

Note: If the residents feel that they do not wish to remove the fire alarm systems as they offer some level of comfort and reassurance the systems may remain in place.

The residents should be made fully aware of the 'stay put' strategy which, subject to the above, is considered appropriate for this type of development.

The fire alarm systems should continue to be tested and maintained to the relevant sections of BS 5839 for as long as they remain in place. See question 'Is the fire detection and/or fire alarm system subject to routine tests and maintenance?'

77-78 - no common fire alarm and detection system present within the building.

Note: 1-27, 28-64 & 77-78 - in the event that conversion quality cannot be substantiated, the evacuation strategy should be changed to simultaneous, which would require the extension of the existing and/or introduction of a fire alarm and detection system (block 77-78) to provide interlinked detection within all apartments, installed in accordance with BS 5839. In this instance, we would advise that separate fire risk assessments be completed on these buildings in the future. See question 'Residential property - Are there adequate emergency action plans and procedures?'

[T# 2022-132727 AFD deficiency](#)



Manual call point(s) in common parts



Detector head in common parts



Fire alarm panel in common parts



Fire alarm panel in common parts



Detector head in common parts

39. Other hazards or deficiencies observed.

0 0

No other hazard or deficiency observed at the time of assessment.

Fire Fighting Equipment

Original rating	Potential rating
5	0

40. Is there reasonable provision of fire extinguishers?

0 0

Not applicable.

Details: Due to the nature of the property there is no requirement for fire extinguishers in common areas.

41. Is there reasonable provision of fire blankets?

0 0

Not Applicable.

Details: No requirement for fire blankets in common areas.

42. Is there reasonable provision of fixed fire fighting installations? 5 0

No/Unable to confirm - Risk of fire spread due to lack of fixed fire fighting installation.

Details: 1-27 & 28-64 - Appropriate fixed fire fighting installations installed, which include a smoke vent system comprising of smoke detectors provided with relays to operate automatic opening vents (AOV's), which serve common corridors. Manually operable window apertures serve the secondary stairwells.

A number of smoke shaft doors were found open at the time of assessment. Repair required to affected actuators. See question 'Are smoke control systems subject to tests and maintenance?'

66-70 & 71-76 - No requirement for fixed firefighting installations. Manually operable window apertures noted on escape stairs. We advise that existing restriction devices are replaced with quick release and/or keyless operated fitments to ensure ease of use for firefighters in the event of a fire.

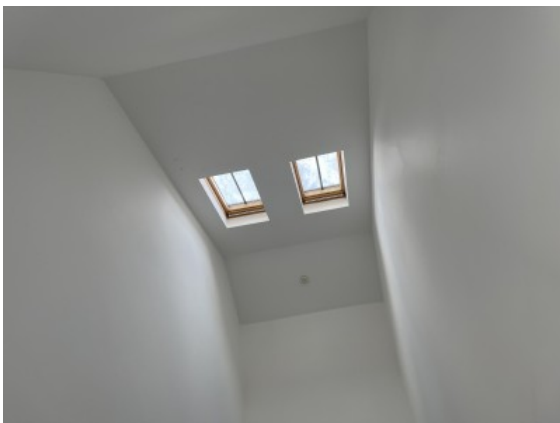
77-78 - No requirement for fixed firefighting installations.
[T# 2022-132728 Fixed fire fighting installations](#)



Smoke vent system - control panel



Smoke vent system - AOV



Manually operable skylight on common stair



Key operated window restrictors noted to apertures off escape routes

43. Is there reasonable provision of gas or other fire suppression systems? 0 0

Not Applicable.

Details: No requirement for gas or other fire suppression systems to be provided.

44. Other hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of assessment.

Escape

Original rating	Potential rating
7	0
5	0

45. Are all escape routes clear of combustible materials and obstruction?

No/Unable to confirm - Persons would be unable to evacuate the premises safely due to obstructed escape routes.

Details: Escape routes obstructed.

Resident personal effects and flat entrance door mats noted on escape routes that pose a trip/obstruction hazard and should be removed.

A number of combustible items also noted in various service/intake cupboards situated off escape routes.

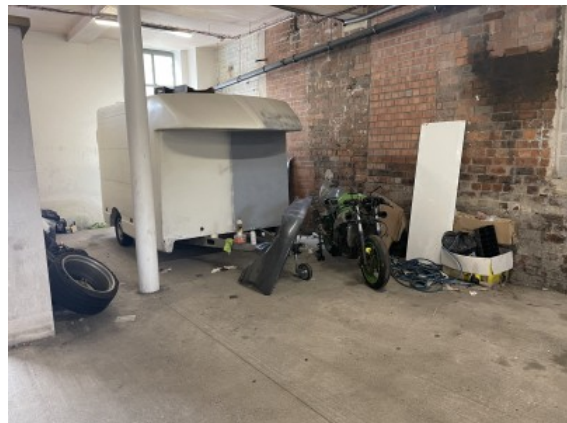
1-27 - Resident personal effects also noted in the car park, which is increasing the fire loading of the premises. Removal of items advised.

Note: In the event that a temporary simultaneous evacuation strategy is introduced, it will be essential for all escape routes and adjacent service/store cupboards to be kept sterile at all times.

