

## ACCENT HOUSING - FIRE RISK ASSESSMENT



|                                   |   |
|-----------------------------------|---|
| <b>Region :</b>                   | <b>North East</b>                         |
| <b>Scheme Name :</b>              | <b>Malins Lodge</b>                       |
| <b>Scheme Address :</b>           | <b>Eason Road<br/>Redcar<br/>TS10 1HJ</b> |
| <b>Date of Assessment:</b>        | <b>06/11/2024</b>                         |
| <b>Date of Next Assessment:</b>   | <b>06/11/2025</b>                         |
| <b>FRA Frequency:</b>             | <b>Annual Re-Assessment</b>               |
| <b>Fire &amp; Safety Assessor</b> | <b>Kevin Jones</b>                        |

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

| Scheme Details  |  | Malins Lodge |
|---|--|--------------|
| <b>Region:</b>  | North East                                   |              |
| <b>Scheme Name:</b>   | Malins Lodge                                 |              |
| <b>Site Address:</b>  | <b>Street:</b>                               | Eason Road   |
|   | <b>Town:</b>                                 | Redcar       |
|   | <b>Post Code:</b>                            | TS10 1HJ     |
| <b>Block &amp; Asset No.</b>  | 8513   |              |
| <b>Scheme Tel. No:</b>  | N/A  |              |
| <b>Date of this Assessment</b>  | 06/11/2024                                   |              |
| <b>Date of Next Review</b>  | 06/11/2025                                   |              |
| <b>Fire Risk Assessment Frequency</b>   | Annual                                       |              |
| <b>Purpose of Fire Risk Assessment</b>  | Annual Re-Assessment                         |              |
| <b>Fire &amp; Safety Assessor</b>   | Kevin Jones                                  |              |
| <b>Director of Customer Experience</b>  | Sue Mellon                                   |              |
| <b>Customer Partnership Manager</b>   | Jan Walsh                                    |              |
| <b>Contract Manager</b>   | Mike Williams                                |              |
| <b>Scheme Manager/Customer Partner</b>  | Julie Hodgson                                |              |
| <b>Other staff in attendance</b>  | N/A  |              |
| <b>Use of Building</b>  | House in Multiple Occupation                 |              |
| <b>Approximate Number of occupants</b>  | 6  |              |
| <b>Occupancy Profile</b>  | Young  |              |
| <b>Familiarity of the occupants</b>   | Fully Familiar                               |              |
| <b>Likely state of the Occupants</b>  | Alert  |              |
| <b>PEEPs in place where necessary</b>   | No   |              |
| <b>Number of on-site Accent staff</b>   | Scheme Manager Part-time                     |              |
| <b>Number of other (non-Accent) staff</b>                                     | None   |              |
| <b>Support Agency (Supported Housing)</b>                                     | N/A  |              |
| <b>Current Evacuation Strategy.</b>   | Full (Simultaneous) Evacuation               |              |
| <b>Evidence that residents have been notified of the evacuation procedure</b> | Advice notices displayed in common areas     |              |
| <b>History of fires in the building</b>                                       | None   |              |
| <b>Business Continuity Plan in place?</b>                                     | Yes  |              |
| <b>Scope of Assessment</b>  | Type 1 (Common Parts Only - Non Destructive) |              |
| <b>Applicable Fire Safety Guidance</b>  | Sleeping Accommodation Guide                 |              |
|   |  |              |
|   |  |              |
|   |  |              |

