

Combined Fire/Health & Safety Risk Assessment

Site / Development: 1-140 Elmhurst Court, Heathcote Road, Camberley, Surrey, GU15 2HQ
Client Name: Adagio Management Company Ltd c/o Its Your Place Ltd
Survey Date: 16 Feb 2023



Details

Client name:	Adagio Management Company Ltd c/o Its Your Place Ltd
Site / Development:	1-140 Elmhurst Court Heathcote Road Camberley Surrey GU15 2HQ
Survey Date:	16 Feb 2023
Report Date:	27 Feb 2023
Site Reference:	*P37403
Surveyor	Jimmy Horwood
Next Review Date:	16 Feb 2024
Next Assessment Date:	16 Feb 2025

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- > General
- > Survey Detail
- > Risk Improvement Programme

Risk Profile

Category name	Original Risk	➔	Potential Rating
Occupation	0	➔	0
Construction	0	➔	0
Electrical	0	➔	0
Smoking	0	➔	0
Heating and ventilation	0	➔	0
Cooking	0	➔	0
Arson	5	➔	0
Ignition sources	0	➔	0
Combustible and flammable materials	5	➔	0
Fire detection and warning and smoke ventilation systems	0	➔	0
Firefighting provisions	0	➔	0
Means of escape	5	➔	0
Inspections, testing and maintenance	0	➔	0
Evacuation	0	➔	0
Training	0	➔	0
Firefighting information	0	➔	0
History, actions and notices	0	➔	0
Risk Matrix	0	➔	0
Health and Safety Management	0	➔	0
Risk Assessments	0	➔	0
Accidents and Incidents	0	➔	0
Utilities	0	➔	0
Internal Environment	5	➔	0
Welfare Facilities	0	➔	0
General Structure	0	➔	0
Waste Management	0	➔	0
External Environment	5	➔	0
All	5	➔	0

Fire Risk Assessment

Introduction

This report is intended to assist the client in meeting their obligations to comply with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is provided on the front of this report. However, you should review the report sooner should there be any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

We have based our assessment on observations made whilst at the premises and on information provided to us, either verbally or in writing.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

Scope and Limitations of assessment

The scope of this assessment is for the readily accessible areas of the premises. All observations regarding the condition of the construction and general arrangements are based on a visual inspection only with no intrusive surveys being undertaken, unless otherwise stated. As it is not always possible to access all rooms and areas, or to inspect less readily accessible areas, such as voids above ceilings, it is also necessary to rely on a degree of sampling and to apply reasonable assumptions and judgement.

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 being 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.

Heating, Ventilation, Air Conditioning (HVAC)

Findings are based on a visual inspection only, as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

Fire separation and compartmentation

Findings are based on a 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 that are required by insurers, or other parties, which fall outside the scope of this assessment.

Dangerous Substances

This fire risk assessment has considered dangerous substances that are used or stored in the assessed areas of the premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored on your premises, you should ensure that you have met the duties under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) that apply to you, including carrying out a risk assessment of the relevant work activities.

Recommendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of the Fire Safety Order and to protect people from fire. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

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.

BAFE SP205 Scheme - Validation of fire risk assessments

We are certificated under the BAFE Fire Protection Industry Scheme SP205 Part 1 Life Safety Fire Risk Assessment and are authorised to issue a certificate of conformity for this fire risk assessment. You will find this at the end of this report.

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

Disclaimer

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

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

External Wall Construction

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this fire risk assessment.

Due to the complexities involved in the identification of materials, and the possible need for the removal of samples for testing through an intrusive inspection process, our fire risk assessment will consider the presence of the external wall systems and/or balconies and where appropriate will recommend a fire risk appraisal (FRAEW) of the external wall construction is carried out in accordance with PAS 9980: 2022.

Where a recommendation has been made for a FRAEW to be carried out, it is strongly recommended that you obtain advice from qualified and competent specialists, as described in PAS 9980: 2022.

The outcome of any FRAEW is a determination of whether the external wall construction is acceptable or whether remedial action is necessary to replace some or all of the components of the external wall make-up, or to address shortcomings, such as the absence of cavity barriers.

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, insulation and cavity barriers.

Useful Links to Guidance

Check your fire safety responsibilities under the Fire Safety Order:

<https://www.gov.uk/guidance/check-your-fire-safety-responsibilities-under-the-fire-safety-order>

UK Government - Building safety advice:

<https://www.gov.uk/guidance/building-safety-programme>

Health & Safety Risk Assessment

Introduction

Cardinus Risk Management was instructed to undertake a review of and report on the general property health, safety and welfare risks to assist the client in meeting their statutory obligations and Common Law duties including (but not exclusively) duties under the current:

- > Health & Safety at Work Acts
- > European Workplace Legislation
- > The Occupiers' Liability Acts
- > Tort
- > The Defective Premises Act

The purpose of this report is to provide an assessment of the health, safety and welfare risks from the building and activities carried out by any employer, and, where appropriate, make recommendations to aid compliance with relevant Health, Safety and Welfare Legislation. Every effort has been made to ensure that all statements and information offered in this report are given in good faith; statements and information offered relate to matters seen during the safety review and information supplied at the time. It should, however, be noted that where we have been provided with information by other parties, we take no responsibility for its accuracy.

Scope and Limitations of assessment

This Health & Safety Risk Assessment takes account of the statutory and other obligations referred to above to meet place of work and non-place of work situations (including the common areas of blocks of flats, which may also rank as a 'place of work').