[T# 2022-132771 Escape routes obstructed](#)



Private flat entrance door mats noted on escape routes



Combustible materials noted in car park



Combustible materials affixed to private flat entrance doors



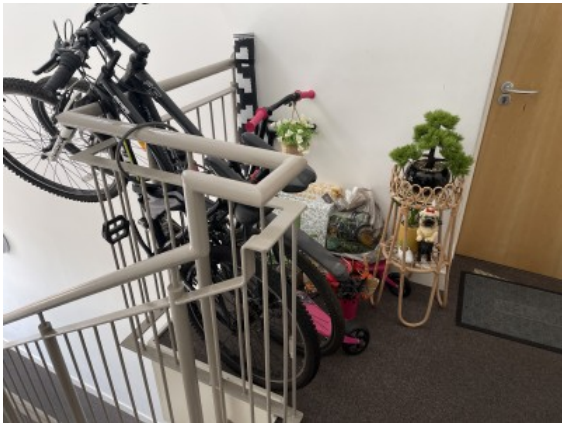
Resident personal effects noted on escape routes



Combustible materials noted in service cupboards



Combustible materials noted in service cupboards



Resident personal effects noted on escape routes



Resident personal effects noted on escape routes

46. Are travel distances within guidelines for the type of premises? 0 0

No hazard identified at time of assessment.

Details: All travel distances within guidelines for the type of premises. See question 'Is there reasonable provision of fixed fire fighting installations?'

47. Is the fire separation of floors and compartments considered to be satisfactory? 7 0

No/Unable to confirm - Fire resistance requires attention to prevent the possible spread of smoke and flames.

Details: There is a lack of fire resistance between floors and compartments.

Breaches and/or incomplete compartmentation to service cupboards/risers and common ceiling voids that require addressing in order for the building to safely support a 'stay put' evacuation strategy.

Guidance for Contractors: Any future works or routine maintenance, affecting areas providing fire resisting construction, should be completed to the relevant standards and confirmation given that the fire resisting construction and or fire stopping carried out is appropriate. Refer to: Building Regulations Fire Safety Approved Document B Volume 2 Buildings other than Dwelling House

[T# 2022-132772 Fire separation](#)



Incomplete fire stopping of cable/pipe penetrations in electric intake cupboard



Incomplete fire stopping of cable/pipe penetrations in electric intake cupboard



Incomplete compartmentation in common ceiling voids



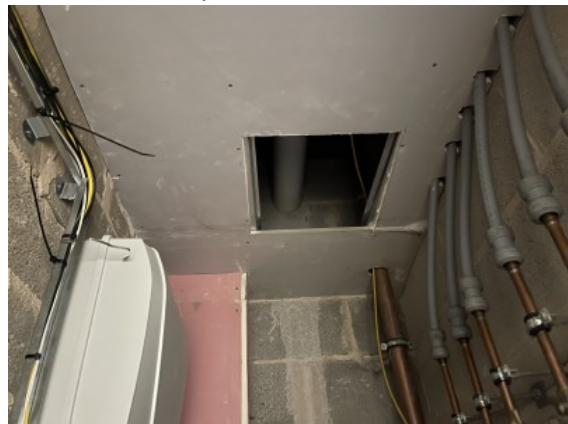
Incomplete compartmentation in common ceiling voids



Damage noted to common ceilings



Incomplete fire stopping of cable/pipe penetrations in electric intake cupboard



Structural steels exposed in meter cupboard..

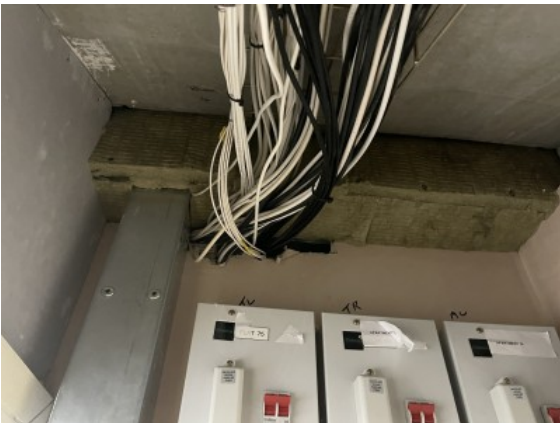


Incomplete compartmentation in riser cupboard

Incomplete compartmentation in riser cupboard



Incomplete fire stopping of cable/pipe penetrations in electric intake cupboard



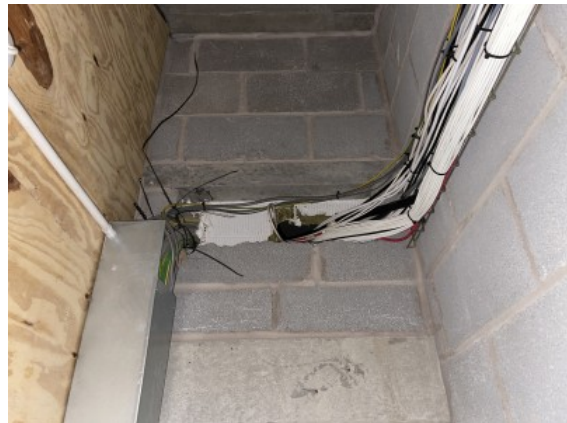
Incomplete fire stopping of cable/pipe penetrations in electric intake cupboard



Service riser not constructed in fire resistant materials



Incomplete compartmentation in riser cupboard



Damaged fire batten/cavity barrier

48. Are all fire exits easily and immediately openable?

5

0

No/Unable to confirm - Risk of persons becoming trapped by defective fire exits.