| Building Details  | Malins Lodge   |
|---|--|
| Construction Date   | 1900   |
| Construction Type   | Joisted or Load Bearing Masonry (Traditional)  |
| Roof Finish   | Pitched-Slate Tile   |
| Conversion or purpose-built   | Conversion   |
| Number of flats (self-contained)/rooms (HMOS, shared houses)        | 6  |
| Number of storeys above ground                                      | Three  |
| Number of storeys below ground                                      | None   |
| Is there a habitable basement?                                      | No   |
| Number of internal Staircases per Block (protected or unprotected?) | One-Protected  |
| Number of External Staircases per Block                             | None   |
| External Balcony part of escape route?                              | N/A  |
| Unusual features  | None   |
| Building complexity   | Simple   |
| Building Access Conditions for Fire Brigade                         | Vehicular Access to one or more elevations   |
| Surroundings: Residential/Commercial                                | Residential  |
| Fire Provision Currently in Place                                   |  |
| Fire Detection and Warning System                                   | Flats and common areas linked. Confirmation of system requested 21/11/2024 from Tunstalls. |
| Grade of fire alarm   | Grade A  |
| Category of fire alarm  | LD1 Maximum Protection   |
| Additional Comments:  |  |
| Emergency Lighting Provision  | Maintained system - Common Areas   |
| Additional Comments:  |  |
| Portable Fire Extinguishers   | Water  |
|   |  |
|   |  |
|   |  |
| Additional Comments:  |  |
| Fixed Fire Fighting Installations                                   |  |
| Additional Comments:  | Automatic Opening Vent   |
| Fire contract number  | 902068   |
| Site number; 0022   |  |

| Significant Findings - Fire |   |            |   |             |                              |                 |
|-----------------------------|---|------------|---|-------------|------------------------------|-----------------|
| Malins Lodge                |   |            |   |             | 06/11/2024                   |                 |
| Action Ref:                 | Potential Area of Fire Risk   | Yes-No-N/A | Observation/Comments/<br>Actions Required   | Risk Rating | Target<br>Completion<br>Date | Referred<br>To: |
| <b>Fire Hazards</b>         |   |            |   |             |                              |                 |
| <b>1</b>                    | <b>Electrical Sources of Ignition:</b>  |            |   |             |                              |                 |
| 1.1                         | Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage | Yes        | All common area sockets and fittings in a satisfactory condition on inspection. See photo 1.                          | .           |                              |                 |
| 1.2                         | Valid Electrical Installation Condition Reports held on file.(Common Areas)   | Yes        | Valid communal area EIC Reports for all blocks uploaded to property file Activ H .                                    | .           |                              |                 |
| 1.3                         | Valid Electrical Installation Condition Reports held on file. (General Needs Flats)   | Yes        | Valid General Needs flats EIC Reports uploaded to property file.  | .           |                              |                 |
| 1.4                         | Electrical App/PA Testing - all portable appliances tested within past 12 months  | N/A        |   | .           |                              |                 |
| 1.5                         | Absence of trailing leads and adapters  | Yes        | None evident during inspection.   | .           |                              |                 |
| 1.6                         | Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat   | N/A        | None evident during inspection  | .           |                              |                 |
| <b>2</b>                    | <b>Smoking:</b>   |            |   |             |                              |                 |
| 2.1                         | Are there any risks associated with smoking in the building?  | No         | No smoking policy, no smoking signs fitted to all entrances. See photo 2.   | .           |                              |                 |
| <b>3</b>                    | <b>Arson:</b>   |            |   |             |                              |                 |
| 3.1                         | Adequate security against arson?  | Yes        | Building secure , security designed front doors , electronic fob access, mechanical means to open doors. See photo 9. | .           |                              |                 |
| 3.2                         | Is there an absence of unnecessary fire load in close proximity to building?  | Yes        | All areas sterile.  | .           |                              |                 |
| <b>4</b>                    | <b>Heating Installations (Portable/fixed)<br/>Gas Installations - Common Areas &amp; General Needs Residential flats.</b>             |            |   |             |                              |                 |

