

FIRE SAFETY RISK ASSESSMENT

Address

Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST

Prepared For:

Hughenden Court (Hastings) RTM Co Ltd
c/o Housemartins Surveyors Ltd

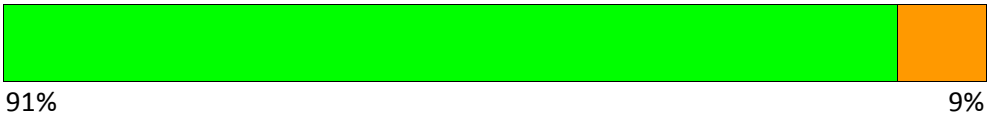
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Controlled Risks: 59

Uncontrolled Risks: 6



Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

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Property Description

Hughenden Court is a purpose-built block of 47 flats across 6 floors, ground to fifth. The building is of standard brick and concrete construction, with a flat roof. The property has inlet balconies, and fifth floor have access to balconies on the flat roof.

The property has three staircases that serve the ground to fourth floors, each with an exit at ground level. Two of the staircases also serve the fifth floor. At the main front entrance there is access to the lift that serves all levels.

The property has a car park on the lower ground level. The lift motor room and water tank room are located on the roof, these are accessed by a fixed ladder.

Means of Escape

The property has three staircases that serve the ground to fourth floors, each with an exit at ground level. Two of the staircases also serve the fifth floor.

From the car park there is a single means of escape.

Background

This risk assessment has been undertaken to assist the client in complying with their duties under The Regulatory Reform (Fire Safety) Order 2005.

The landlord should provide all tenants with basic fire safety advice.

For residential properties the client is reminded that a landlord has duties under The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 to ensure that each rented property is fitted with at least 1 smoke alarm per floor, a carbon monoxide detector where gas appliances are installed and that these are checked on change of tenancy.

This report is predicated on the basis that the client carries out periodic property inspections and there are arrangements for residents to report defects should they occur.

This assessment was carried out during daylight hours.

Fire History

There is no known history of fire at this property that has been brought to the attention of the consultant. If the client is aware of any fire, arson incident or any other related issue that could have a bearing on the outcome of this risk assessment they are asked to confirm the details in writing at the earliest opportunity.

Enforcement Action

Although no enforcement has been taken a visit from East Sussex Fire and Rescue on the 18th May 2022 raised a number of concerns. The actions identified within the letter must be actioned and have been raised within this fire risk assessment.

Further, the managing agent is currently negotiating with the properties insurance company as the insurance company are currently refusing to insure the property due to a lack of action with regard to fire safety.

The Fire Evacuation Strategy for this Building: Stay Put.

A 'stay put' fire strategy is in place, and is appropriate for this building type and occupancy.

The strategy is based upon the principle that in the event of a fire within the building, residents are safer within their flats unless affected by smoke, heat, or fire. Detection within the flat of origin should alert residents, and they should evacuate and raise the alarm, by calling the Fire and Rescue services.

Management Action Summary

Address

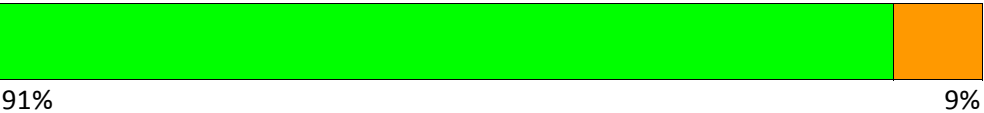
Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST

The Management Action Summary is a report detailing only those items which in the opinion of the consultant are not adequately controlled at the present time. It can therefore be used by the client to set out a detailed action plan on a property by property basis, based on risk and priority.



Controlled Risks: 59

Uncontrolled Risks: 6



Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

Fire Safety Management

Communication

Risk Item	Status	Risk Rating
<p>Where residents personal storage cupboards are provided in common areas, has the client issued clear guidelines identifying prohibited articles such as petroleum or LPG gas.</p> <p><i>Personal storage cupboards are provided.</i></p> <p><i>It is recommended that the client issues residents with clear advice and guidelines what can be stored within the cupboards.</i></p>	Uncontrolled	Moderate

Cooperation and Coordination

Risk Item	Status	Risk Rating
<p>Are arrangements in place for unwanted/discarded items and rubbish both within premises and externally to be removed.</p> <p><i>At the time of this assessment there was storage of personal items and waste within the car park. It is recommended that this area is cleared of storage and combustibles.</i></p>	Uncontrolled	Moderate
<p>Is the fire evacuation strategy consistent with the occupancy type and the fire safety provision in the building.</p> <p><i>Fire action notices are installed for both a stay put and simultaneous evacuation fire strategy.</i></p> <p><i>The property operates a stay put fire strategy, and there is no provision of alarm or detection system required for a simultaneous evacuation fire strategy.</i></p> <p><i>It is recommended that the incorrect fire action notices are removed, and the stay put fire action notices upgraded to the standard type.</i></p>	Uncontrolled	Moderate

External Wall Systems

Risk Item	Status	Risk Rating
<p>Balconies are clear of storage of excessive combustibles.</p> <p><i>Some balconies contained an excessive storage and combustibles. It is recommended that these areas are kept clear, and residents are advised of the policies for storage.</i></p>	Uncontrolled	Moderate

Facilities for the Fire Service

Risk Item	Status	Risk Rating
<p>Is Fire Service access to the building considered satisfactory.</p> <p><i>Access would be forced if required. It is recommended that the client considers an over ride with drop key system.</i></p>	Uncontrolled	Moderate