Details: All fire exits found to be in serviceable condition.

77-78 - key operated barrel lock to the final common egress door poses a potential risk of entrapment in the event of a fire. Replacement with a thumb turn equivalent on internal side advised.

[T# 2022-132773 Entrapment](#)



77-78 - key operated barrel lock to the final common egress door

49. Is there adequate provision of self closing fire resisting doors?

0

0

No hazard identified at time of assessment.

Details: Fire doors installed in appropriate locations.

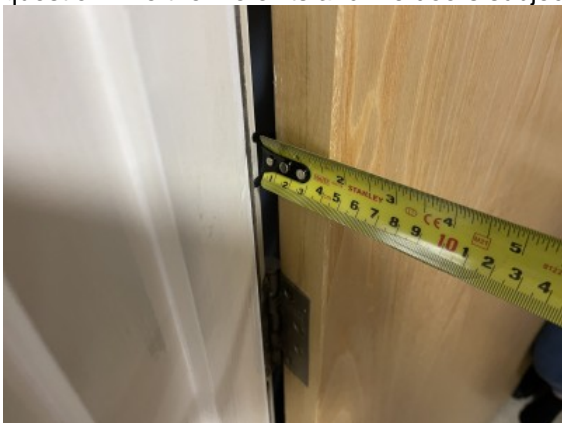
Sample inspection of a number of flat entrance doors in each building, where accessible, was completed. Inspected doors were assumed original to the property conversion/construction date and consistent with other flat entrance doors in the development.

Inspected doors and frames were considered notional FD30S assemblies with positive action self closing device.

Common part service/riser cupboard fire doors fitted with combined intumescent strips and cold smoke seals.

Circulation space fire doors fitted with positive action self closing devices, combined intumescent strips and cold smoke seals.

A degree of maintenance is now required to a number of flat entrance, circulation space and service cupboard fire doors to ensure they retain their integrity in the event of a fire. See question 'Are the fire exits and fire doors subject to periodic inspection and maintenance?'



Flat entrance door - Notional FD30S rated assembly



Flat entrance door - Notional FD30S rated assembly



Flat entrance door - Heavy duty self closer



Flat entrance door - Combined intumescent strips/cold smoke seals



Flat entrance door - Notional FD30S rated assembly



Flat entrance door - Heavy duty self closer

50. Are fire resisting doors to cupboards, stores and service ducts etc, kept locked where required? **5** **0**

No/Unable to confirm - Unlocked fire doors could lead to spread of smoke and fire.

Details: Doors generally found secure at the time of assessment.

Isolated instances of service cupboard doors unlocked.

[T# 2022-132775 Fire doors unsecured](#)

51. Are all fire resisting doors fitted with appropriate label signage? **5** **0**

No/Unable to confirm - Unlabelled fire doors could lead to spread of smoke and fire.

Details: Fire doors not fitted with correct/appropriate label signage.

Missing signage noted to service cupboard and/or circulation space door leafs.

It is important that all lockable doors are provided with 'Keep Locked' signage.

Cross corridor and/or common part circulation space doors benefitting from self closing devices should all be provided with 'Keep Shut' signage, on both door sides.

[T# 2022-132776 Fire door label signage](#)

52. Is there considered to be a reasonable standard of fire safety signs and notices? **5** **0**

No/Unable to confirm - Persons may be unable to evacuate the premises safely due to lack of signage .

Details: Directional escape signage is present.

Incorrect simultaneous fire action notices provided in common areas. Installation of 'stay put' fire action notices advised. See question 'Residential property - Are there adequate emergency action plans and procedures?'

Electrical hazard warning signage missing on cupboard doors that contain electrical equipment. Introduction of appropriate warning signage is advised, as necessary.
[T# 2022-132777 Signage](#)

53. Is there considered to be a reasonable standard of emergency lighting? 0 0

No hazard identified at time of assessment.

Details: Adequate provision of emergency lighting. No faults were readily identifiable at the time of assessment.

77-78 - no emergency lighting provision in the common lobby. In view of building's low risk nature, coupled with borrowed light achieved from adjacent car park, no requirement for emergency lighting to be installed. No task raised.

54. Other hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of assessment.

Testing and Maintenance

Original rating	Potential rating
5	0

55. Is the fire detection and/or fire alarm system subject to routine tests and maintenance? 5 0

No/Unable to confirm - Risk of fire development due to fire detection and/or fire alarm system failure.

Details: No evidence that fire alarm and detection system is serviced and maintained by competent company.

Weekly test carried out by: no information provided.

A weekly testing regime should be implemented in accordance with BS 5839 for as long as systems remain in place.

We advise that, subject to further enquiry, fire alarm systems are removed. See question 'Is there adequate provision of a fire detection and/or fire alarm system?'

[T# 2022-132778 AFD test and maintenance](#)

56. Is the emergency lighting system subject to routine tests and maintenance? 5 0

No/Unable to confirm - Persons may be unable to evacuate the premises safely due to failure of emergency lighting.

Details: No evidence that a test and maintenance schedule for emergency lighting is in place.

Monthly tests carried out by: no information provided

Periodic and monthly testing procedures should be implemented as necessary. These may be in place. No evidence made available at the time of assessment.