|          |   |     |   |   |  |  |
|----------|---|-----|---|---|--|--|
| 4.1      | If portable heaters are used, are there suitable controls?  | N/A |   | . |  |  |
| 4.2      | Are fixed heating installations subject to regular maintenance?   | N/A |   | . |  |  |
| 4.3      | Valid LGSC held on file for each residential flat that contains gas appliances.   | N/A |   | . |  |  |
| <b>5</b> | <b>Cooking:</b>   |     |   |   |  |  |
| 5.1      | Are reasonable measures taken to prevent fires as a result of cooking?  | N/A |   | . |  |  |
| 5.2      | Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?                     | N/A |   | . |  |  |
| <b>6</b> | <b>Lightning Protection System:</b>   |     |   |   |  |  |
| 6.1      | Does the building have a lightning protection system. If so, is it adequately maintained?   | N/A |   | . |  |  |
| <b>7</b> | <b>Housekeeping:</b>  |     |   |   |  |  |
| 7.1      | Is the standard of housekeeping adequate?   | Yes | Housekeeping is good , very tidy site.  | . |  |  |
| 7.2      | Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items              | Yes | No waste evident during inspections   | . |  |  |
| 7.3      | Are combustible materials separated from ignition sources and stored appropriately?   | Yes | No combustibles within close proximity to ignition sources evident during inspection. | . |  |  |
| 7.4      | Are unnecessary accumulations of combustible materials or waste avoided?  | Yes | Areas clear of accumulations of combustibles  | . |  |  |
| 7.5      | Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols) | Yes | No hazardous materials evident during inspection.                                     | . |  |  |
| <b>8</b> | <b>Furniture/furnishings on escape routes and other communal areas:</b>   |     |   |   |  |  |
| 8.1      | Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.   | N/A |   | . |  |  |
| <b>9</b> | <b>Other Significant Fire Hazards:</b>  |     |   |   |  |  |
| 9.1      | Are there other significant fire hazards that are inadequately controlled?  | No  | No other significant fire hazards   | . |  |  |

| Fire Protection Measures |   |       |  |   |  |  |
|--------------------------|---|-------|--|---|--|--|
| <b>10</b>                | <b>Means of Escape from Fire:</b>   |       |  |   |  |  |
| 10.1                     | Is it considered that the building is provided with reasonable means of escape in case of fire?                                   | Yes   | Single protected staircase , good means of escape  | . |  |  |
| 10.2                     | Escape routes unobstructed and maintained in a sterile condition?   | No    | Household waste stored on landing of 1st floor block 3 - 6 see photo 9                                       | . |  |  |
| 10.3                     | Exits easily and immediately openable where necessary, without a key?   | Yes   | Exits are operated by thumb turn handle .Main entrance door block 3 - 6 operated with electronic push button | . |  |  |
| 10.4                     | Reasonable distances of travel where there is a single/alternative direction of travel?   | Yes   | Travel distance minimal.   | . |  |  |
| 10.5                     | Escape routes lead to final exits and open in direction of escape where necessary?  | Yes   | Single escape routes in both blocks , one direction only   | . |  |  |
| 10.6                     | Do failsafe's on locked exit doors function correctly?  | N/A   |  | . |  |  |
| 10.7                     | Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?              | Yes   | Ground floor only has reasonable arrangements for disabled access/ egress                                    | . |  |  |
| <b>11</b>                | <b>Measures to Limit Fire Spread and Development:</b>   |       |  |   |  |  |
| 11.1                     | Is it considered that the compartmentation is of a reasonable standard?   | Yes   | Converted flats from single house asumption that building regs at the time were followed                     | . |  |  |
| 11.2                     | Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?                      | Yes   | Surfaces are designed to minimise lateral / vertical fire spread - no wall or floor coverings in the blocks  | . |  |  |
| 11.3                     | Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? | N/A   |  | . |  |  |
| 11.4                     | Compartmentation within roof spaces of a satisfactory standard?   | Other | Unable to assess, loft access via flats .  | . |  |  |
| 11.5                     | Loft hatches fire resisting?  | N/A   |  | . |  |  |
| 11.6                     | Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard                            | N/A   |  | . |  |  |