This report will highlight the required statutory risk assessments that require completion, as well as identifying general facilities test and maintenance requirements. Also, any potential risks relating to the internal and external areas of the property will be reported on with recommendations made.

This assessment is not intended to be an audit or inspection of health & safety procedures for the organisation. The purpose is to identify any hazards associated with the general construction and facilities at the site and to establish the existence of risk assessments for defined activities and procedures.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

Recommendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of Health & Safety regulations and to protect people from hazards. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

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.

Disclaimer

The purpose of this report is to provide an assessment of the risks and, where appropriate, to make recommendations to ensure compliance with Health & Safety legislation. The report does not address the risk to property or business continuity.

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

Useful Links to Guidance

Check your responsibilities under the Health & Safety regulations:

<https://www.hse.gov.uk/>

Risk Rating Definitions for the Risk Improvement Programme Recommendations

In order to ascertain a priority and a risk level for the tasks defined in the Risk Improvement Programme, 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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In this context, a definition of the above terms is as follows:

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

Medium: Normal fire hazards (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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In this context, a definition of the above terms is as follows:

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

Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to result in 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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A suitable risk-based control plan should involve effort and urgency that are proportional to risk.

Using the table below 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 tolerable. There may be a contravention of good practice, fire safety legislation and/or recommendations and guidance.

Trivial risk = Low – Priority 4

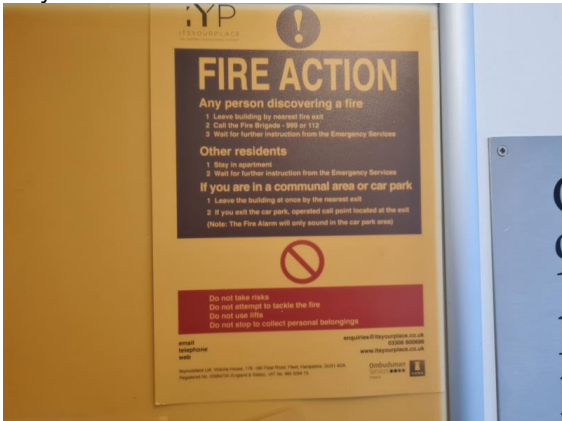
Long term (should be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises).

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

Occupation	Original rating	Potential rating
	0	0
<p>2. Where this assessment is of a residential building, what is the fire risk assessment type?</p> <p>Type 1. Details: Common parts only (non-destructive).</p>	0	0
<p>3. What is the main use for the building[s]?</p> <p>Residential. Details: The property provides self-contained accommodation.</p>	0	0
<p>4. What is the fire evacuation strategy?</p> <p>'Stay put'. Details: A 'stay put' policy involves the following approach. • When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service. • If a fire starts in the common parts, anyone in these areas should make their way out of the building and summon the fire and rescue service. • All other residents not directly affected by the fire would be expected to 'stay put' and remain in their flat unless directed to leave by the fire and rescue service. It is not implied that those not directly involved who wish to leave the building should be prevented from doing so. Nor does this preclude those evacuating a flat that is on fire from alerting their neighbours so that they can also escape if they feel threatened.</p> 	0	0
<p>"Stay Put" Policy</p>		
<p>5. Approximate number of occupants?</p> <p>280</p>	0	0
<p>6. Approximate number of occupants - additional detail</p> <p>This is an approximate figure based on there being an estimated two persons per residential unit.</p>	0	0
<p>7. Persons at risk?</p> <p>Residents & Visitors.</p>	0	0
<p>8. Who is the person responsible for fire safety? (e.g. employer or person having control of the premises.)</p> <p>Josh Evans Details: The named property manager is responsible for fire safety at a local level. Its Your Place Limited is responsible for fire safety at a corporate level.</p>	0	0