[T# 2022-132779 EL test and maintenance](#)

57. Are the fire extinguishers serviced annually? 0 0

Not Applicable.

Details: Due to nature of building no fire extinguishers required.

58. Are smoke control systems subject to tests and maintenance? 5 0

No/Unable to confirm - Failure of smoke control system due to lack of testing and maintenance.

Details: 1-27 & 18-64 - No evidence that a test and maintenance schedule for smoke control systems is in place.

Monthly tests carried out by: no information provided

Periodic and monthly testing procedures should be implemented as necessary. These may be in place. No evidence made available at the time of assessment.

A number of smoke shaft doors were found open at the time of assessment. Repair required to affected actuators

No smoke control systems in other buildings.

[T# 2022-132823 Smoke control](#)



Example – smoke shaft door held open

<p>59. Are external escape stairs and gang ways periodically examined by a competent person?</p> <p>Not Applicable.</p> <p>Details: No external steps and/or gangways forming part of any emergency escape route.</p>	<p>0</p>	<p>0</p>
<p>60. Are the dry/wet rising mains subject to periodic inspection and maintenance?</p> <p>Not Applicable.</p> <p>Details: There are no dry/wet rising mains in premises.</p>	<p>0</p>	<p>0</p>
<p>61. Are the fire fighting lifts subject to periodic inspection and maintenance?</p> <p>Not Applicable.</p> <p>Details: No fire fighting lifts in premises.</p>	<p>0</p>	<p>0</p>
<p>62. Are the sprinkler systems subject to periodic inspection and maintenance?</p> <p>Not Applicable.</p> <p>Details: No sprinkler systems in premises.</p>	<p>0</p>	<p>0</p>
<p>63. Are the fire exits and fire doors subject to periodic inspection and maintenance?</p> <p>No/Unable to confirm - Failure of fire exits and fire doors due to lack of inspection and maintenance.</p> <p>Details: Periodic inspection and maintenance of fire exits and fire doors carried out by the Property Manager on a regular basis as part of routine quarterly site visits. No evidence of periodic inspection and maintenance regime undertaken by a competent person in place.</p>	<p>5</p>	<p>0</p>

A degree of maintenance of the various fire doors is advised to ensure their integrity in the event of a fire.

[T# 2022-132782 Fire exits and doors inspection and maintenance](#)



Missing ironmongery/ holes noted to service cupboard doors which could compromise integrity in the event of a fire



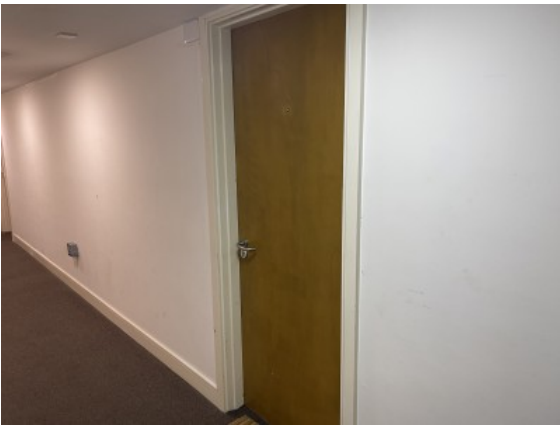
Gaps in excess of 4mm between cross corridor fire doors and respective frames and/or abutment joints.



Gaps in excess of 10mm above floor finish to base of service cupboard/riser fire door



Gaps in excess of 10mm above floor finish to base of flat entrance fire door



Retrospectively installed flat entrance door - FD rating unknown.



Gaps in excess of 10mm above floor finish to base of flat entrance fire door



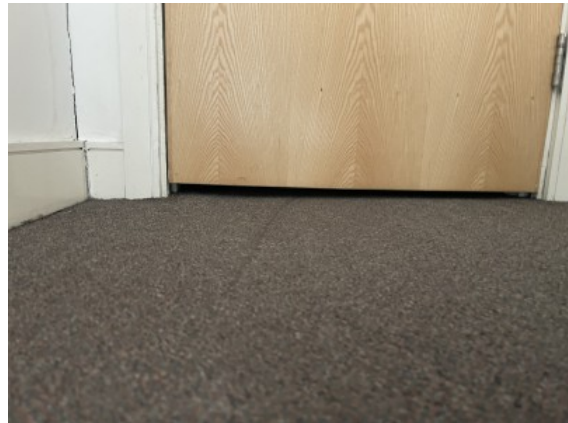
Gaps in excess of 4mm between cross corridor fire doors and respective frames and/or abutment joints.



Retrospectively installed flat entrance door - FD rating unknown.



Gaps in excess of 4mm between service cupboard fire doors and respective frames and/or abutment joints.



Gaps in excess of 10mm above floor finish to base of cross corridor fire door



Gaps in excess of 10mm above floor finish to base of flat entrance fire door



Example of cross corridor fire door not closing into frame rebate of its own volition



Absence of cold smoke seals to service cupboard fire doors

64. Are routine fire safety checks carried out?	0	0
No hazard identified at time of assessment.		
<i>Details:</i> Routine checks of fire safety provisions carried out by the Property Manager on a regular basis as part of routine quarterly site visits.		
65. Other hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of assessment.		