Residential premises		
Risk Item	Status	Risk Rating
<p>Flat entrance doors are undamaged and suitably fire resisting with working self closer, intumescent strips and seals, easy to open lock on the inside and fits well into the frame.</p> <p><i>A fire door inspection was undertaken in 2023. Several doors were rated as substantial risks and residents are currently upgraded doors.</i></p> <p><i>The client is currently arranging for a fire door inspection to be undertaken in 2025.</i></p>	Uncontrolled	Moderate

Photo Report

Address

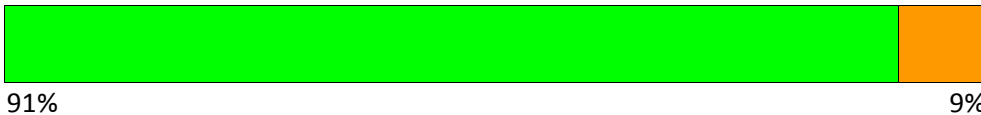
Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST

The photo report has been provided to assist the client by providing photographic evidence of some of the items in the body of the report, where it is believed this will enhance the overall understanding of items raised. It must be noted that not all items in the body of the report have been supported with a photograph.



Controlled Risks: 59

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Overall Risk Rating



Moderate

Uncontrolled Risks Summary:

Building Construction



External Wall Systems



Risk Item	Status	Risk Rating
<p>The Responsible Person has arranged for a specialist surveyor to carry out an inspection of the external wall system at this block in line with MCHLG Advice</p> <div></div> <p><i>The property is below 18m. An EWS 1 is not required.</i></p> <p><i>No cladding was observed.</i></p>	Controlled	Tolerable
<p>Balconies are of a suitable construction.</p> <div></div> <p><i>The property has inlet balconies, and no issues were noted at the time of this assessment.</i></p>	Controlled	Tolerable



<p>Balconies are clear of storage of excessive combustibles.</p>  <p><i>Some balconies contained an excessive storage and combustibles. It is recommended that these areas are kept clear, and residents are advised of the policies for storage.</i></p>	Uncontrolled	Moderate
<p>The external wall system does not present an issue with regard to external fire spread.</p>  <p><i>The property is of standard brick and concrete construction, and it is expected that a cavity wall is in place. It is not expected that this would increase the spread of fire.</i></p>	Controlled	Tolerable

Fire Safety Management

Communication

Risk Item	Status	Risk Rating
<p>Do residents have a contact for reporting defects and fire safety issues.</p>  <p><i>All building related issues would be reported to the client as managing agent. Contact details are displayed on the notice board within the entrance.</i></p>	Controlled	Tolerable
<p>Where residents personal storage cupboards are provided in common areas, has the client issued clear guidelines identifying prohibited articles such as petroleum or LPG gas.</p>  <p><i>Personal storage cupboards are provided.</i></p> <p><i>It is recommended that the client issues residents with clear advice and guidelines what can be stored within the cupboards.</i></p>	Uncontrolled	Moderate

Residents are informed upon move in regarding the action to be taken in the event of a fire and of the importance of fire doors within the property.	Controlled	Tolerable
	<div></div> <p><i>Fire action notices are installed throughout the property, and information regarding fire doors is provided on the notice board in the entrance.</i></p>	

Cooperation and Coordination		
Risk Item	Status	Risk Rating
Are arrangements in place for unwanted/discarded items and rubbish both within premises and externally to be removed.	Uncontrolled	Moderate
<div></div> <p><i>At the time of this assessment there was storage of personal items and waste within the car park. It is recommended that this area is cleared of storage and combustibles.</i></p>		

Are procedures in place to ensure that outside contractors and maintenance workers receive all necessary fire safety information.

Controlled

Tolerable



Fire action notices are installed throughout the property.

Is the fire evacuation strategy consistent with the occupancy type and the fire safety provision in the building.

Uncontrolled

Moderate





Fire action notices are installed for both a stay put and simultaneous evacuation fire strategy.

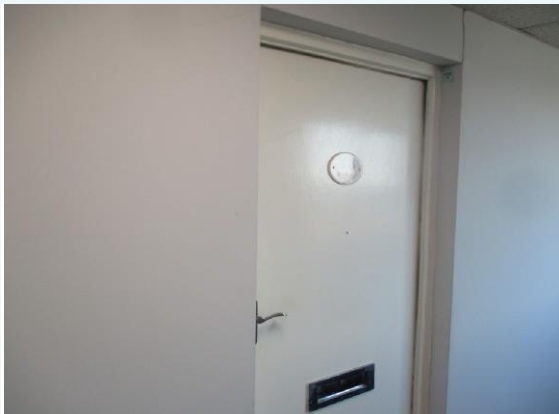
The property operates a stay put fire strategy, and there is no provision of alarm or detection system required for a simultaneous evacuation fire strategy.


It is recommended that the incorrect fire action notices are removed, and the stay put fire action notices upgraded to the standard type.




Over 11m Specific Risks




Risk Item	Status	Risk Rating
Common area doors are inspected quarterly.	Controlled	Tolerable
<div style="display: flex; justify-content: space-around;">   </div> <p><i>All common area doors are inspected quarterly.</i></p>		



Residential premises


Risk Item	Status	Risk Rating
Flat entrance doors are undamaged and suitably fire resisting with working self closer, intumescent strips and seals, easy to open lock on the inside and fits well into the frame.	Uncontrolled	Moderate
<div style="display: flex; justify-content: space-around;">  </div> <p><i>A fire door inspection was undertaken in 2023. Several doors were rated as substantial risks and residents are currently upgraded doors.</i></p> <p><i>The client is currently arranging for a fire door inspection to be undertaken in 2025.</i></p>		

Adequate hardwired automatic smoke detection is installed within flats in circulation spaces on each floor level. Heat detection is installed in kitchens.	Controlled	Tolerable
		
<i>Residents are provided with information regarding the importance of having detection within their flats within their property information pack.</i>		

Testing and Maintenance		
Risk Item	Status	Risk Rating
Is the rising mains subject to 6 monthly inspections in accordance with BS 9990.	Controlled	Tolerable
<div></div>		
The last inspection was completed on 24/09/2024 by Southern Dry Riser Testing Ltd.		

