Vanguard Court (Eastney) Limited - 1-8 Vanguard Court

TYPE 1 FIRE RISK ASSESSMENT

Date of Visit
09/11/2023

Osterna Limited
Chelford House
Gadbrook Park
Northwich
CW9 7LN
Tel. 0345 002 4420
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PART 1: FIRE RISK ASSESSMENT

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

TYPE 1 FIRE RISK ASSESSMENT

This Fire Risk Assessment addresses the requirements of Article 9 of the Regulatory Reform (Fire Safety) Order 2005 which instructs the Responsible Person to make a suitable and sufficient assessment of the risk to which relevant persons are exposed for the purpose of identifying the measures they need to take to comply with the requirements and prohibitions imposed on them by the Order.

The document has been designed in order to meet the standards of British Standard PAS 79:2020, Fire risk assessment guidance and recommended methodology.

Name of Responsible Person (e.g. employer) or person having control of the premises:	Residential Management Group Ltd.
Address of premises:	1-8 Vanguard Court Centurion Gate Southsea PO4 9TD
Property Reference Number:	950701
Assessor Name:	[redacted]
Date of fire risk assessment:	09/11/2023
Date of previous fire risk assessment:	03/11/2022
Suggested date for review:	09/11/2024

This fire risk assessment examines the chances of a fire occurring and the dangers from fire to the persons who frequent the premises. Its purpose is to determine whether existing fire precautions are adequate and reasonable, relative to the overall risks presented or if additional control measures are required to reduce the risk from any hazards identified. This risk assessment assumes that, should a fire occur, that any persons within the building are at risk from smoke and heat related injuries or death. Additionally, the assessment also extends to the risk to property and any significant findings are contained within the following report.

It is essential that the responsible person implements the actions identified within this assessment, with sufficient priority, in order to maintain a safe environment. Furthermore, this fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

Any remedial actions identified within this report that require fire stopping to be installed should be carried out by a third party accredited fire compartmentation contractor using suitable fire resisting materials.

The scope of the assessment is for the communal parts the building(s) only, however, [redacted] has made every effort to view the entrances to a representative sample of private dwellings, so that an assessment can be made of the suitability of entrance doors and fire detection and warning within the circulation spaces. Access was gained to [redacted] and this is assessed to be a sound representative sample of the flats. Any recommendations or control measures contained in the following report should be applied to any flats where access has not been gained if appropriate.

The building is deemed to have a fire height in excess of 11m and as such under the BSA 2022 is in scope as a Relevant Building. As such there are circumstances whereby defects may be deemed relevant, and the following is the methodology used by the assessor in defining relevant defects:

Risk is defined as the likelihood and consequence of a given loss occurring in defined circumstances. As such the question that is posed to [redacted] is what an acceptable level of risk is before the threshold is reached or exceeded such that it is deemed to be a relevant defect.

The methodology used by [redacted] in the following report Is not just non-compliance with i.e. British Standards and Building Regulations, but is based on an assessment of foreseeable risk to life safety and this involves a holistic assessment of the whole building and will include:

- Assessment made against published risk-based Government Guidance.
- Standards in construction at the time of build.
- A check of Passive and Active Fire Protection.
- Occupancy factors.
- Management of and fire arrangements in place.
- Available Safe Egress Time (ASET) and Required Safe Egress Time (RSET).

With regards to fire doors then [redacted] will adopt a methodology of what risk is mitigated by the door installation but in general will accept gaps at the base of the door up to 8mm and around the edges of up to 4mm with any gaps above this being deemed a relevant defect.

With regards to fire compartmentation a judgement will be made against what is considered from build and what is made thereafter. Additionally, where it is felt that fire stopping has used inappropriate or defective products at build stage then these will be assessed to be relevant defects.

For external wall systems [redacted] will use the risk-based methodology of PAS 9980 as primary guidance and if it is plainly obvious that the risk to persons from fire spread is no greater than tolerable, then [redacted] will record this in the FRA. Where balconies may have wooden decking, this will not be recorded as a relevant defect unless there is a risk from fire spread onto or from a nearby non-compliant wall type. Where it is deemed that a more intrusive FRAEW is required this will be a recorded action and subsequently maybe deemed to be a Relevant Defect.