|           |  |     |   |   |  |  |
|-----------|--|-----|---|---|--|--|
| 11.7      | Smoke Control Systems (AOV's)<br>Are records of annual testing available?  | Yes | Records are uploaded to Activ H see photo 7.  | . |  |  |
| 11.8      | Roller shutter doors (fire resisting)  | N/A |   | . |  |  |
| <b>12</b> | <b>Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b> |     |   |   |  |  |
| 12.1      | Communal fire doors to FD30s standard and in a serviceable condition,  | Yes | All communal doors are solid timber FD30 internal self closer. All doors appear to be serviceable , unable to check internally as no-one was in residence. See photo 3. | . |  |  |
| 12.2      | "Fire door keep shut/locked" signage displayed on both sides of all applicable doors.  | Yes | Services door , signage complete.   | . |  |  |
| 12.3      | Hold open devices operate at the sounding of the alarm and are in a serviceable condition  | N/A |   | . |  |  |
| <b>13</b> | <b>Flat entrance doors (Internal Common Areas)</b>   |     |   |   |  |  |
| 13.1      | Do flat entrance doors open onto internal escape routes?   | Yes | If yes, see "Residents Front Doors Sheet" Unable to inspect flat doors as no one in residence , external examination appeared to be satisfactory.                       | . |  |  |
| <b>14</b> | <b>Flats with a single direction of escape to a single escape stairway. (External Balcony)</b>   |     |   |   |  |  |
| 14.1      | Do the flat entrance doors that open onto an external balcony have to be passed during an escape?  | N/A | If yes, see "Residents Front Doors Sheet"   | . |  |  |
| 14.2      | Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?   | N/A |   | . |  |  |
| <b>15</b> | <b>Emergency Escape Lighting:</b>  |     |   |   |  |  |
| 15.1      | Is the emergency lighting correctly specified and installed as per BS 5266-1:2016  | Yes | Emergency lighting fitted to the communal areas, correctly specified and installed.   | . |  |  |
| 15.2      | Are all emergency lighting units in good condition and securely fixed to walls/ceilings  | Yes | Emergency lighting fixed and in good condition . See photo 5.   | . |  |  |
| 15.9      | Are records of monthly testing available?  | Yes | Monthly records of testing available, uploaded to Activ H   | . |  |  |

|  |  |     |   |   |  |  |
|--|--|-----|---|---|--|--|
| 15.10  | Are records of annual testing available?   | Yes | Annual records of testing available, uploaded to Activ H  | . |  |  |
| <b>16 Fire Safety Signs and Notices:</b>           |  |     |   |   |  |  |
| 16.1   | Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?   | Yes | All suitable signage is fitted to the communal areas. See photo 6.  | . |  |  |
| 16.3   | Directional fire escape signage in place and adequate?   | Yes | Simple one directional route to final exit door , signage kept to a minimum.                                | . |  |  |
| 16.4   | Is there a suitable LIFT sign i.e. do not use in case of fire.   | N/A |   | . |  |  |
| <b>17 Means of giving Warning in case of Fire:</b> |  |     |   |   |  |  |
| 17.1   | Is the fire detection and warning system appropriate for the occupancy and fire risk?  | Yes | Detection fitted to communal and flats ,linked. Confirmation of system requested 21/11/2024 from Tunstalls. | . |  |  |
| 17.2   | Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017   | Yes | The detection system is installed correctly   | . |  |  |
| 17.3   | Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)  | Yes | The detectors are tested annually and results uploaded to property file                                     | . |  |  |
| 17.4   | Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?   | N/A |   | . |  |  |
| 17.5   | Is the fire alarm panel remotely monitored, and if so are there records of regular testing?  | Yes | The system is checked in accordance with guidance, records uploaded to Activ H.                             | . |  |  |
| 17.6   | Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR) | Yes | Detectors are checked, results uploaded into property file , filed on Activ H                               | . |  |  |
| <b>18 Fire Extinguishing Equipment:</b>            |  |     |   |   |  |  |
| 18.1   | Portable fire extinguishers - appropriate type/number/position?  | Yes | Water extinguisher located in communal area. Of block 1-2   | . |  |  |
| 18.2   | Correct signage displayed by each fire extinguisher?   | Yes | Signage complete.   | . |  |  |