<p>Is the emergency lighting subject to routine flick testing in accordance with BS 5266.</p> <div data-bbox="191 311 750 725"></div> <p><i>Arrangements are in place for monthly flick testing to be undertaken, records are held by the client.</i></p>	Controlled	Tolerable
<p>Are all fixed electrical installations regularly maintained and tested by a competent, qualified person.</p> <div data-bbox="191 925 750 1339"></div> <div data-bbox="829 925 1388 1339"></div> <p><i>The last fixed wiring inspection was undertaken on 09/10/2023.</i></p> <p><i>It is recommended that inspections are undertaken every 5 years.</i></p>	Controlled	Tolerable

<p>Is the emergency lighting subject to a discharge test in accordance with BS 5266.</p> <div data-bbox="189 311 750 725"></div> <p><i>The client has confirmed that the last inspection was undertaken on 11/10/2024, with remedial actions required.</i></p> <p><i>Remedial works have been completed.</i></p>	Controlled	Tolerable
<p>Are the lightning protection system annual inspection records maintained in a building log book, or held centrally.</p> <div data-bbox="189 990 750 1404"></div> <p><i>The last inspection was undertaken in 24/07/2024, by Oceanas Lightning Protection Ltd.</i></p> <p><i>It is recommended that inspections are undertaken every 11 months.</i></p>	Controlled	Tolerable

<p>Are periodic inspections conducted of the exit routes and staircases to ensure they are unobstructed and available at all times.</p>	Controlled	Tolerable
<div data-bbox="191 342 750 757"></div> <p><i>Checks would be undertaken by residents on a daily basis through use. Any issues would be reported to the managing agent.</i></p> <p><i>The managing agent undertakes inspections quarterly.</i></p> <p><i>No issues were noted at the time of this assessment.</i></p>		

High Rise Buildings

Signage

Risk Item	Status	Risk Rating
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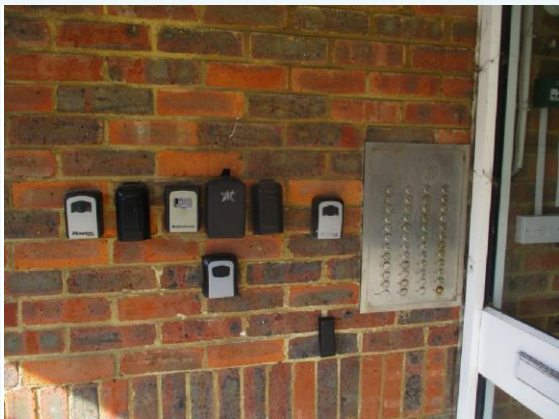

Each floor is clearly and unambiguously marked	Controlled	Tolerable
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Suitable signage is displayed on each floor.



Identification of Hazards


Arson

Risk Item	Status	Risk Rating
Have satisfactory physical measures been taken to reduce the risk of arson.	Controlled	Tolerable
<div style="display: flex; justify-content: space-around;">   </div> <p><i>The building is secure with a key entry system for residents and an intercom system for visitors.</i></p>		

Electrical Hazards

Risk Item	Status	Risk Rating
Is electrical distribution equipment in common areas suitably enclosed in fire rated construction and secured against unauthorised access or considered to be located appropriately.	Controlled	Tolerable
 <p><i>Electrical distribution is enclosed within a suitably fire rated cupboard.</i></p>		

Housekeeping		
Risk Item	Status	Risk Rating
Is general housekeeping in the premises to a sufficient standard to suggest the escape routes will be maintained free from storage of combustibles and obstruction.	Controlled	Tolerable
<div style="display: flex; justify-content: space-around;">   </div> <p><i>At the time of this assessment, internal housekeeping was observed to be of a reasonable standard.</i></p> <p><i>See action regarding storage within the car park.</i></p>		

Lightning		
Risk Item	Status	Risk Rating
Is a lightning protection system installed for this building.	Controlled	Tolerable
 <p><i>lightning protection is installed and subject to regular inspection.</i></p>		

Smoking		
Risk Item	Status	Risk Rating
Is "No Smoking" signage clearly displayed in common parts. <div></div>	Controlled	Tolerable
<i>Suitable signage is displayed in the building entrance.</i>		

Risk Evaluation and Control




Compartmentation

Risk Item	Status	Risk Rating
Any other compartmentation issues identified during the fire risk assessment.	Controlled	Tolerable




A bin chute is installed; however the bin stores could not be accessed at the time of this assessment.


The client has confirmed that there is a fusible link installed to shut off the chute in the event of a fire.