Construction

Original rating	Potential rating
0	0

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

0 0

4

Details: The property is part 3 & 4 storey



Overall rear view entrances 8-14



Entrance 1 Front view



Entrance 2 Front view



Entrance 3 Front view



Entrance 4 Front view



Entrance 5 Front view



Entrance 6 Front view



Entrance 7 Front view



Entrance 16 Front view



Entrance 15 Front view



Entrance 9 Rear view



Entrance 10 Front view



Entrance 12 & 13 Front view

<p>10. What is the height of the building in storeys including ground level - additional detail</p> <p>No further detail required.</p>	<p>0</p>	<p>0</p>
<p>11. How many basement levels are there in the building?</p> <p>0</p>	<p>0</p>	<p>0</p>
<p>12. How many basement levels are there in the building - additional detail</p> <p>Not applicable. Details: No basement levels identified.</p>	<p>0</p>	<p>0</p>
<p>13. How many units / apartments are there in the property?</p> <p>140</p>	<p>0</p>	<p>0</p>
<p>14. How many units / apartments are there in the property - additional detail</p> <p>The property provides self-contained residential units.</p>	<p>0</p>	<p>0</p>
<p>15. What is the approximate date of construction?</p> <p>2006</p>	<p>0</p>	<p>0</p>
<p>16. What is the approximate date of construction - additional detail</p> <p>Due to the age of the building, there is an expectation that the construction complies with modern building regulations.</p>	<p>0</p>	<p>0</p>
<p>17. Is the property purpose-built or a conversion?</p> <p>Purpose-built. Details: No further detail required.</p>	<p>0</p>	<p>0</p>
<p>18. What is the general building construction?</p> <p>Traditional brick built with concrete floors and a pitched roof.</p>	<p>0</p>	<p>0</p>
<p>19. General description of the means of escape:</p> <p>Other. Details: The property is a purpose built block of self contained apartments with 16 entrances.</p> <p>Entrance 1 and 12 share the same stair well and is also serviced with a lift. The means of escape consist of these 2 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.</p> <p>Entrance 2, 10 & 11 share the same stair well and is also serviced with a lift. The means of escape consist of these 3 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.</p> <p>Entrance 3, 4 & 9 share the same stair well and is also serviced with a lift. There are 2 stairs wells in this section. The means of escape consist of these 3 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.</p> <p>Entrance 4 has a single stair well and is also serviced with a lift. The means of escape consist of these 1 entrance/exit located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.</p> <p>Entrance 6, 7 & 9 share the same stair well and is also serviced with a lift. The means of escape consist of these 3 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.</p> <p>Entrance 13, 14, 15 & 16 share the same stair well and is also serviced with a lift. There are 2 separated stair wells in this section. The means of escape consist of these 4 entrance/exits located on the ground floor. Flat entrances are separated from the common part stairways by a protected lobby.</p>	<p>0</p>	<p>0</p>
<p>20. Are there any combustible or potentially combustible materials and/or cladding on the external walls?</p>	<p>0</p>	<p>0</p>

No.

Details: Following a street level, visual inspection to the exterior of the building, we did not note any obvious evidence of combustible materials or cladding on the external walls.

21. Where relevant, has a fire risk appraisal of the external walls (FRAEW) been carried out? 0 0

No.

Details: Please refer to the recommendation for the FRAEW.

22. Were there any significant areas which were unable to be accessed? 0 0

No.

Details: All significant areas were accessible.

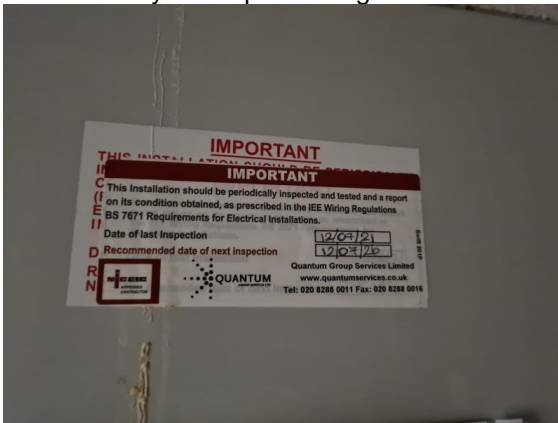
Electrical

Original rating	Potential rating
0	0

23. Are the fixed electrical installations subject to periodic inspection and testing? 0 0

No hazard identified at the time of this assessment.

Details: There is evidence that the periodic inspection of the electrical installations has been carried out by a competent engineer.



Next due July 2026

24. Has Portable Appliance Testing (PAT) been carried out? 0 0

Not Applicable.

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

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

Not Applicable.

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

26. Are extension leads and adaptors being used safely? 0 0

Not Applicable.

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

27. Are there any wiring systems that are liable to premature collapse in extreme heat? 0 0

Not applicable.

Details: No wiring systems of this nature identified at the premises.

28. Other hazards or deficiencies observed. 0 0

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

Smoking

Original rating	Potential rating
0	0

29. Is smoking prohibited in relevant parts of the building and are suitable designated areas provided? 0 0

No hazard identified at the time of this assessment.

Details: The relevant areas of the premises comply with the Smoke-free (Signs) Regulations 2012. "No Smoking" signage is in place. There was no evidence of discarded smoking materials within any of the common areas at the time of this assessment.



No smoking policy in place

30. Other hazards or deficiencies observed. 0 0

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

Details: No further detail required.

Heating and ventilation

Original rating	Potential rating
0	0

31. Are all heating ventilation and air conditioning (HVAC) installations subject to regular maintenance? 0 0

Not Applicable.

Details: No evidence of communal heating boilers or similar. Residents or their landlords are responsible for the maintenance of installations within their demised premises.

32. Are fixed and/or portable heaters fit for purpose and clear of combustible materials? 0 0

Not Applicable.

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

33. Other hazards or deficiencies observed. 0 0

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

Cooking

Original rating	Potential rating
0	0

34. Are kitchen equipment and appliances in good condition and clear of combustible materials? 0 0

Not Applicable.

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

35. Are cooking extraction systems periodically inspected and cleaned? 0 0

Not Applicable.

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

36. Other hazards or deficiencies observed. 0 0

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

Arson

Original rating	Potential rating
5	0

37. Are all reasonable measures in place to prevent unauthorised entry to premises?

0 0

No hazard identified at the time of this assessment.

Details: There is controlled access to the property with good overall security.



Example of occupier operated intercom system installed

38. Are there combustible materials in close proximity to the building?

0 0

No hazard identified at the time of this assessment.

Details: The building was clear of combustible materials readily available for ignition by outsiders. No evidence of malicious fire-setting in the vicinity.

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

5 0

No/Unable to confirm - Risk of arson from external waste bins located in close proximity to the building.

Details: External waste bins are located close to the building in an unsecure location.

[T# 2023-155204 Arson bin store unlocked](#)



Bin store example

40. Is there a risk of arson by access to the letterbox?

0 0

No hazard identified at the time of this assessment.

Details: Internal, individual, residents' postboxes installed.



Letter boxes example

41. Other hazards or deficiencies observed.

0 0

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

Ignition sources

Original rating	Potential rating
0	0

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

0 0

No hazard identified at the time of this assessment.