[redacted] A review of this fire risk assessment was completed by [redacted] (Osterna) on 11/01/2024 following receipt of information and surveys concerning water ingress to the internal areas and structure of the building. This has been attributed to substandard mortar used at build, poor workmanship in the structure and balcony decking abutting the external walls. The review centres around sections 16.1, 16.3 and sections 16.11 and 19.1 and associated action plans.
Any changes made to this report have been prefixed with the reviewer's initials in brackets i.e. [redacted].

[redacted] A further review was undertaken by [redacted] on 18/09/2024 on receipt of information on PAS9980 methodology used by Thomasons/DFC to assess the EWS at 1-8 Vanguard Court. For ease of reading the findings are contained directly below with an additional reference made in Section 16. Any changes to the report are prefixed by the letters [redacted].

Review of FRA – Vanguard Court (Eastney) Limited

A letter of fire safety matters was issued by HFRS on the 28/03/2024 (Ref: F6/[redacted]/10919/10465883)

Carry out a suitable EWS risk assessment of EWS as [redacted] states that damp was seen which could have issues if no cavity fire barriers are fitted and bricks are removed from EWS. A previous damp survey suggest that cavity barriers had potentially been compromised and this could enhance the risk of fire spread internally with the risk elevated if the building was timber framed.
Subsequently RMG instructed Thomasons and Design Fire Consultants (DFC) to investigate the EWS make up and provision of a PAS9980 FRAEW if deemed necessary.
The following message in italics was communicated to RMG by Thomasons on the 17/09/2024 that explains the methodology used in the EWS investigation process:

PAS 9980:2022 (Appendix 13) outlines a five-step approach for determining the fire safety risk of external walls.
Here is a brief overview of each step:
1. Confirm the Need for a Full Fire Risk Assessment of External Walls (FRAEW):
2. Gather Necessary Information:
3. Identify and Group Significant Risk Factors:
4. Evaluate Each Group of Risk Factors:
5. Review Against Benchmark Success Criteria:

Thomasons approach follows the above steps to undertake the fire risk assessment of external walls (FRAEW) in a proportionate manner, so that we progressively assess the building, based on available information.

This means that in some cases, we can determine that the external walls are patently non-combustible (masonry construction or similar) such that an assessment is not required to determine the fire safety risk (end of Step 1) . In these cases, we offer to provide a Letter of Comfort stating that an assessment is not required.

Where potentially combustible products are noted, these are assessed with the principles of PAS9980 (referred to as pre-PAS) but assuming a worst case scenario. If the risk at this stage is assessed to be sufficiently low enough (trivial or tolerable), we provide a statement from a chartered fire engineer outlining the process of our assessment but concluding that a full FRAW report is not appropriate or required (end of Step 2).

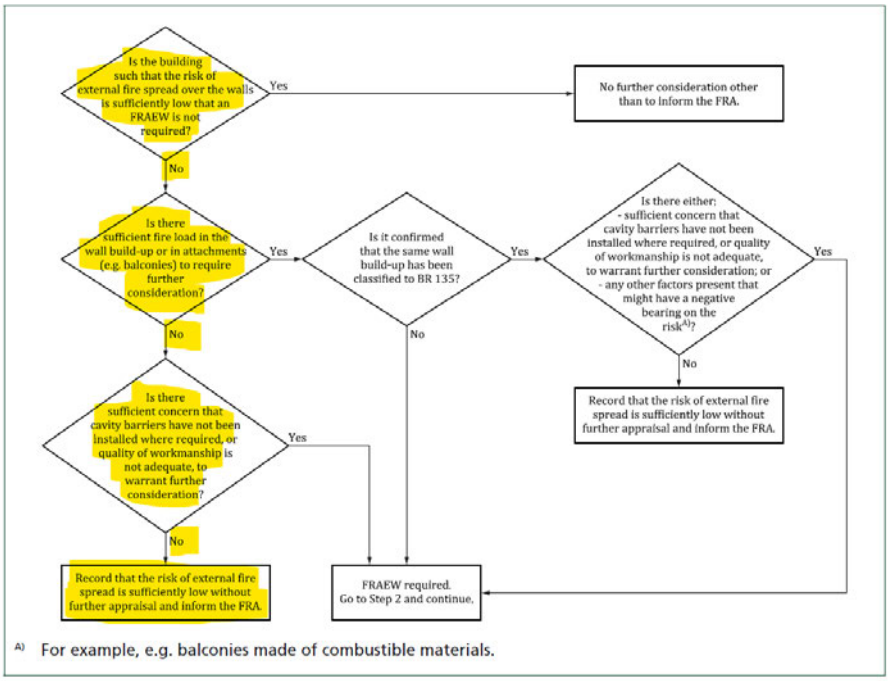
However, if the risk is inconclusive or not sufficiently low enough (trivial or tolerable), we will progress to a full PAS9980 compliant assessment and provide the associated report.