<p>Are those accessible service ducts and risers, fire compartments and/or flues noted to be provided with satisfactory fire stopping to prevent the spread of fire, heat or smoke.</p>	Controlled	Tolerable
<div data-bbox="189 374 750 788"></div> <div data-bbox="829 374 1388 788"></div> <div data-bbox="189 808 750 1225"></div> <p><i>Fire stopping works have been undertaken, within riser cupboards.</i></p> <p><i>Blue expanding foam has been used to fill some breaches. It has been confirmed by a surveyor that this is suitably fire resistant.</i></p>		





Emergency Escape Lighting




Risk Item	Status	Risk Rating
Is emergency escape lighting installed in all required locations.	Controlled	Tolerable
 <p><i>A suitable level of emergency lighting was observed.</i></p>		

Facilities for the Fire Service

Risk Item	Status	Risk Rating
Are all emergency vehicle access roads available and unobstructed.	Controlled	Tolerable
  <p><i>Emergency services would access the property via the main road.</i></p>		

Are facilities for venting of common areas and escape routes adequately provided.	Controlled	Tolerable
<div data-bbox="191 313 750 728"></div> <p data-bbox="153 743 1382 837"><i>There are no facilities, smoke vents or windows, to vent smoke from the escape staircases. There are two staircases provided for levels ground to fifth, and an additional staircase for levels ground to fourth.</i></p> <p data-bbox="153 871 1355 934"><i>A map indicating the escape routes is installed within the entrance to property, to inform residents and emergency services of the escape routes.</i></p>		

<p>Are facilities and controls for Fire Service use clearly visible, suitably indicated, unobstructed and appear to be in working order.</p>	Controlled	Tolerable
<div data-bbox="189 342 750 757"></div> <div data-bbox="829 342 1388 757"></div> <div data-bbox="189 779 750 1193"></div> <p><i>Signage indicating the location of the dry riser inlet is clearly visible. The cupboard was locked and a key is available within the entrance of the property.</i></p> <p><i>All landing values are secured within locked cabinets.</i></p>		
<p>Is Fire Service access to the building considered satisfactory.</p>	Uncontrolled	Moderate
<div data-bbox="189 1429 750 1843"></div> <p><i>Access would be forced if required. It is recommended that the client considers an over ride with drop key system.</i></p>		

Fire Doors		
Risk Item	Status	Risk Rating
When assessed in the closed position do fire doors appear to provide notional resistance to fire and smoke for a period of time.	Controlled	Tolerable
<div></div> <p><i>Common are remedial works have been completed and arrangements are in place for quarterly common area doors inspections.</i></p>		

Fixed Installations		
Risk Item	Status	Risk Rating
Are dry or wet risers provided where necessary.	Controlled	Tolerable
<div><div></div><div></div></div> <p>A dry riser is installed, with an inlet at the front of the building and outlets on each floor.</p>		

Means of Escape		
Risk Item	Status	Risk Rating
<p>Do fire safety signs and notices include pictograms where appropriate for persons for whom English is not their first language.</p> <div></div>	Controlled	Tolerable
<p><i>Fire safety signs were noted as including pictograms at the time of this inspection.</i></p>		

Are all doors used for means of escape purposes provided with emergency fastenings that can be easily and immediately opened without the use of a key.

Controlled

Tolerable



Appropriate fastenings are provided.

Signs and Notices

Risk Item

Status

Risk Rating

Are fire action notices provided on escape routes and in other appropriate areas.

Controlled

Tolerable



See action regarding fire action notices.

Report Overview

Address

Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST



Controlled Risks: 59

Uncontrolled Risks: 6



Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

Risk Level Estimator

The following simple risk level estimator is based on BS 8800:

Likelihood of Risk Being Realised	Severity of Harm		
Likelihood Of Harm	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

A suitable risk based control plan should involve effort and urgency that is proportional to risk. The following risk based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no documentary records need be kept.
Tolerable 2A	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate 3N	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial 4N	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable 5N	Building (or relevant area) should not be occupied until the risk is reduced.

N = Not adequately controlled A = Adequately controlled

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

Trivial	<input type="checkbox"/>	Tolerable	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Substantial	<input type="checkbox"/>	Intolerable	<input type="checkbox"/>
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Substantial, with a number of uncontrolled risks highlighted within this assessment.

Persons Affected

It is considered that the hazards and subsequent risks identified in this risk assessment could affect the following groups of individuals:

- > Tenants
- > Visitors
- > Client Employees
- > Contractors appointed by the Client
- > Property professionals undertaking inspections or surveys
- > Sales/letting agents
- > Potential purchasers/tenants
- > Unauthorised visitors
- > Emergency services personnel, including fire service, Police and ambulance staff attending an emergency

Once the additional control measures have been implemented, it is our view that the resultant risk will become:

Tolerable

Fire Safety - What the Law Requires

On 1st October 2006 the Regulatory Reform (Fire Safety) Order 2005 (the Order) was implemented in England and Wales. The Order replaces previous fire safety legislation, which as of 1st October 2006 is repealed. The Order requires that all employers and persons in control of workplaces and premises undertake a fire risk assessment for the purpose of identifying the general fire precautions that need to be taken to comply with the requirements of this legislation.

In undertaking this risk assessment the consultant has considered the available guidance from DCLG, LACoRs and the Local Government Group, making a decision on which is the most appropriate based on the property type, its occupation and use. It is recognised that some properties may be a mix of the various types and as such a decision will have been made based on the information available to the consultant at that time.

A fire risk assessment is an organised and methodical look at the premises, the activities carried on within the premises and the likelihood that a fire could start and cause harm to those in and around the premises.

The primary aims of the fire risk assessment are:

- To identify the fire hazards
- To eliminate or reduce the risk of those hazards causing harm to a level as low as is reasonably practicable.
- To decide what physical fire precautions and management arrangements are necessary to ensure the safety of people in the premises and the immediate area

Definitions

Hazard: something with the potential to cause harm.

Risk: the chances of that harm being realised.

Premises: “includes any place and, in particular, includes-

- a) Any workplace
- b) Any vehicle, vessel, aircraft or hovercraft
- c) Any installation on land (including the foreshore and other land covered intermittently by water) and any other installation (whether floating, or resting on the seabed or the subsoil thereof, or resting on other land covered with water or the subsoil thereof) and
- d) Any tent or moveable structure.”