Details: All working practices and processes are subject to safe working procedures.

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

0 0

No hazard identified at the time of this assessment.

Details: The main items of machinery and equipment are subject to a maintenance and repair regime and appear to be used in a safe fashion. The risks associated with the type of work carried out are not outside what would be expected. This refers to the 6 lifts found on site.

44. Other hazards or deficiencies observed.

0 0

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

Combustible and flammable materials

Original rating	Potential rating
5	0

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

5 0

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

Details: Items not adequately controlled with superfluous amounts of combustible materials increasing the fire loading of premises.

T# 2023-155207 Combustible material storage residential



Boxes found in cupboard out side flat 103

Items found in GF cupboard in 13-16 block

46. Is there adequate control over the use and storage of flammable liquids and/or gases?	0	0
Not Applicable. <i>Details:</i> No significant flammable liquids and/or gases noted at the time of this assessment.		
47. Is there a hot works permit procedure in place?	0	0
No hazard identified at the time of this assessment. <i>Details:</i> A hot works permit procedure is in place. There is an expectation that any contractor undertaking hot work will supply risk assessments and method statements prior to work commencing; at which point the work will be supervised at a local level and a hot work permit implemented as required.		
48. Are there items on balconies or other areas, that might pose a risk from fire?	0	0
No hazard identified at the time of the assessment. <i>Details:</i> In these areas there is a policy in place prohibiting the use of barbecues and other sources of ignition, as well as the storage of combustible materials.		
49. Other hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of this assessment.		

Fire detection and warning and smoke ventilation systems

Original rating	Potential rating
0	0

50. Is there adequate provision of a fire detection and warning system?	0	0
Not Applicable. <i>Details:</i> Due to the nature and fire evacuation strategy of the premises no fire alarm system is required. Individual arrangements within flats are not known, this assessment deals with the common parts only. It is essential that in all flats, regardless of the date of construction, there is an adequate number of working smoke alarms. The responsibility for the provision of smoke alarms within flats is with the leaseholder, tenant or their landlord.		
51. Is there unnecessary provision of a fire detection and/or fire alarm system?	0	0
Not Applicable. <i>Details:</i> No items of this nature at the premises.		
52. Is there adequate provision of a smoke ventilation system?	0	0
No hazard identified at the time of this assessment. <i>Details:</i> A system of automatic smoke detection is provided to operate the smoke control system automatic opening vents [AOVs]. The AOV system is provided with manual firefighting control switches.		



Example of smoke vent controls




Example of AOV

53. Other hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of this assessment.		

Firefighting provisions

	Original rating	Potential rating
	0	0
54. Is there a reasonable provision of fire extinguishers?	0	0
Not Applicable. Details: Due to the nature of the property there is no requirement for fire extinguishers.		
55. Is there reasonable provision of fire blankets?	0	0
Not Applicable. Details: No requirement for fire blankets.		
56. Is there reasonable provision of sprinkler systems?	0	0
Not Applicable Details: No requirement for a sprinkler system.		
57. Is there reasonable provision of fixed firefighting installations?	0	0
Not Applicable. Details: No requirement for fixed firefighting installations.		
58. Is there reasonable provision of fire suppression systems?	0	0
Not Applicable. Details: No requirement for a gas fire suppression system.		
59. Other hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of this assessment.		

Means of escape

	Original rating	Potential rating
	5	0
60. Are all escape routes clear of combustible materials and obstruction?	5	0
No/Unable to confirm - Persons may be unable to evacuate the premises quickly due to obstructed escape routes. Details: Escape routes obstructed. T# 2023-155211 Escape routes obstructed		
		
Escape route obstructions. Example from block 5 entrance		
61. Are travel distances within the guidelines for the type of premises?	0	0
No hazard identified at the time of this assessment. Details: Where there are travel distances outside the current benchmark limits for the type of premises there is an engineered smoke ventilation system installed.		
62. Is the fire separation of floors and compartments considered to be satisfactory?	5	0

No/Unable to confirm - Fire resistance between compartments requires attention to stop the spread of smoke and flames.

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

T# 2023-155214 Fire separation



Example of lack of fire separation



Example of lack of fire separation



Excessive use of fire foam



Example of lack of fire separation

63. Are all fire exits easily and immediately openable?

0 0

No hazard identified at the time of this assessment.

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

64. Is there adequate provision of self-closing, fire-resisting doors?

5 0

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

Details: Fire doors required. As this fire risk assessment is of the common parts of the premises it is not always possible to gain access to inspect all entrance doors to individual flats. Therefore, in this instance, confirmation of the quality of the flat entrance fire doors is recommended.

T# 2023-155220 Fire doors defects



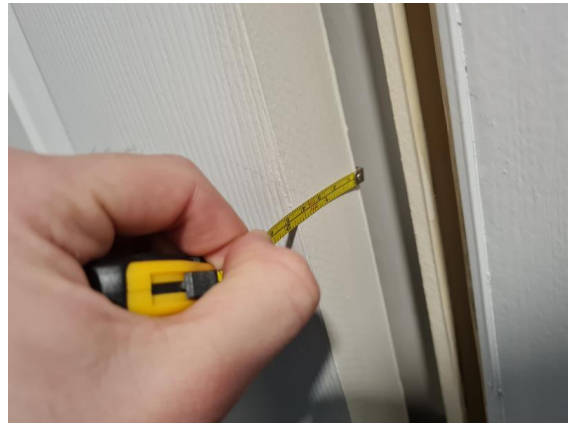
Flat entrance door only fitted with 2 hinges not 3



Flat entrance door fitted with intumescent strips but no self closer



Flat entrance door fitted with self closing device



Flat entrance door 44mm thick FD 30 fire doors



Cross corridor doors are fitted with self closing devices and intumescent strips



Example of cross corridor door not sat in frame

65. Are all self-closing, fire-resisting doors free from obstruction?

0 0

No hazard identified at the time of this assessment.