Evacuation

Original rating	Potential rating
5	0

66. Commercial property - Are there adequate emergency action plans and procedures?	0	0
Not Applicable.		
<i>Details:</i> No requirement - the building is solely residential.		
67. Residential property - Are there adequate emergency action plans and procedures?	5	0
No/Unable to confirm - Inadequate provision of emergency evacuation plans.		
<i>Details:</i> No evidence of emergency evacuation plans in place.		

In the event that compartmentation and fire door works referred to in this assessment are completed and further enquires conclude that all buildings within the development are capable of supporting a 'stay put' policy, no further action is considered necessary.

In the interim we advise that 'stay put' fire action notices are introduced to all buildings common escape routes. See question 'Is there considered to be a reasonable standard of fire safety signs and notices?'

However, if further enquiry reveals that the some converted buildings are not capable of supporting a 'stay put' evacuation strategy, consequential to conversion standard then the evacuation strategy should be changed simultaneous and the fire alarm systems upgraded to provide interlinked detection in all flats, as necessary.

In this instance, fire action notices should be updated throughout the building to those advising of a simultaneous evacuation strategy and the residents notified accordingly, including the appointment of a designated fire assembly point.

We would also advise that independent fire risk assessments for affected buildings be instructed in the future.

[T# 2022-132784 Residential FAN Stay Put](#)



Example - 'Stay Put' fire action notice

68. Are regular fire evacuation drills carried out? 0 0

Not Applicable.

Details: At this time, we assume that a 'stay put' policy currently applies to this development, in which circumstances evacuation drills are unnecessary.

Even in the event of any future simultaneous evacuation policy being implemented, we accept that regular evacuation drills would not be considered a viable option in a residential property.

69. Are fire procedures for visitors and outside contractors in place? 0 0

No hazard identified at time of assessment.

Details: It is understood that fire safety conditions and control measures are placed on contractors as part of the organisations approved contractor's scheme requirements. With regard to the evacuation procedures see question 'Residential property - Are there adequate emergency action plans and procedures?'

70. Has consideration been given to the evacuation of disabled persons? 0 0

Not Applicable.

Details: As this is a private residential property there is no requirement for individual evacuation plans for disabled persons.

71. Other hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of assessment.

Training

Original rating	Potential rating
0	0

72. Are persons expected to carry out the role of fire marshals given appropriate training? 0 0

Not Applicable.

Details: As this is a private residential development there is no requirement for fire marshals.

73. Are all staff given fire awareness training? 0 0

Not Applicable.

Details: As this is a private residential development there are no staff members on site.

74. Other hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of assessment.

Facilities

Original rating	Potential rating
3	0

75. Is information provided for fire fighting operations? 3 0

No/Unable to confirm - Lack of premises information could lead to fire development.

Details: Absence of zonal schematic floor plan adjacent to fire alarm panels. Introduction advised in the event the common fire alarms are to remain in situ.

In the event that the fire alarms are removed, as the buildings are small premises with simple layout and facilities, there is no further requirement.

[T# 2022-132785 Fire fighters operational information](#)

76. Is there reasonable access for fire engines and fire fighters?	0	0
No hazard identified at time of assessment.		
Details: There appears to be reasonable access for fire engines and fire fighters.		
77. Are there any hazardous materials or processes that the local Fire Service should be made aware of?	0	0
No hazard identified at time of assessment.		
Details: No evidence of hazardous materials or processes.		
78. Other hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of assessment.		

History Notices and Advice	Original rating	Potential rating
	0	0

79. Is there evidence of any recent fires and/or other fire loss experience?	0	0
No hazard identified at time of assessment.		
Details: No evidence of any recent fires noted at time of assessment. No information provided or available from client regarding other fire loss experience.		
80. Is there a current fire safety prohibition, enforcement or deficiency notice issued by the local fire authority?	0	0
No hazard identified at time of assessment.		
Details: No evidence of any notices issued by enforcement authorities. No information provided or available from client regarding notices.		
81. Does the organisation have access to fire safety advice and assistance from competent persons?	0	0
No hazard identified at time of assessment.		
Details: Evidence that the organisation has access to advice and assistance from competent persons regarding general fire precautions.		
82. Taking into account the fire prevention measures observed at the time of this risk assessment, is it considered that the hazard from fire (likelihood of fire) at these premises is:	0	0
Medium		
83. Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, is it considered that the consequences for life safety in the event of fire be:	0	0
Slight harm		
84. Accordingly, is it considered that the risk to life from fire at these premises is:	0	0
Tolerable		

Health and Safety Management	Original rating	Potential rating
	0	0

85. Do you want to include the Health & Safety risk assessment section?	0	0
Yes		
86. Is there a written Health and Safety policy for the organisation in control of the building?	0	0
Not Applicable.		

Details: No requirement - the areas assessed are solely residential and subsequently not identified as a place of work.

87. Are there adequate controls on contractors? 0 0

No hazard identified at time of assessment.

Details: Evidence of adequate controls on contractors. See question 'Are fire procedures for visitors and outside contractors in place?'

88. Is there a current Health and Safety information poster visible with completed details? 0 0

Not Applicable.

Details: No requirement - the areas assessed are residential and subsequently not identified as a place of work.

89. Is a copy of the organisations Employers Liability insurance certificate displayed or available? 0 0

Not Applicable.

Details: No requirement - the areas assessed are residential and subsequently not identified as a place of work.