Workplace: “any premises or parts of premises, not being domestic premises, used for the purposes of an employers undertaking and which are made available to an employee of the employer as a place of work and includes-

- a) Any place within the premises to which such employee has access while at work
- b) Any room, lobby, corridor, staircase, road, or other place-
 - i) Used as a means of access to or egress from that place of work; or
 - ii) Where facilities are provided for use in connection with that place of work

Other than a public road

Responsible Person: *“The person who has control of the premises (as Occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not);”*

Article 3 (b) (i)

When ‘employer’ is not in control and may be where the means of escape and building facilities are controlled by a managing agent on behalf of the Owner who manages and maintains these areas and which would constitute a workplace for those persons acting on the owners behalf. May also refer to a Contractor.

Or,

“The owner, where the person in control does not have control in connection with the carrying on by that person of a trade business or other undertaking”.

Article 3 (b) (ii)

If no Managing Agent, the owner is the responsible person and any of his employees would regard those areas as their workplace.

5 Steps to Risk Assessment

Step 1

Identification of the fire hazards. This will include:

- Sources of ignition,
- Sources of Oxygen,
- Sources of fuel.

Step 2

Decision on who might be harmed and how. The identification of who may be harmed could include:

- People in and around the property.
- People at particular risk, such as the young, the elderly or infirm and those with special needs.
- Fire brigade personnel.

Step 3

Evaluation of the risks and decision on precautions to be adopted.

- Evaluation of the risk of a fire occurring.
- Evaluation of the risk to people should a fire occur.
- Evaluation or reduction of the fire hazards.
- Removal or reduction of the risks to people.

Consideration then needs to be given to the various measures and arrangements in place, such as:

- Means for detecting and warning in case of fire.
- Means for fighting fire.
- Means of escape in case of fire.
- Lighting provision.
- Signs and notices.
- Maintenance.

Step 4

Record your findings and implement them. The significant findings need to be recorded, including what action has been taken.

- An emergency plan needs to be drawn up.

Step 5

The assessment is to be reviewed and updated if necessary.

Risk Result

Intolerable

Risks posed to health and safety are so significant that work should be stopped, or not started and immediate action must be taken by the responsible person to reduce the level of risk.

Substantial

The risks posed to health and safety are considered to be significant and action must be taken within at least 4 weeks' action by the responsible person to reduce the level of risk.

Moderate

There are risks which need further actions to control and reduce risk to the lowest level reasonably practicable. Action should be taken within 3 to 6 months.

Tolerable

Existing control measures are considered to be effective and are contributing to reducing risk to the lowest level reasonably practicable.

Trivial

Trivial risks will not be recorded.

Risk Assessment

Address

Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST



Controlled Risks: 59

Uncontrolled Risks: 6



Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

Identification of Hazards

Arson

Risk Item	Status	Risk Rating
Are all refuse bins kept away from doors and windows and, where required, are secured or locked in appropriate sheds. <i>Bins are located in an appropriate location, within the car park. A bin chute is installed.</i>	Controlled	Tolerable
Have satisfactory physical measures been taken to reduce the risk of arson. <i>The building is secure with a key entry system for residents and an intercom system for visitors.</i>	Controlled	Tolerable
Is the property free from damage from arson. <i>No evidence of arson was observed at the time of this assessment.</i>	Controlled	Tolerable
Is the property clear of any builder's materials or waste externally or internally by windows or doors. <i>See action regarding waste and storage within the car park</i>	Controlled	Tolerable

Communication

Risk Item	Status	Risk Rating
Is fire safety guidance provided to all residents periodically. <i>Information regarding the action to be taken in the event of a fire and of the importance of fire doors within the property is issued to residents annually.</i>	Controlled	Tolerable
Do residents have a contact for reporting defects and fire safety issues. <i>All building related issues would be reported to the client as managing agent. Contact details are displayed on the notice board within the entrance.</i>	Controlled	Tolerable
Where residents personal storage cupboards are provided in common areas, has the client issued clear guidelines identifying prohibited articles such as petroleum or LPG gas. <i>Personal storage cupboards are provided.</i> <i>It is recommended that the client issues residents with clear advice and guidelines what can be stored within the cupboards.</i>	Uncontrolled	Moderate
Residents are informed upon move in regarding the action to be taken in the event of a fire and of the importance of fire doors within the property. <i>Fire action notices are installed throughout the property, and information regarding fire doors is provided on the notice board in the entrance.</i>	Controlled	Tolerable

Compartmentation		
Risk Item	Status	Risk Rating
<p>Any other compartmentation issues identified during the fire risk assessment.</p> <p><i>A bin chute is installed; however the bin stores could not be accessed at the time of this assessment.</i></p> <p><i>The client has confirmed that there is a fusible link installed to shut off the chute in the event of a fire.</i></p>	Controlled	Tolerable
<p>Are those accessible service ducts and risers, fire compartments and/or flues noted to be provided with satisfactory fire stopping to prevent the spread of fire, heat or smoke.</p> <p><i>Fire stopping works have been undertaken, within riser cupboards.</i></p> <p><i>Blue expanding foam has been used to fill some breaches. It has been confirmed by a surveyor that this is suitably fire resistant.</i></p>	Controlled	Tolerable
<p>Are all doors to service duct cupboards, plant rooms and electrical cupboards kept locked shut when not in use and fitted with fire resistant doors.</p> <p><i>See previous action regarding riser cupboards.</i></p>	Controlled	Tolerable
Cooperation and Coordination		
Risk Item	Status	Risk Rating
<p>Is there a permit to work system in use to control contractor and maintenance created fire hazards.</p> <p><i>High risk works would be controlled. Contractors would be required to provide site specific risk assessments and method statements prior to work commencing on site.</i></p>	Controlled	Tolerable
<p>Are arrangements in place for unwanted/discarded items and rubbish both within premises and externally to be removed.</p> <p><i>At the time of this assessment there was storage of personal items and waste within the car park. It is recommended that this area is cleared of storage and combustibles.</i></p>	Uncontrolled	Moderate
<p>Are procedures in place to ensure that outside contractors and maintenance workers receive all necessary fire safety information.</p> <p><i>Fire action notices are installed throughout the property.</i></p>	Controlled	Tolerable