Details: Self-closing fire doors are free from obstruction and are not wedged open.

66. Is there adequate provision of non-self-closing, fire-resisting doors?

0 0

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

Details: Fire doors required. Please refer to fire doors defects task



Example of FD60 fire doors used on service cupboards



Example of FD30 fire doors used on service cupboards



Lack of intumescent strips example on service cupboards



Example of doors out of 4mm tolerance

67. 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 the spread of smoke and fire.

Details: Fire doors were found to be unsecured.

[T# 2023-155221 Fire doors unsecured](#)



FB keys cant get into locks to lock doors

68. Are all fire-resisting doors fitted with appropriate label signage?

0

0

No hazard identified at the time of this assessment.

Details: All fire doors were found to be fitted with appropriate label signage.

69. Is there considered to be a reasonable standard of fire safety signs?

5

0

No/Unable to confirm - Persons may be unable to evacuate the premises quickly due to a lack of emergency escape signage.

Details: Inadequate levels of emergency escape signage.

[T# 2023-155224 Signage fire escape route](#)

[T# 2023-155226 Signage fire exit](#)



Example lack of fire escape route signage



Example lack of fire escape route signage

70. Is there considered to be a reasonable standard of fire action notices?	0	0
No hazard identified at the time of this assessment.		
Details: There is a reasonable provision of fire action notices. The fire action notices are posted at strategic points and visible to building users.		
71. Is there considered to be reasonable provision of emergency lighting?	0	0
No hazard identified at the time of this assessment.		
Details: There appears to be adequate provision of emergency lighting.		
72. Other hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of this assessment.		

Inspections, testing and maintenance

	Original rating	Potential rating
	0	0
73. Is the fire alarm system subject to routine tests and maintenance?	0	0
Not Applicable.		
Details: No systems of this nature required at the premises.		
74. Is the emergency and escape lighting system subject to routine tests and maintenance?	0	0
No hazard identified at the time of the assessment.		
Details: We were informed that there is a regime in place for the periodic testing and maintenance of the emergency lighting.		
75. Are the fire extinguishers serviced annually?	0	0
Not Applicable.		
Details: No fire extinguishers are required at the premises.		
76. Are the smoke control systems subject to tests and maintenance?	0	0
No hazard identified at the time of this assessment.		
Details: We were informed that there is a regime in place for the periodic testing and maintenance of the smoke control system.		
77. Are the external escape stairs and/or gangways in a reasonable condition and periodically inspected by a competent person?	0	0
Not Applicable.		
Details: There are no external escape stairs and/or gangways of this nature at the premises.		
78. Are the dry and/or wet rising mains subject to periodic inspections and maintenance?	0	0

Not Applicable.

Details: No rising mains in the premises.

79. Are the lifts subject to periodic testing, inspections and maintenance? 0 0

No hazard identified at the time of this assessment.

Details: We were informed that there is a regime in place for the periodic testing, inspection and maintenance of the lift(s).

80. Are the sprinkler systems subject to periodic testing, inspections and maintenance? 0 0

Not Applicable.

Details: No sprinkler systems in the premises.

81. Residential premises. 0 0

Are the flat entrance and common part fire doors subject to periodic inspections and maintenance?

No hazard identified at the time of this assessment.

Details: We were informed that there is a regime in place for the periodic inspection and maintenance of the flat entrance and common part fire doors.

82. Non-residential premises. 0 0

Are the fire doors subject to periodic inspections and maintenance?

No hazard identified at the time of this assessment.

Details: We were informed that there is a regime in place for the periodic inspection and maintenance of the fire doors.

83. Are the fire exits subject to periodic inspections and maintenance? 0 0

No hazard identified at the time of this assessment.

Details: We were informed that there is a regime in place for the periodic inspection and maintenance of the fire exits.

84. Are the fire dampers subject to periodic testing, inspections and maintenance? 0 0

Not Applicable.

Details: No fire dampers were identified at the premises.

85. Is any lightning protection system subject to periodic testing, inspections and maintenance? 0 0

Not Applicable.

Details: No lightning protection system was identified at the premises.

86. Are routine fire safety checks carried out? 0 0

No hazard identified at the time of this assessment.

Details: We were informed that there is a regime in place for routine fire safety checks to be carried out.

87. Are there adequate records of inspection, testing and maintenance? 0 0

No hazard identified at the time of this assessment.

Details: We were informed that adequate records of inspection, testing and maintenance are kept.

88. Other hazards or deficiencies observed. Including any electric vehicle, battery charging points. 0 0

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

Evacuation

	Original rating	Potential rating
Evacuation	0	0

89. Are adequate commercial property emergency action plans and procedures in place? 0 0

Not Applicable.

Details: No requirement, the premises is residential.