90. Is there a system to control access to the premises? 0 0

No hazard identified at time of assessment.

Details: Access to premises generally controlled and secure. See Question 'Are all reasonable measures in place to protect unauthorised entry to premises?'

Risk Assessments

Original rating	Potential rating
5	0

91. Has a First Aid needs assessment been carried out? 0 0

Not Applicable.

Details: No requirement - this question is not relevant to the premises.

92. Has an assessment been made regarding facilities provided for proper access and provision for all persons as required under the Equality Act 2010? 0 0

Not Applicable.

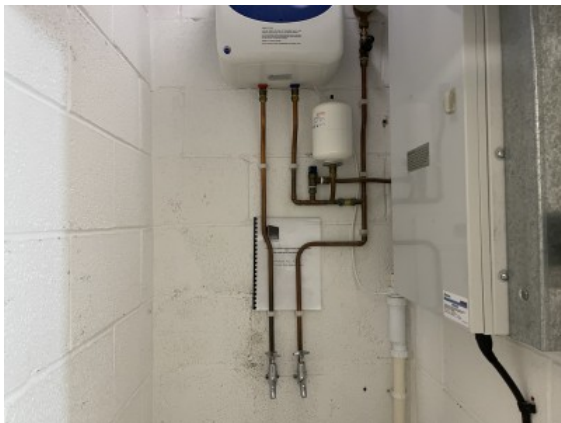
Details: No requirement – the building does not offer public services. Any requests for reasonable adjustments are made on a case by case basis.

93. Are there site specific risk assessments carried out for Legionella? 5 0

No/Unable to confirm - Risks from Legionella bacteria.

Details: No evidence of Legionella risk assessment having been carried out. This refers to dead leg pipework serving cleaner sink unit.

[T# 2022-132846 Legionella Assessment](#)



Deadleg pipework

94. Are there site specific risk assessments carried out for Working at Height? 0 0

Not Applicable.

Details: No requirement - no areas of this nature identified at the premises.

95. Are there any roof areas with unrestricted access? **0** **0**

Not Applicable.

Details: No requirement - no areas of this nature identified at the premises.

96. Are there site specific risk assessments for COSHH (Control of Substances Hazardous to Health)? **0** **0**

Not Applicable.

Details: No requirement - no areas of this nature identified at the premises.

We assume that adequate COSHH risk assessments are completed by approved contractors commissioned by the Managing Agent that are responsible for the cleaning of common areas.

97. Is there a current Asbestos Management Survey in place? **5** **0**

No/Unable to confirm - Risks from possible presence of Asbestos.

Details: Unable to confirm – Risks from possible presence of Asbestos. An asbestos management survey may have been completed. No evidence available at time of assessment.
[T# 2022-132847 Asbestos Survey](#)

98. Are there site specific risk assessments and maintenance programmes in place for powered operated doors/gates? **5** **0**

No/Unable to confirm - Risks from crushing, trapping or other injury.

Details: No evidence in place that a power operated gate risk assessment has been carried out. This refers to development vehicle entry gates.

This may be in place. No evidence made available at the time of assessment.
[T# 2022-132848 Power Operated Door/Gate Risk Assessment](#)



Vehicle entry gates

99. Has a DSE (Display Screen Equipment) risk assessment been carried out? **0** **0**

Not Applicable.

Details: No requirement - no items of this nature identified at the premises.

100. Has a Manual Handling risk assessment been carried out? **0** **0**

Not Applicable.

Details: No requirement - no items of this nature identified at the premises.

101. Has a Lone Worker risk assessment been carried out? **0** **0**

Not Applicable.

Details: No requirement - The question is not relevant to the premises.

102. Has a Driving at Work risk assessment been carried out? **0** **0**

Not Applicable.

Details: No requirement - The question is not relevant to the premises.

Accidents and Incidents

Original rating	Potential rating
0	0

103. Is there a accident book on site and is it readily available?

Not Applicable.

Details: No requirement - The question is not relevant to the premises.

0	0
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Lifts

Original rating	Potential rating
4	0

104. Are arrangements in place for statutory inspections of lifts and lifting equipment?

No/Unable to confirm - Risk from equipment not being adequately maintained.

Details: We have been advised that arrangements are in place for statutory inspections of lifts and/or lifting equipment.

Block 1-27 - No evidence in place that arrangements are in place for statutory inspections of vehicle car lifts in car park.

This may be in place. No evidence made available at the time of assessment.

[T# 2022-132849 Lifts & Lifting Equipment - Certificates](#)



Vehicle car lifts

4	0
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Internal Environment

Original rating	Potential rating
3	0

105. Are pedestrian routes free from slip and/or trip hazards?

No hazard identified at time of assessment.

Details: Pedestrian routes appear to be free from slip and trip hazards arising from fixed fitments. We recommend that obstructions noted on common escape routes are removed. See question 'Are all escape routes clear of combustible materials and obstruction?'

0	0
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106. Are there any changes in levels or other areas that might require hand rails?

No hazard identified at time of assessment.

Details: Handrails provided for any significant changes in levels and/or other areas.


0	0
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107. Are there changes in levels and/or surfaces in the building[s] that may require marking or anti-slip material?

No hazard identified at time of assessment.

Details: Changes in levels and/or surfaces in the building found to be adequate.