Is the fire evacuation strategy consistent with the occupancy type and the fire safety provision in the building.	Uncontrolled	Moderate
<p><i>Fire action notices are installed for both a stay put and simultaneous evacuation fire strategy.</i></p> <p><i>The property operates a stay put fire strategy, and there is no provision of alarm or detection system required for a simultaneous evacuation fire strategy.</i></p> <p><i>It is recommended that the incorrect fire action notices are removed, and the stay put fire action notices upgraded to the standard type.</i></p>		

Dangerous Substances

Risk Item	Status	Risk Rating
Any other dangerous substances issues identified during the fire risk assessment.	Controlled	Tolerable
<i>No dangerous substances were observed at the time of this assessment.</i>		

Electrical Hazards

Risk Item	Status	Risk Rating
Is the electrical equipment & cable free from physical damage.	Controlled	Tolerable
<i>Upon visual inspection no damage was observed at the time of this assessment.</i>		
Are portable electrical appliances subject to regular testing and inspections.	Controlled	Tolerable
<i>No portable appliances were observed within communal areas, at the time of this assessment.</i>		
Is electrical distribution equipment in common areas suitably enclosed in fire rated construction and secured against unauthorised access or considered to be located appropriately.	Controlled	Tolerable
<i>Electrical distribution is enclosed within a suitably fire rated cupboard.</i>		
Any other electrical hazard issues identified during the fire risk assessment.	Controlled	Tolerable
<i>No issues were noted or observed at the time of this assessment.</i>		

Emergency Escape Lighting

Risk Item	Status	Risk Rating
Is emergency escape lighting installed in all required locations.	Controlled	Tolerable
<i>A suitable level of emergency lighting was observed.</i>		
Is emergency escape lighting installed in escape routes to illuminate stairs, changes of direction and final exit doors.	Controlled	Tolerable
<i>A suitable level of emergency lighting was observed.</i>		

External Wall Systems		
Risk Item	Status	Risk Rating
<p>The Responsible Person has arranged for a specialist surveyor to carry out an inspection of the external wall system at this block in line with MCHLG Advice</p> <p><i>The property is below 18m. An EWS 1 is not required.</i></p> <p><i>No cladding was observed.</i></p>	Controlled	Tolerable
<p>Balconies are of a suitable construction.</p> <p><i>The property has inlet balconies, and no issues were noted at the time of this assessment.</i></p>	Controlled	Tolerable
<p>Balconies are clear of storage of excessive combustibles.</p> <p><i>Some balconies contained an excessive storage and combustibles. It is recommended that these areas are kept clear, and residents are advised of the policies for storage.</i></p>	Uncontrolled	Moderate
<p>The external wall system does not present an issue with regard to external fire spread.</p> <p><i>The property is of standard brick and concrete construction, and it is expected that a cavity wall is in place. It is not expected that this would increase the spread of fire.</i></p>	Controlled	Tolerable
Facilities for the Fire Service		
Risk Item	Status	Risk Rating
<p>Are all emergency vehicle access roads available and unobstructed.</p> <p><i>Emergency services would access the property via the main road.</i></p>	Controlled	Tolerable
<p>Are facilities for venting of common areas and escape routes adequately provided.</p> <p><i>There are no facilities, smoke vents or windows, to vent smoke from the escape staircases. There are two staircases provided for levels ground to fifth, and an additional staircase for levels ground to fourth.</i></p> <p><i>A map indicating the escape routes is installed within the entrance to property, to inform residents and emergency services of the escape routes.</i></p>	Controlled	Tolerable
<p>Are facilities and controls for Fire Service use clearly visible, suitably indicated, unobstructed and appear to be in working order.</p> <p><i>Signage indicating the location of the dry riser inlet is clearly visible. The cupboard was locked and a key is available within the entrance of the property.</i></p> <p><i>All landing valves are secured within locked cabinets.</i></p>	Controlled	Tolerable

Is Fire Service access to the building considered satisfactory.	Uncontrolled	Moderate
<i>Access would be forced if required. It is recommended that the client considers an over ride with drop key system.</i>		
Fire Doors		
Risk Item	Status	Risk Rating
When assessed in the closed position do fire doors appear to provide notional resistance to fire and smoke for a period of time.	Controlled	Tolerable
<i>Common are remedial works have been completed and arrangements are in place for quarterly common area doors inspections.</i>		
Fixed Installations		
Risk Item	Status	Risk Rating
Are dry or wet risers provided where necessary.	Controlled	Tolerable
<i>A dry riser is installed, with an inlet at the front of the building and outlets on each floor.</i>		
Housekeeping		
Risk Item	Status	Risk Rating
Are the common areas free of mobility scooters being charged.	Controlled	Tolerable
<i>No mobility scooters were observed at the time of this inspection</i>		
Is general housekeeping in the premises to a sufficient standard to suggest the escape routes will be maintained free from storage of combustibles and obstruction.	Controlled	Tolerable
<i>At the time of this assessment, internal housekeeping was observed to be of a reasonable standard.</i>		
<i>See action regarding storage within the car park.</i>		
Are the common areas free of ebikes or escooters.	Controlled	Tolerable
<i>No e-bikes or e-scooters were observed at the time of this inspection</i>		
Lightning		
Risk Item	Status	Risk Rating
Is a lightning protection system installed for this building.	Controlled	Tolerable
<i>lightning protection is installed and subject to regular inspection.</i>		