<p>90. Have the commercial tenants' fire risk assessments been provided?</p> <p>Not Applicable. Details: No requirement, the premises is residential.</p>	<p>0</p>	<p>0</p>
<p>91. Are there adequate residential property emergency action plans and procedures in place?</p> <p>Not Applicable. Details: The fire action notices constitute the emergency action plan.</p>	<p>0</p>	<p>0</p>
<p>92. Is there adequate engagement with residents to provide fire safety advice?</p> <p>No hazard identified at the time of this assessment. Details: General fire safety information is provided on the internal noticeboard.</p>	<p>0</p>	<p>0</p>
<p>93. Are fire procedures for visitors and outside contractors in place?</p> <p>Not Applicable. Details: No requirement, the premises is residential.</p>	<p>0</p>	<p>0</p>
<p>94. Is there satisfactory control over works carried out in the building by contractors?</p> <p>Not Applicable. Details: This question is not relevant to the premises.</p>	<p>0</p>	<p>0</p>
<p>95. Are regular fire evacuation drills carried out?</p> <p>Not Applicable. Details: No requirement for fire evacuation drills. The property is a residential block.</p>	<p>0</p>	<p>0</p>
<p>96. Has consideration been given to the evacuation of disabled persons?</p> <p>Not Applicable. Details: As this is a private residential property there is no requirement for individual evacuation plans for disabled persons. Any form of personal emergency escape plan would not be practicable in application for this type of property, as there would not be any reliable source of assistance available.</p>	<p>0</p>	<p>0</p>
<p>97. Specialised housing - is there adequate provision of person-centred fire risk assessments?</p> <p>Not Applicable. Details: This question is not relevant to the premises. No person-centred risk assessments are required.</p>	<p>0</p>	<p>0</p>
<p>98. Other hazards or deficiencies observed.</p> <p>No other hazard or deficiency observed at the time of this assessment.</p>	<p>0</p>	<p>0</p>

Training

	Original rating	Potential rating
<p>99. Are the persons who are expected to carry out the role of fire marshals given appropriate training?</p> <p>Not Applicable. Details: This question is not relevant to the premises. There is no requirement for fire marshals.</p>	<p>0</p>	<p>0</p>
<p>100. Are all staff given fire awareness training?</p> <p>Not Applicable. Details: This question is not relevant to the premises. There are no staff members on site.</p>	<p>0</p>	<p>0</p>
<p>101. Other hazards or deficiencies observed.</p> <p>No other hazard or deficiency observed at the time of this assessment.</p>	<p>0</p>	<p>0</p>

Firefighting information	Original rating	Potential rating
	0	0
102. Is information provided for firefighting operations? No hazard identified at the time of this assessment. <i>Details:</i> Documentation to assist in firefighting operations is provided and easily accessible to fire service personnel.	0	0
103. Is there reasonable access for fire engines and firefighters? No hazard identified at the time of this assessment. <i>Details:</i> Good access for fire engines and firefighters.	0	0
104. Is there provision of a Secure Information Box where required? (also known as a Premises Information Box) Not Applicable. <i>Details:</i> No requirement for Secure Information Box to be provided.	0	0
105. Are there any hazardous materials or issues that the local Fire and Rescue Service should be made aware of? No hazard identified at the time of this assessment. <i>Details:</i> No hazardous materials or processes.	0	0
106. Other hazards or deficiencies observed. No other hazard or deficiency observed at the time of this assessment.	0	0

History, actions and notices	Original rating	Potential rating
	0	0
107. Is there evidence of any recent fires and/or other fire loss experience? No hazard identified at the time of this assessment. <i>Details:</i> No information provided or available from the client regarding other fire loss experience.	0	0
108. Is there a current fire safety prohibition, enforcement or deficiency notice issued by the local fire authority? No hazard identified at the time of this assessment. <i>Details:</i> No information provided or available from the client regarding notices.	0	0
109. Does the organisation have access to fire safety advice and assistance from a competent person[s]? No hazard identified at the time of this assessment. <i>Details:</i> Evidence that the organisation has access to advice and assistance from competent persons regarding general fire precautions.	0	0

Risk Matrix	Original rating	Potential rating
	0	0
110. 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: Medium.	0	0
111. 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: Slight harm.	0	0
112. Accordingly, is it considered that the risk to life from fire at these premises is:	0	0

Tolerable.

	Original rating	Potential rating
Health and Safety Management	0	0
113. Is there a written Health and Safety policy for the organisation in control of the building?	0	0
Not Applicable. <i>Details:</i> This question is not relevant to the premises.		
114. Are there adequate controls on contractors?	0	0
Not Applicable. <i>Details:</i> This question is not relevant to the premises.		
115. Is there a current Health and Safety information poster visible with completed details?	0	0
Not Applicable. <i>Details:</i> No requirement - the areas assessed were not identified as a place of work.		
116. Is a copy of the organisation's Employers' Liability insurance certificate displayed or available?	0	0
Not Applicable. <i>Details:</i> No requirement - the areas assessed were not identified as a place of work.		

	Original rating	Potential rating
Risk Assessments	0	0
117. Has a First-Aid needs assessment been carried out?	0	0
Not Applicable. <i>Details:</i> No requirement - this question is not relevant to the premises.		
118. 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. <i>Details:</i> No requirement - the building does not offer public services. Any requests for reasonable adjustments are made on a case-by-case basis.		
119. Are there site specific risk assessments carried out for Legionella?	0	0
Not Applicable. <i>Details:</i> No requirement - no items of this nature identified at the premises.		
120. Are there site specific risk assessments carried out for Working at Height?	0	0
Not Applicable. <i>Details:</i> No requirement - no activity of this nature identified at the premises.		
121. Are there any roof areas with unrestricted access?	0	0
Not Applicable. <i>Details:</i> No requirement - no roof areas of this nature identified at the premises.		
122. Are there site specific risk assessments for the Control of Substances Hazardous to Health (COSHH)?	0	0
Not Applicable. <i>Details:</i> No requirement - no substances of this nature identified at the premises.		
123. Is there a current Asbestos Management Survey in place?	0	0
Not Applicable. <i>Details:</i> No requirement - no identified areas of risk. The building is believed to have been constructed after the year 2000.		