0	0
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- | | | |
|---|-----------------|-----------------|
| <p>108. Do cleaners ensure they reduce the risk of slips by using adequate signs, barriers and cleaning wet floors etc?</p> <p>No hazard identified at time of assessment.
 Details: Evidence of signs and clear up in place by cleaners.</p> | <p>0</p> | <p>0</p> |
| <p>109. Do cleaners ensure all their work equipment and/or materials are locked away?</p> <p>Not Applicable.
 Details: No requirement - no cleaning materials and/or equipment identified at premises at time of assessment.</p> | <p>0</p> | <p>0</p> |
| <p>110. Does the artificial lighting appear adequate in assessed internal areas?</p> <p>No hazard identified at time of assessment.
 Details: Standard artificial lighting appears to be adequate.</p> | <p>0</p> | <p>0</p> |
| <p>111. Are the premises being generally maintained in a clean and tidy condition?</p> <p>No hazard identified at time of assessment.
 Details: Premises maintained in a clean and tidy condition. See question 'Are all escape routes clear of combustible materials and obstruction?'</p> | <p>0</p> | <p>0</p> |
| <p>112. Are all relevant large glazing panels marked to help prevent persons coming into collision with panels?</p> <p>Not Applicable.
 Details: No requirement - no identified areas of risk.</p> | <p>0</p> | <p>0</p> |
| <p>113. Does all on site glazing appear to be in good condition?</p> <p>No/Unable to confirm - Glazing found in poor or hazardous condition.
 Details: Generally, all on site glazing appears to be in good condition.</p> <p>Block 77-78 - Glazing over primary egress door has fractured and may not be of a reinforced type. Repair and subsequent upgrade advised, as appropriate for health and safety purposes.
 T# 2022-132850 Glazing - General Condition</p> | <p>3</p> | <p>0</p> |
|  | | |
| <p>Fractured fanlight glazing over egress door – block 77–78</p> | | |
| <p>114. Are unavoidable high level obstructions such as low beams or pipe work appropriately marked?</p> <p>No hazard identified at time of assessment.
 Details: Low ceilings/reduced head height in common areas marked appropriately.</p> | <p>0</p> | <p>0</p> |
| <p>115. Are there any internal fixtures and fittings that appear to be insecure?</p> <p>No hazard identified at time of assessment.
 Details: No obvious issues observed.</p> | <p>0</p> | <p>0</p> |
| <p>116. Are there any areas of obvious issues with damp and/or mould?</p> <p>No hazard identified at time of assessment.</p> | <p>0</p> | <p>0</p> |

Details: There are no significant areas of mould and damp.

Evidence of damp staining from leaks in common areas.

Level of damp considered acceptable and not an immediate risk to occupant health. Maintenance issues as opposed to health and safety. No task raised.

117. Are there any obvious requirements for Health and Safety signage, other than those required under the Fire Safety Order? 0 0

No hazard identified at time of assessment.

Details: All required safety signs and notices are displayed.

118. Other internal environment hazards or deficiencies observed 0 0

No other hazard or deficiency observed at the time of assessment.

Welfare Facilities

Original rating	Potential rating
0	0

119. Is there considered to be a sufficient number of sanitary conveniences provided? 0 0

Not Applicable.

Details: No requirement - this question is not relevant to the premises.

120. Are suitable facilities provided for the safe disposal of sanitary waste? 0 0

Not Applicable.

Details: No requirement - this question is not relevant to the premises.

121. Other welfare facilities hazards or deficiencies observed 0 0

No other hazard or deficiency observed at the time of assessment.

General Structure

Original rating	Potential rating
0	0

122. Do windows and/or doors open into walkways where significant collisions could take place? 0 0

No hazard identified at time of assessment.

Details: There is no apparent risk of collision from windows or doors opening into walk ways.

123. Are there any obvious areas where windows require devices to restrict opening? 0 0

No hazard identified at time of assessment.

Details: Window restrictors fitted to upper floor common part windows with openable apertures. Replacement with quick release equivalents advised. See question 'Is there reasonable provision of fixed fire fighting installations?'

124. Where the bottom edge of any opening window is less than 800mm above floor level, is a barrier fitted to prevent falls? 0 0

Not Applicable.

Details: No requirement – no identified areas or risk.

125. Does the general building structure appear adequate? 0 0

No hazard identified at time of assessment.

Details: No obvious issues observed.

126. Other general structure hazards or deficiencies observed 0 0

No other hazard or deficiency observed at the time of assessment.

Waste Management

Original rating	Potential rating
3	0

127. Is all waste at the central collection or storage areas reasonably secured and in a clean and tidy condition? **3** **0**

No/Unable to confirm - Risk of vermin infestation and/or littering.

Details: Waste areas untidy. Clearing advised. See question 'Is there a risk from arson or accidental ignition in external waste bins which could affect the building?'

[T# 2022-132851 Waste - Security](#)



Waste areas in untidy condition

128. Other waste management hazards or deficiencies observed. **0** **0**

No hazard identified at time of assessment.

External Environment

Original rating	Potential rating
3	0

129. Are there any obvious concerns regarding the building[s] car parking and traffic routes? **0** **0**

No hazard identified at time of assessment.

Details: Traffic routes generally in good repair, with road and other markings in place and clearly visible to users.