Means of Escape		
Risk Item	Status	Risk Rating
Are external escape routes provided with emergency lighting. <i>A suitable level of lighting, including borrowed light was observed.</i>	Controlled	Tolerable
Are escape travel distances considered satisfactory for the property type. <i>Escape travel distances are suitable for the building type and occupancy.</i>	Controlled	Tolerable
Do all escape routes lead to an ultimate place of safety. <i>The escape routes lead to an ultimate place of safety away from the building.</i>	Controlled	Tolerable
Are wall linings of a suitable type so as not to present a significant risk of increasing the surface spread of flame. <i>All wall linings were observed to be of standard construction, and not expected to increase the spread of fire.</i>	Controlled	Tolerable
Are means of escape from individual flats unhindered by the addition of additional security grilles. <i>No security grilles have been installed.</i>	Controlled	Tolerable
Is the number, distribution & dimensions of escape routes & exits provided considered adequate. <i>The number, distribution and dimensions of escape routes are considered adequate for the building type and occupancy, at the time of this assessment.</i>	Controlled	Tolerable
Do fire safety signs and notices include pictograms where appropriate for persons for whom English is not their first language. <i>Fire safety signs were noted as including pictograms at the time of this inspection.</i>	Controlled	Tolerable
Are all doors used for means of escape purposes provided with emergency fastenings that can be easily and immediately opened without the use of a key. <i>Appropriate fastenings are provided.</i>	Controlled	Tolerable
Are all enclosed escape staircases at least half-hour fire resistant construction including self closing fire doors. <i>Escape staircases appear upon a visual inspection to be suitably enclosed.</i>	Controlled	Tolerable
Are all areas immediately outside the final exits kept clear of all obstructions and combustible materials. <i>All final exits were clear and free of obstruction, at the time of this assessment.</i>	Controlled	Tolerable

Are all stairs, corridors and escape routes free from obstruction, combustibles or other fire risks.	Controlled	Tolerable
<i>All escape routes, corridors and stairs were free of hazards and obstructions, at the time of this assessment.</i>		

Are all floor surfaces on escape routes free from tripping and slipping hazards.	Controlled	Tolerable
<i>All floor surfaces on escape routes were free of hazards, at the time of this assessment.</i>		

Over 11m Specific Risks

Risk Item	Status	Risk Rating
Common area doors are inspected quarterly.	Controlled	Tolerable
<i>All common area doors are inspected quarterly.</i>		

Residential premises

Risk Item	Status	Risk Rating
Flat entrance doors are undamaged and suitably fire resisting with working self closer, intumescent strips and seals, easy to open lock on the inside and fits well into the frame.	Uncontrolled	Moderate
<i>A fire door inspection was undertaken in 2023. Several doors were rated as substantial risks and residents are currently upgraded doors.</i> <i>The client is currently arranging for a fire door inspection to be undertaken in 2025.</i>		

Adequate hardwired automatic smoke detection is installed within flats in circulation spaces on each floor level. Heat detection is installed in kitchens.	Controlled	Tolerable
<i>Residents are provided with information regarding the importance of having detection within their flats within their property information pack.</i>		

Signage

Risk Item	Status	Risk Rating
Each floor is clearly and unambiguously marked	Controlled	Tolerable
<i>Suitable signage is displayed on each floor.</i>		

Signs and Notices

Risk Item	Status	Risk Rating
Are fire action notices provided on escape routes and in other appropriate areas.	Controlled	Tolerable
<i>See action regarding fire action notices.</i>		

Smoking		
Risk Item	Status	Risk Rating
Is "No Smoking" signage clearly displayed in common parts. <i>Suitable signage is displayed in the building entrance.</i>	Controlled	Tolerable
Does it appear that the No Smoking Policy is adhered to. <i>There was no evidence of any illicit smoking at the time of this inspection.</i>	Controlled	Tolerable
Sources of Oxygen		
Risk Item	Status	Risk Rating
Is the premises free from known sources of Oxygen other than that contained in the atmosphere. <i>No unnecessary sources of oxygen were identified.</i>	Controlled	Tolerable
Any other sources of oxygen issues identified during the fire risk assessment. <i>No issues were noted at the time of this assessment.</i>	Controlled	Tolerable
Testing and Maintenance		
Risk Item	Status	Risk Rating
Is the rising mains subject to 6 monthly inspections in accordance with BS 9990. <i>The last inspection was completed on 24/09/2024 by Southern Dry Riser Testing Ltd.</i>	Controlled	Tolerable
Is the emergency lighting subject to routine flick testing in accordance with BS 5266. <i>Arrangements are in place for monthly flick testing to be undertaken, records are held by the client.</i>	Controlled	Tolerable
Are all fixed electrical installations regularly maintained and tested by a competent, qualified person. <i>The last fixed wiring inspection was undertaken on 09/10/2023.</i> <i>It is recommended that inspections are undertaken every 5 years.</i>	Controlled	Tolerable
Is the emergency lighting subject to a discharge test in accordance with BS 5266. <i>The client has confirmed that the last inspection was undertaken on 11/10/2024, with remedial actions required.</i> <i>Remedial works have been completed.</i>	Controlled	Tolerable