124. Are there site specific risk assessments and maintenance programmes in place for any power-operated doors/gates?	0	0
Not Applicable. <i>Details:</i> No requirement - no doors/gates of this nature identified at the premises.		
125. Has a Display Screen Equipment (DSE) risk assessment been carried out?	0	0
Not Applicable. <i>Details:</i> No requirement - no DSE identified at the premises.		
126. Has a Manual Handling risk assessment been carried out?	0	0
Not Applicable. <i>Details:</i> No requirement - no activities of this nature identified at the premises.		
127. Has a Lone Worker risk assessment been carried out?	0	0
Not Applicable. <i>Details:</i> No requirement - no activities of this nature identified at the premises.		
128. Has a Driving at Work risk assessment been carried out?	0	0
Not Applicable. <i>Details:</i> No requirement - no activities of this nature identified at the premises.		
129. Have any swimming pools been subject to a risk assessment?	0	0
Not Applicable. <i>Details:</i> No requirement - no facilities of this nature identified at the premises.		

Accidents and Incidents

	Original rating	Potential rating
130. Is there an accident book on site and is it readily available?	0	0
Not Applicable. <i>Details:</i> No requirement - this question is not relevant to the premises.		

Utilities

	Original rating	Potential rating
131. Are arrangements in place for statutory inspections of lifts and lifting equipment?	0	0
No hazard identified at the time of this assessment. <i>Details:</i> Arrangements are in place for the statutory inspections of lifts and/or lifting equipment to be carried out. All statutory inspection certificates for the lifts and/or lifting equipment are held centrally or on site.		
132. Other utility hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of this assessment.		

Internal Environment

	Original rating	Potential rating
133. Are the internal pedestrian routes free from slip and/or trip hazards?	5	0
No/Unable to confirm - Risk of accidents occurring as a result of slips or trips. <i>Details:</i> Pedestrian routes are not free from slip and/or trip hazards. Refer to escape route obstructions task		
134. Are there any changes in levels or other areas that may require handrails?	0	0
No hazard identified at the time of this assessment.		

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

135. Are there changes in levels and/or surfaces in the building[s] that may require marking and/or anti-slip material?	0	0
No hazard identified at the time of this assessment.		
Details: Changes in levels and/or surfaces in the building found to be adequate.		
136. Do cleaners ensure that they reduce the risk of slips by using adequate signs and barriers?	0	0
Not Applicable.		
Details: No requirement - no issues of this nature identified at the premises at the time of this assessment.		
137. Do cleaners ensure that all of their work equipment and/or materials are locked away?	0	0
Not Applicable.		
Details: No requirement - no cleaning materials and/or equipment identified at the premises at the time of this assessment.		
138. Are there any areas where a fall from height hazard exists?	0	0
Not Applicable.		
Details: No areas of this nature identified at the premises.		
139. Does the artificial lighting appear adequate in the assessed internal areas?	0	0
No hazard identified at the time of this assessment.		
Details: Standard artificial lighting appears to be adequate.		
140. Is the premises being generally maintained in a clean and tidy condition?	0	0
No hazard identified at the time of this assessment.		
Details: Premises appears to be generally maintained in a clean and tidy condition.		
141. Are all relevant large glazing panels marked to help prevent persons coming into collision with panels?	0	0
No hazard identified at the time of this assessment.		
Details: Large glazing panels have been marked.		
142. Does all on-site glazing appear to be in good condition?	0	0
No hazard identified at the time of this assessment.		
Details: All on-site glazing appears to be in good condition.		
143. Are unavoidable high-level and/or low-level obstructions, such as beams or pipework, appropriately marked?	0	0
Not Applicable.		
Details: No requirement - no unavoidable obstructions identified at the premises at the time of this assessment.		
144. Are there any internal fixtures and fittings that appear not to be secure?	0	0
No hazard identified at the time of this assessment.		
Details: All internal fixtures and fittings appear to be secure.		
145. Are there any areas with obvious issues of damp and/or mould?	5	0
Risk to building users of breathing difficulties, asthma and fungal infections.		
Details: No evidence of a procedure being in place for the reporting and removal of damp and/or mould.		
T# 2023-155229 Damp and Mould Management		



Damp found in cupboard outside 103

146. Are there any obvious requirements for Health and Safety signage? (Other than those required under the Fire Safety Order.) 5 0

No/Unable to confirm - Risk of premises users being unaware of potential hazards.

Details: Safety signs and/or notices are not displayed.

[T# 2023-155228 Signage do not use lift](#)



Lack of Lift signage

147. Other internal environment hazards or deficiencies observed. 0 0

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

Welfare Facilities

Original rating	Potential rating
0	0

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

Not Applicable.

Details: No facilities of this nature required at the premises.

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

Not Applicable.

Details: No waste of this nature identified at the premises.

150. Other welfare facilities hazards or deficiencies observed. 0 0

Not Applicable.