|           |   |     |   |   |  |  |
|-----------|---|-----|---|---|--|--|
| 18.3      | Fire blanket in communal kitchen, secured to the wall, complete with signage?   | N/A |   | . |  |  |
| 18.4      | Hose Reels - fitted, maintained?  | N/A |   | . |  |  |
| 18.5      | Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves? | N/A |   | . |  |  |
| 18.6      | Records available of fire fighting equipment servicing within past 12 months  | Yes | All records uploaded to Activ H.                          | . |  |  |
| <b>19</b> | <b>Management of Fire Safety</b>  |     |   |   |  |  |
| 19.1      | Are there suitable arrangements for summoning the fire service?   | Yes | 999 call from customers                                   | . |  |  |
| 19.2      | Do relevant staff carry out regular fire safety checks  | Yes | Annual and regular checks completed , recorded on Activ H | . |  |  |
| 19.3      | Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.                                     | N/A |   | . |  |  |
| 19.4      | Offices - Are there suitable arrangements for ensuring the premises are evacuated?  | N/A |   | . |  |  |
| 19.5      | Offices - Are there suitable arrangements for evacuating disabled people?   | N/A |   | . |  |  |
| 19.6      | Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?             | N/A |   | . |  |  |
| 19.7      | Offices/IL Schemes - Is there a suitable assembly point?  | N/A |   | . |  |  |
| 19.8      | Offices - Are fire drills carried out at appropriate intervals?   | N/A |   | . |  |  |
| <b>20</b> | <b>Evacuation Policy</b>  |     |   |   |  |  |
| 20.1      | Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?                                 | Yes | The evacuation procedure is suitable for this scheme.     | . |  |  |
| <b>21</b> | <b>Miscellaneous</b>  |     |   |   |  |  |
| 21.1      |   |     |   | . |  |  |
| 21.2      |   |     |   | . |  |  |
| 21.3      |   |     |   | . |  |  |
| 21.4      |   |     |   | . |  |  |

|      |  |  |  |   |  |  |
|------|--|--|--|---|--|--|
| 21.5 |  |  |  | • |  |  |
| 21.6 |  |  |  | • |  |  |
| 21.7 |  |  |  | • |  |  |
| 21.8 |  |  |  | • |  |  |

Photographs - Fire

06/11/2024

Malins Lodge



Photo No. 1

Sockets in good condition.



Photo No. 2

Signs fitted to entrance.

Photographs - Fire

06/11/2024

Malins Lodge



Photo No. 3

Typical fire door.



Photo No. 4

Service cupboard clear of storage items.

Photographs - Fire

06/11/2024

Malins Lodge

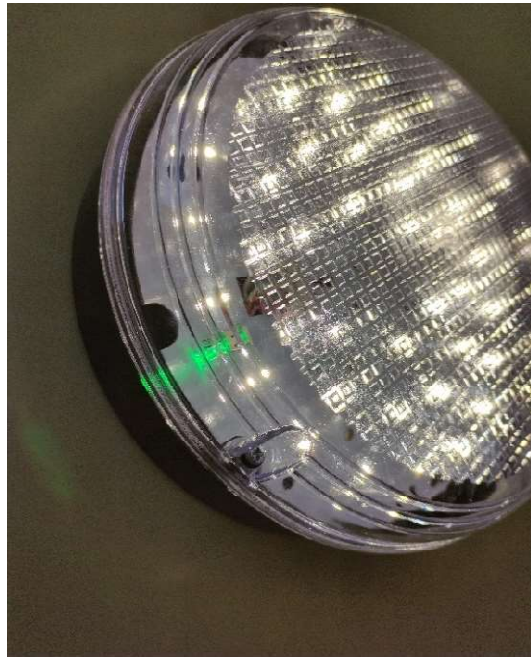


Photo No. 5

Emergency lighting



Photo No. 6

Signage

Photographs - Fire

06/11/2024

Malins Lodge



Photo No. 7

Smoke vent control.



Insert Photo

Photo No. 8

Photographs - Fire

06/11/2024

Malins Lodge



Photo 9

Household waste stored on 1st floor in block 3-6

## 6. Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

(please insert x below)

LOW       MEDIUM       HIGH

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

(please insert x below)

MINOR       MAJOR       CRITICAL

The definition of the above terms is as follows:

***RKA Review Frequency***

|                 |   |
|-----------------|---|
| <b>MINOR</b>    | Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs). |
| <b>MAJOR</b>    | An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.   |
| <b>CRITICAL</b> | There is significant potential for serious injury or death of one or more occupants.  |

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

| Fire Hazard | Minor     | Major       | Critical    |
|-------------|-----------|-------------|-------------|
| Low         | Trivial   | Tolerable   | Moderate    |
| Medium      | Tolerable | Moderate    | Substantial |
| High        | Moderate  | Substantial | Intolerable |