130. Are height and/or width restrictions clearly indicated by signage? **3** **0**

No/Unable to confirm - Risk of collision due to height and/or width restrictions for vehicles.

Details: Insufficient signage to inform of damage from height and/or width restrictions. This refers to vehicle entry to the car park - block 1-27.

[T# 2022-132852 Traffic Management-Height and Width Signage](#)

131. Does the ventilation of any underground car parking appear adequate? **0** **0**

No hazard identified at time of assessment.

Details: Adequate ventilation provided in car parking areas.

132. Is there artificial lighting available for vehicle movement areas? **0** **0**

No hazard identified at time of assessment.

Details: Good artificial lighting available as required for vehicle movement areas.

133. Are there any obvious concerns regarding car park pedestrian routes? **0** **0**

No hazard identified at time of assessment.

Details: No obvious issues observed. Pedestrian routes well marked and separate from moving traffic.

134. Are external walkways and steps in reasonable condition with no obvious slip or trip hazards? **0** **0**

No hazard identified at time of assessment.

Details: Walkways in good condition with no obvious slip or trip hazards.

135. Are there any obvious concerns relating to tree and general grounds maintenance? **0** **0**

No hazard identified at time of assessment.

Details: No obvious issues observed.

136. Other external environment hazards or deficiencies observed

0

0

No other hazard or deficiency observed at the time of assessment.

Details: Block 77-78 - wasp nest reported by resident in adjacent foliage. Matter in hand. No task raised.

Risk Improvement Programme

Any recommendations for risk improvement emanating from this assessment are contained in a separate 'Risk Improvement Programme' report, which should be read in conjunction with this assessment.

Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

Ref	Task Subject	Type	Priority	Required By Date
2022-132721	PAT testing	Recommended	Medium	19/01/2023
2022-132722	Other electrical hazard or deficiency	Recommended	Medium	19/01/2023
2022-132723	Other means of escape hazard or deficiency	Recommended	Medium	19/01/2023
2022-132724	Smoking	Recommended	Low	19/11/2022
2022-132725	Access Control	Recommended	Low	19/11/2022
2022-132726	Arson bins	Recommended	Medium	19/11/2022
2022-132727	AFD deficiency	Recommended	Medium	19/01/2023
2022-132728	Fixed fire fighting installations	Recommended	Medium	19/12/2022
2022-132771	Escape routes obstructed	Recommended	Medium	19/01/2023
2022-132772	Fire separation	Recommended	High	19/12/2022
2022-132773	Entrapment	Recommended	Medium	19/01/2023
2022-132775	Fire doors unsecured	Recommended	Medium	19/11/2022
2022-132776	Fire door label signage	Recommended	Medium	19/11/2022
2022-132777	Signage	Recommended	Medium	19/11/2022
2022-132778	AFD test and maintenance	Recommended	Medium	19/11/2022
2022-132779	EL test and maintenance	Recommended	Medium	19/11/2022
2022-132782	Fire exits and doors inspection and maintenance	Recommended	Medium	19/01/2023
2022-132784	Residential FAN Stay Put	Recommended	Medium	19/11/2022
2022-132785	Fire fighters operational information	Recommended	Low	19/01/2023
2022-132823	Smoke control	Recommended	Medium	19/11/2022
2022-132846	Legionella Assessment	Recommended	Medium	19/01/2023
2022-132847	Asbestos Survey	Recommended	Medium	19/01/2023
2022-132848	Power Operated Door/Gate Risk Assessment	Recommended	Medium	19/01/2023
2022-132849	Lifts & Lifting Equipment - Certificates	Recommended	Medium	19/01/2023
2022-132850	Glazing - General Condition	Recommended	Low	19/01/2023
2022-132851	Waste - Security	Recommended	Low	19/11/2022
2022-132852	Traffic Management-Height and Width Signage	Recommended	Low	19/11/2022

Certificate Number	LS	0282541
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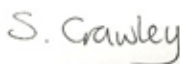
Life Safety Fire Risk Assessment
Gold Approved Scheme
CERTIFICATE OF CONFORMITY



This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1	NSI Life Safety Fire Risk Assessment Gold Approved Organisation	
	Cardinus Risk Management Ltd	
	BAFE Registration Number	
	NSI 100401	
Part 2	Name of Client	
	Inspired Property Management Limited	
Part 3	Address of premises for which the fire risk assessment was carried out	
	Melbourne Mills Morley Leeds LS27 8BJ	
	Part or parts of the premises to which the fire risk assessment applies	
	All accessible areas of the premises under the control of the client; as detailed within the fire risk assessment report. Where access was limited it will be mentioned in the relevant section of the report.	
Part 4	Brief description of the scope and purpose of the fire risk assessment	
	Scope: To determine the risk proportionate fire precautions required to protect occupants and people in the immediate vicinity of the premises. Purpose: To provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.	
Part 5	Effective date of the fire risk assessment	06 Sep 2022
Part 6	Recommended date for review of the fire risk assessment	06 Sep 2023

We, being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)		
	Name	Samantha Crawley
	Job Title	Validator and Senior Fire Risk Assessor
	Date	19 Oct 2022

Life Safety Fire Risk Assessment Gold is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY
BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.
NSI will not normally consider complaints unless the Approved company has been given the opportunity to resolve the dispute as set out above.
Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.
NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake

Footnote.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).
RS8071.2 12/12 (Word 2007)