At each stage, we only conclude the assessment process when fire safety risk has determined to be sufficiently low enough that further assessment is not warranted.

For Vanguard Court, the process has been followed as per the attached extract from PAS9980 Appendix 13. A

Therefore, we have provided the attached statement, prepared by [redacted] for use by the FRA (and other interested parties – such as Hampshire Fire and Rescue Services).

Figure 4 – Process for determining whether a full FRAEW is required



We trust the above will be sufficient for your needs, but should you require further information or clarification of the above, please do note hesitate to contact us.

Subsequently DFC also provided a pre-PAS 9980 assessment cover note that assesses the risk for the following wall types:

1. EWS01 Brick: Low, meaning that risk is sufficiently low that no action is required.
2. EWS02 Render: Low, meaning that risk is sufficiently low that no action is required.
3. Balconies: Medium (Tolerable), meaning that consideration should be given as to whether any risk reduction measures would be proportionate.

The DFC note is also attached and subsequently the FRA has been updated to reflect all the above and the findings should be communicated to the Responsible Person and HFRS at the earlier opportunity.

[redacted]
RMG
18/09/2024

By Email Only

17 September 2024

Vanguard Court (Eastney) Limited
Apartments 1-8
Centurion Gate
Portsmouth
PO4 9TD

Re: Pre-PAS Assessment for Vanguard Court, Portsmouth

Dear Residential Management Group Ltd.,

Vanguard Court is an existing 5-storey residential building in Portsmouth.

Residential Management Group Ltd. have instructed Thomasons (who has in turn appointed Design Fire Consultants (DFC)) to identify the external wall construction details and to provide an opinion as to whether an adequate standard is achieved for compliance with the Regulatory Reform (Fire Safety) Order 2005[1] (FSO) and to inform whether any remediation and/or interim measures might be required.

Thomasons has provided information in the form of intrusive site investigation surveys and photographs to document and identify the build-up of the external wall constructions.

This Pre-PAS assessment outlines what the risk rating would be should an assessment be conducted in accordance with PAS 9980[2].

The building has the following construction types and balconies which have been considered:

- External Wall System 01 – 100mm brick wall comprising 60-70mm cavity and 30mm wood fibre board. Internal linings assumed to comprise plasterboard faced stud partitioning.
- External Wall System 02 – Cement render on blockwork. No cavity or insulation present. Internal linings assumed to comprise plasterboard faced stud partitioning.
- Balconies – EWS01 contains both Juliette and cantilever balconies which comprise steel structure, steel balustrades and handrails and a timber deck.

DFC has assessed the construction types listed above in accordance with the principles of PAS 9980 and concluded that the risk ratings for the following wall systems would be (if an assessment were to be conducted in accordance with PAS 9980):

1. EWS01 Brick: Low, meaning that risk is sufficiently low that no action is required.
2. EWS02 Render: Low, meaning that risk is sufficiently low that no action is required.
3. Balconies: Medium (Tolerable), meaning that consideration should be given as to whether any risk reduction measures would be proportionate.

Overall, it is considered that the risk to life from fire spread over the external walls is such to warrant a fire risk appraisal of the external wall construction (FRAEW). The preliminary risk categorisation does indicate that even under conservative assumptions the risk is sufficiently low that it can be tolerated, and as such, the resultant actions are:

[1] Statutory Instruments, '2005 No. 1541 Regulatory Reform, England and Wales, The Regulatory Reform (Fire Safety) Order 2005', 2005.
[2] British Standards Institution, PAS 9980, 'Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice', January 2022.