Are the lightning protection system annual inspection records maintained in a building log book, or held centrally.	Controlled	Tolerable
<p><i>The last inspection was undertaken in 24/07/2024, by Oceanas Lightning Protection Ltd.</i></p> <p><i>It is recommended that inspections are undertaken every 11 months.</i></p>		
Are periodic inspections conducted of the exit routes and staircases to ensure they are unobstructed and available at all times.	Controlled	Tolerable
<p><i>Checks would be undertaken by residents on a daily basis through use. Any issues would be reported to the managing agent.</i></p> <p><i>The managing agent undertakes inspections quarterly.</i></p> <p><i>No issues were noted at the time of this assessment.</i></p>		
There is a regime of flat entrance doors being routinely inspected	Controlled	Tolerable
<p><i>A fire door inspection was undertaken in 2023. Several doors were rated as substantial risks and residents are currently upgraded doors. See report for details.</i></p> <p><i>The client is currently arranging for a fire door inspection to be undertaken in 2025.</i></p>		
Are there routine checks of final exit doors.	Controlled	Tolerable
<p><i>Checks would be undertaken by residents on a daily basis through use. Any issues would be reported to the managing agent.</i></p> <p><i>The managing agent undertakes inspections quarterly.</i></p> <p><i>No issues were noted at the time of this assessment.</i></p>		

Disclaimer

Disclaimer

ETS Health & Safety prepare our report outputs based upon the information gained through documents sighted and provided by our clients, during discussions with Client's representatives, and site visits. Although we are experienced and trained to the highest professional standards, it is noted that we have no powers under any statutory order to demand entry and the production of documents or information. If the client or their representative believe that we may have misunderstood their areas of control or missed a significant risk this must be brought to our attention as soon as possible.

The advice in the reports is therefore given in good faith based upon the evidence seen, the information given and the points discussed at the time of the visits. No guarantee can be given that during any subsequent visit by inspectors with statutory powers other non-compliances may not be found. ETS Health & Safety will not accept responsibility for any loss arising from such a discovery.

Whilst every care is taken to interpret the Acts, Regulations and Approved Codes of Practice, these can only be authoritatively interpreted by Courts of Law.

Our fire safety risk assessments are conducted to assist the client towards compliance with the Regulatory Reform (Fire Safety) Order 2005 and as such their focus is life safety. Property protection and business continuity are specifically excluded, should the client wish both to be included in the scope of a report, we will need separate formal instructions.

Where a fire safety risk assessment has been carried out, unless specifically stated as otherwise it will have been a non-invasive inspection of the safe to access common parts of the property.

Confidentiality

ETS Health & Safety recognise that we may be provided with commercially sensitive documents and material/records of a confidential nature while undertaking work for clients. This information will be treated in the strictest confidence at all times and will not be divulged to any 3rd party without the express written permission of a Director of the client.

This report has been drafted for the client who commissioned it. Its contents relate to their management arrangements and it must not be relied upon by any 3rd party. Should any other party require an assessment of the subject property they must arrange for their own assessment to be carried out.

This risk assessment has been prepared for the client and is based on their management arrangements in addition to the fire precautions noted on site. This report is therefore not transferable to any other party. Any change in ownership or management would constitute a material alteration and as such a new fire risk assessment would be necessary.

Building Alterations, Improvements and Changes.

As noted elsewhere in this report we have highlighted the fact that the assessment should be regularly and periodically reviewed. Any material alterations are one of the triggers for a review of the fire risk assessment. It must be noted that in carrying out this assessment, which is a Non-Invasive Type 1(1) assessment, we have not had sight of any historic building related documents, detailed floor plans, Building Control Approvals for alterations or specifications of materials used in any such works or original construction, save for any specifically referred to in the body of the report.

This fire risk assessment is predicated on the basis that the subject building met the Building Regulations at the time of its construction and that where there have been any subsequent alterations or modifications all necessary approvals were sought and received from the relevant Enforcing Authority. The client must satisfy themselves that they have all such approvals and historic records. For recent alterations this information is required in order to comply with Regulation 38 of the Building Regulations 2010.

This fire risk assessment is predicated on the basis that any materials or building products used in any modifications and alterations have been properly specified, procured and installed in line with the manufacturers recommendations and taking account of Building Regulations at the time.

This fire risk assessment is predicated on the basis that the client has maintained details of any alterations, modifications and building products installed in order that any subsequent and future works can be effectively managed and do not compromise any fire safety elements of the previous alterations and modifications. Should the client be aware of any historic building modifications or alterations that may have an impact on the fire safety performance of the building and expose relevant persons to risk they must immediately bring them to our attention in order that the fire risk assessment can accurately reflect the overall level of risk.

Non-Invasive Type 1 fire risk assessment as described in the Local Government Guide to Fire Safety in Purpose Built Blocks of Flats.

A Type 1 fire risk assessment is the basic fire risk assessment required for the purpose of satisfying the Regulatory Reform (Fire Safety) Order 2005. (RR(FS)O).

The inspection of the building is non-destructive. But, as well as considering the arrangements for means of escape and so forth, the fire risk assessment includes examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction. However, in this type of fire risk assessment, entry to flats beyond the area of the flat entrance door is not involved.

Where there are demountable false ceilings in the common parts, it may be appropriate to lift a sample of readily accessible false ceiling tiles. In addition, it will normally be appropriate to open a sample of service risers, provided access is practicable at the time of inspection.

Unless there is reason to expect serious deficiencies in structural fire protection such as inadequate compartmentation, or poor fire stopping – a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (However, this should not be a generic recommendation of all Type 1 fire risk assessments; the recommendation should be based on identification of issues that justify reason for doubt.)