General Structure

Original rating	Potential rating
0	0

151. Do windows and/or doors open into walkways where significant collisions could take place?	0	0
No hazard identified at the time of this assessment. Details: There is no apparent risk of collision from windows or doors opening into walkways.		
152. Are there any obvious areas where windows require devices to restrict opening?	0	0
No hazard identified at the time of this assessment. Details: Windows are fitted with devices to restrict the window opening or prevent falling through.		
153. Where the bottom edge of any opening window is less than 800mm above floor level, is a barrier fitted to prevent falls?	0	0
No hazard identified at the time of this assessment. Details: Barriers are fitted as required.		
154. Are safety glass and/or barriers fitted, to prevent the falling through of glazed areas, where required?	0	0
No hazard identified at the time of this assessment. Details: Safety glass and/or barriers are fitted as required.		
155. Does the general building structure appear to be adequate?	0	0
No hazard identified at the time of this assessment. Details: The general structure of the building, including items such as chimneys, aerials, satellite dishes, gutters etc. appears to be sound and in good order.		
156. Other general structure hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of this assessment.		

Waste Management

	Original rating	Potential rating
	0	0
157. Is all waste at the central collection or storage areas reasonably secured and in a clean and tidy condition?	0	0
No/Unable to confirm - Risk of vermin infestation and/or littering. Details: Waste storage areas are not secured and/or are in an untidy condition. Refer to Arson Bins task		
158. Other waste management hazards or deficiencies observed.	0	0
No other hazard or deficiency observed at the time of this assessment.		

External Environment

	Original rating	Potential rating
	5	0
159. Are there any obvious concerns regarding the building[s] car parking and traffic routes?	0	0
No hazard identified at the time of this assessment. Details: Traffic routes appear to be in good overall condition.		
160. Are height and/or width restrictions clearly indicated by signage?	0	0
Not Applicable. Details: No requirement - no areas of this nature were identified at the premises at the time of this assessment.		
161. Does the ventilation of any enclosed car parking areas appear adequate?	0	0
Not Applicable. Details: No requirement - no parking areas of this nature were identified at the premises at the time of this assessment.		
162. Is there artificial lighting available for vehicle movement areas?	0	0

No hazard identified at the time of this assessment.

Details: Artificial lighting is available for vehicle movement areas.

163. Are there any obvious concerns regarding pedestrian routes? **0** **0**

No hazard identified at the time of this assessment.

Details: Pedestrian routes appear well marked and/or separate from moving traffic.

164. Are external walkways and/or steps in a reasonable condition with no obvious slip or trip hazards? **5** **0**

No/Unable to confirm - Risk of slip or trip hazards to pedestrians due to the condition of the walkways and/or steps.

Details: No evidence of the repair and maintenance of the walkways and/or steps having been carried out.

[T# 2023-155231 Slip and/or Trip Hazards](#)



Examples of raised and loose block paving



Examples of raised and loose block paving

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

No hazard identified at the time of this assessment.

Details: Evidence that the grounds appear to be reasonably maintained.

166. Other external environment hazards or deficiencies observed. **0** **0**

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

Risk Improvement Programme

About this Risk Improvement Programme

The purpose of this section of the risk assessment is to provide recommendations to aid compliance with relevant legislation and/or good practices.

All actions taken to deal with these recommendations should be recorded. This will demonstrate to any enforcing authority your commitment to fulfilling your legal obligations.

To assist in complying with the Risk Improvements that resulted from the risk survey, each improvement has been individually classified and assigned a timescale for completion. Regardless of the timescale, all recommendations should be completed as soon as reasonably practicable.

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.

Specialist advice may be necessary to implement certain Risk Improvements and the following guidance may cover broad principles only. Some items may require planning or other permissions from your local authority and/or the property owner; who should be consulted with before implementing, particularly those improvements that may alter the structure or appearance of any premises.

Where appropriate, works should be carried out by third-party, certified, specialist contractors that are a member of a recognised trade body or association.

The table below shows the recommended Risk Improvements that have been assigned. No responsibility can be accepted for any unauthorised amendments or alterations to this report.

Ref	Task Subject	Type	Priority	Required By Date
2023-155204	Arson bin store unlocked	Recommended	Medium	27/05/2023
2023-155207	Combustible material storage residential	Recommended	Medium	27/08/2023
2023-155211	Escape routes obstructed	Recommended	Medium	27/05/2023
2023-155214	Fire separation	Recommended	Medium	27/11/2023
2023-155220	Fire doors defects	Recommended	Medium	27/08/2024
2023-155221	Fire doors unsecured	Recommended	Medium	27/08/2024
2023-155224	Signage fire escape route	Recommended	Medium	27/04/2023
2023-155226	Signage fire exit	Recommended	Medium	27/04/2023
2023-155228	Signage do not use lift	Recommended	Medium	27/04/2023
2023-155229	Damp and Mould Management	Recommended	Medium	27/11/2023
2023-155231	Slip and/or Trip Hazards	Recommended	Medium	27/02/2024

Certificate Number	LS	0300850
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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
	itsyourplace Ltd
Part 3	Address of premises for which the fire risk assessment was carried out
	1-140 Elmhurst Court Heathcote Road Camberley Surrey GU15 2HQ
	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
	16 Feb 2023
Part 6	Recommended date for review of the fire risk assessment
	16 Feb 2024

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
	Andrew Murray.
	Job Title
	Validator and Senior Fire Risk Assessor
Date	27 Feb 2023

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).
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