- The *FRA* should be updated to accommodate the findings of this assessment.
- Consideration should be given as to whether risk can be reduced further via *risk-proportionate action* through the *FRA* process.
- Subject to confirmation from the *FRA*, a *stay-put* evacuation strategy remains viable.

For and on behalf of Design Fire Consultants Ltd.

[redacted]

Design Fire Consultants

Mobile: [redacted]
Email: [redacted]

Disclaimer

Osterna Limited has conducted and completed this fire risk assessment report and can confirm that in preparing the report we have exercised all reasonable skill and care. The content of this report is based on the information and access provided at the time to [redacted].

Any recommendations or advice in this report are based upon evidence observed or provided by [redacted].

No guarantee can be given that any subsequent visit by inspectors with statutory powers may result in other breaches of legislation being found. Whilst every care is taken to interpret current Acts, Regulations and Approved codes of practices, these can only be authoritatively interpreted by Courts of Law.

Osterna Limited cannot accept responsibility to any parties whatsoever, following the issue of this report, for matters arising, which may be considered outside the scope of works.

The report is issued in confidence to the Client and Osterna Limited cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of this report solely at their own risk.

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Any questions or matters arising from this report may be addressed in the first instance to Osterna Limited.

Please note: Osterna Limited accepts no responsibility for any harm which may occur on your premises. This risk assessment, if acted upon, will reduce the likelihood of a harm occurring, it will not, guarantee that any harm will never occur. If you follow our advice, the effects of harm will be mitigated.

Signature of Assessor

Name	Signed	Date reported compiled:
[redacted]	[redacted]	09/11/2023

Signature of Validator

Name	Signed	Date of validation:
[redacted]	[redacted]	27/11/2023

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[redacted]

CONTENTS

GENERAL INFORMATION

1. The Premises

Ref	Item	Answer
1.1	**Number of floors**	Five floors including ground
1.2	**Height of Building (metres)** Fire Height and Overall Height	Fire Height: 11.25 Overall Height: 15.28 This has been estimated by: RMG BMS
1.3	**Approximate floor area (metres squared)**	Approximately 100m2 on ground floor.
1.4	**Brief details of construction**	[redacted] Construction details are as follows: - Four blocks housed within a single terraced building, each block with its own entrance. - External Walls: Intrusive Structural Surveys have identified the block as a Timber framed structure with an outer leaf of single skin brickwork. - Each storey has been identified to be compartmentalised by cavity trays and fire barriers, with cavities, and weep vents on each level. - Roof: Tiled pitched roof with timber supports. - Internal Walls: Plasterboard stud walls with plaster skim. - Internal floors: Concrete. - Stairs and handrails: Timber. - The block is adjoined to the other blocks with masonry party walls as separation.
1.5	**Number of accessible elevations**	Three
1.6	**Estimated coverage of cladding or render to external surfaces.** Detail percentages of each type of external wall finish.	Coverage by percentage of each type of material include: Masonry: 80% Render: 20%
1.7	**Fire & Rescue Service Access Level**	Ground floor.
1.8	**Use of premises**	Residential.
1.9	**Are there possible Relevant Defects present?**	Yes
1.10	**Are known duplex flats present?** Note the locations and footprint covered (is it over 50% of ground floor space).	Duplex flats are located on floors 4-5. The estimated footprint of the building coverage (ground floor) is 100%.

1.A – External Wall Systems Overview

For full details regarding EWS please see Section 16.

Ref	Item	Answer	Comments
1.A.1	**Is an External Wall System Present?**	Yes	Render is fitted to the external elevations.
1.A.2	**Does it cover more than 20% of the block?**	Yes	Render covers approximately 20% of the external elevations.
1.A.3	**Is a curtain wall system present?**	N/A	No curtain wall system is present.
1.A.4	**Are balconies present?**	Yes	Balconies are fitted on site.
1.A.5	**Are the balconies vertically stacked?**	Yes	Balconies are vertically stacked.
1.A.6	**Are balconies linked by EWS?**	No	Balconies are not linked by EWS.