When the level of risk is established, the action level can be read from the table below:

| Risk Level  | Guide to actions and appropriate timescales   |
|-------------|---|
| Trivial     | No action is required   |
| Moderate    | Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.   |
| Substantial | Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is |
| Intolerable | The building (or the relevant area) should not be occupied until the risk is reduced.   |



| Action Plan - Fire  |   |             |                 |              |             |
|---|---|-------------|-----------------|--------------|-------------|
| Malins Lodge  |   |             |                 | 06/11/2024   |             |
| Enter Risk Rating and Colour Code Here  |   |             |                 |              |             |
| Potential area of fire risk   | Observation/Comments / Actions Required | Risk Rating | Completion Date | Referred To: | Task ID No. |
| <b>Fire Hazards</b>   |   |             |                 |              |             |
| <b>Electrical Sources of Ignition:</b>  |   |             |                 |              |             |
| Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) - any signs of obvious damage |   |             |                 |              |             |
| Valid Electrical Installation Condition Reports held on file.(Common Areas)   |   | -           |                 |              |             |
| Valid Electrical Installation Condition Reports held on file. (General Needs Flats)   |   | -           |                 |              |             |
| Electrical App/PA Testing - all portable appliances tested within past 12 months  |   | -           |                 |              |             |
| Absence of trailing leads and adapters  |   | -           |                 |              |             |
| Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat                                       |   | -           |                 |              |             |

| <b>Smoking:</b>   |  |   |  |  |  |
|---|--|---|--|--|--|
| Are there any risks associated with smoking in the building?                    |  | - |  |  |  |
| <b>Arson:</b>   |  |   |  |  |  |
| Adequate security against arson?  |  | - |  |  |  |
| Absence of unnecessary fire load in close proximity to building?                |  | - |  |  |  |
| <b>Heating Installations</b>  |  |   |  |  |  |
| If portable heaters are used, are there suitable controls?                      |  | - |  |  |  |
| Are fixed heating installations subject to regular maintenance?                 |  | - |  |  |  |
| Valid LGSC held on file for each residential flat that contains gas appliances. |  | - |  |  |  |
| <b>Cooking:</b>   |  |   |  |  |  |
| Are reasonable measures taken to prevent fires as a result of cooking?          |  | - |  |  |  |

|   |  |   |  |  |  |
|---|--|---|--|--|--|
| Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?                     |  | - |  |  |  |
| <b>Lightning Protection System:</b>   |  |   |  |  |  |
| Does the building have a lightning protection system, If so, is it adequately maintained?   |  | - |  |  |  |
| <b>Housekeeping:</b>  |  |   |  |  |  |
| Is the standard of housekeeping adequate?   |  | - |  |  |  |
| Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.             |  | - |  |  |  |
| Are combustible materials separated from ignition sources?  |  | - |  |  |  |
| Are unnecessary accumulations of combustible materials or waste avoided?  |  | - |  |  |  |
| Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols) |  | - |  |  |  |
| <b>Furniture/furnishings on escape routes and other communal areas:</b>   |  |   |  |  |  |

|   |   |     |          |    |  |
|---|---|-----|----------|----|--|
| Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.     |   | -   |          |    |  |
| <b>Other Significant Fire Hazards:</b>  |   |     |          |    |  |
| Are there other significant fire hazards that are inadequately controlled?                      |   | -   |          |    |  |
| <b>Fire Protection Measures</b>   |   |     |          |    |  |
| <b>Means of Escape from Fire:</b>   |   |     |          |    |  |
| Is it considered that the building is provided with reasonable means of escape in case of fire? |   | -   |          |    |  |
| Escape routes unobstructed and maintained in a sterile condition?                               | Household items stored on 1st floor of block 3-6 HP emailed to manage on 06/11/2024 | LOW | 18/11/24 | HP |  |
| Exits easily and immediately openable where necessary, without a key?                           |   | -   |          |    |  |
| Reasonable distances of travel where there is a single/alternative direction of travel?         |   | -   |          |    |  |
| Escape routes lead to final exits and open in direction of escape where necessary?              |   | -   |          |    |  |
| Do failsafe's on locked exit doors function correctly?  |   | -   |          |    |  |

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| Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?   |  | - |  |  |  |
| <b>Measures to Limit Fire Spread and</b>   |  |   |  |  |  |
| Is it considered that the compartmentation is of a reasonable standard?  |  | - |  |  |  |
| Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?   |  | - |  |  |  |
| Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?  |  | - |  |  |  |
| Compartmentation within roof spaces of a satisfactory standard?  |  | - |  |  |  |
| Loft hatches fire resisting?   |  | - |  |  |  |
| Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard   |  | - |  |  |  |
| Smoke Control Systems (AOV's)<br>Are records of annual testing available?  |  | - |  |  |  |
| Roller shutter doors (fire resisting)  |  | - |  |  |  |
| <b>Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.</b> |  |   |  |  |  |

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| Fire doors to FD30s standard and in a serviceable condition,   |  | - |  |  |  |
| "Fire door keep shut/locked" signage displayed on both sides of all applicable doors.  |  | - |  |  |  |
| Hold open devices operate at the sounding of the alarm and are in a serviceable condition  |  | - |  |  |  |
| <b>Flat entrance doors (Internal)</b>  |  |   |  |  |  |
| Do flat entrance doors open onto internal escape routes?   |  | - |  |  |  |
| <b>Flats with a single direction of escape to a single escape stairway. (External Balcony)</b>   |  |   |  |  |  |
| Do the flat entrance doors that open onto an external balcony have to be passed during an escape?  |  | - |  |  |  |
| Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m? |  | - |  |  |  |
| <b>Emergency Escape Lighting:</b>  |  |   |  |  |  |
| Is the emergency lighting correctly specified and installed as per BS 5266-1:2016  |  | - |  |  |  |

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| Are all emergency lighting units in good condition and securely fixed to walls/ceilings              |  | - |  |  |  |
| Are records of monthly testing available?  |  | - |  |  |  |
| Are records of annual testing available?   |  | - |  |  |  |
| <b>Fire Safety Signs and Notices:</b>  |  |   |  |  |  |
| Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? |  | - |  |  |  |
| Directional fire escape signage in place and adequate?   |  | - |  |  |  |
| Is there a suitable LIFT sign i.e. do not use in case of fire.                                       |  | - |  |  |  |
| <b>Means of giving Warning in case of Fire:</b>  |  |   |  |  |  |
| Is the fire detection and warning system appropriate for the occupancy and fire risk?                |  | - |  |  |  |
| Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017     |  | - |  |  |  |

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| Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)  |  | - |  |  |  |
| Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?   |  | - |  |  |  |
| Is the fire alarm panel remotely monitored, and if so are there records of regular testing?  |  | - |  |  |  |
| Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR) |  | - |  |  |  |
| <b>Fire Extinguishing Equipment:</b>   |  |   |  |  |  |
| Portable fire extinguishers - appropriate type/number/position?  |  | - |  |  |  |
| Correct signage displayed by each fire extinguisher?   |  | - |  |  |  |
| Fire blanket in communal kitchen, secured to the wall, complete with signage?  |  | - |  |  |  |
| Hose Reels - fitted, maintained?   |  | - |  |  |  |



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| Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves? |  | - |  |  |  |
| Records available of fire fighting equipment servicing within past 12 months  |  | - |  |  |  |
| <b>Management of Fire Safety</b>  |  |   |  |  |  |
| Are there suitable arrangements for summoning the fire service?   |  | - |  |  |  |
| Do relevant staff carry out regular fire safety checks - SM/HM, BSO/Facilities, HO  |  | - |  |  |  |
| Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.                                     |  | - |  |  |  |
| Offices - Are there suitable arrangements for ensuring the premises are evacuated?  |  | - |  |  |  |
| Offices - Are there suitable arrangements for evacuating disabled people?   |  | - |  |  |  |
| Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?             |  | - |  |  |  |

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| Offices/IL Schemes - Is there a suitable assembly point?  |  | - |  |  |  |
| Offices - Are fire drills carried out at appropriate intervals?                                   |  | - |  |  |  |
| <b>Evacuation Policy</b>  |  |   |  |  |  |
| Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme? |  | - |  |  |  |
| <b>Miscellaneous</b>  |  |   |  |  |  |
| 0   |  | - |  |  |  |
| 0   |  | - |  |  |  |
| 0   |  | - |  |  |  |
| 0   |  | - |  |  |  |
| 0   |  | - |  |  |  |

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