2. The Occupants

Ref	Item	Answer
2.1	**Approximate maximum number** Based on an approximation of 2 persons per flat	Residential premises numbers not known but total estimated as 16 based on 2 per flat.

Ref	Item	Answer
2.2	**Approximate number of employees at any one time**	No employees identified on site.
2.3	**Maximum number of public on site at any one time**	No general members of the public are likely to be present.
2.4	**Associated times / hours of occupation**	Residential accommodation will have 24-hour occupation.

3. Occupants Especially At Risk From Fire

Ref	Item	Answer
3.1	**Sleeping residents**	None identified as especially at risk at time of assessment.
3.2	**Disabled occupants**	None identified as especially at risk at time of assessment.
3.3	**Occupants in remote areas and lone workers**	None identified as especially at risk at time of assessment.
3.4	**Young person's**	None identified as especially at risk at time of assessment.
3.5	**Others**	No other persons identified as especially at risk at time of assessment.

4. Fire Loss Experience

No fire loss information identified at time of assessment.

5. Other Relevant Information (Property Details)

Ref	Item	Answer
5.1	**Location:(Site)**	1-8 Vanguard Court Centurion Gate Southsea PO4 9TD
5.2	**Responsible Person**	Residential Management Group Ltd.
5.3	**Responsible Person Address**	RMG Southampton, Latimer House, 5-7 Cumberland Place, Southampton, SO15 2BH
5.4	**Delegated Responsible Person(s) Name and Contact Number(s):**	Residential Management Group Ltd. Contact Centre Number: 0345 002 4444
5.5	**Director / Freeholder**	C/O Residential Management Group Ltd.
5.6	**Director / Freeholder Location**	C/O RMG House Hoddesdon.
5.7	**Property Usage**	Residential.
5.8	**Date of Construction**	Assessed as circa 2002
5.9	**Areas inspected during assessment** Including non-accessible areas	All common areas and a representative sample of flat entrance doors.
5.10	**Total number of units**	Total of 8 units. Consisting of 8 flats.
5.11	**No. of exits (including fire exits)**	Total exits: Two
5.12	**Total number of stairways**	1 internal stairwell.
5.13	**Firefighting shafts** Number and location of shafts	This building is below 18m so firefighting shafts are not required.
5.14	**Porter / Concierge / Building Manager on site?**	No employees identified on site.

Ref	Item	Answer
5.15	**Car Parking**	Surface parking is supplied for residents on site.
5.16	**Bin Store**	External bin stores were identified on site.
5.17	**Flat numbers by floor**	GF: 1-2 1F: 3-4 2F: 5-6 3F: 7-8 4F: 7-8 (Duplex)
5.18	**Additional Information**	Flat addresses: 1-8 Vanguard Court.
5.19	**Where are utilities supplied to onsite?**	To flats: Water and Electricity. To communal areas: Water and Electricity.
5.20	**Is a Building Safety Certificate displayed if required?** Buildings over 18 metres only	There is currently no requirement for a Building Safety Certificate to be displayed.

6. Relevant Fire Safety Legislation / Risk Rating

Ref	Item	Answer
6.1	**The following fire safety legislation applies to these premises:**	The Regulatory Reform (Fire Safety) Order 2005. The Fire Safety Act 2021 The Fire Safety (England) Regulations 2022.
6.2	**The above legislation is enforced by:**	Regional Fire and Rescue Service.
6.3	**Other legislation that makes significant requirements for fire precautions in these premises (other than applicable Building Regulations).**	The Housing Act 2004. Building Safety Act 2022.
6.4	**The above legislation is enforced by**	The Local Authority. The Building Safety Regulator.
6.5	**Was a fire strategy available to the assessor to aid with this fire risk assessment?**	[redacted] was not in possession of any fire strategy or fire safety construction documentation relating to the buildings and as such the comments made in the following sections are based on a visual inspection only.
6.6	**Have any fire related enforcement notices been served to the Responsible Person in regards to this premise?**	There were no known enforcement notices at the time of this assessment.
6.7	**Was a previous fire risk assessment available to aid with this fire risk assessment?**	The previous fire risk assessment was made available to [redacted] and was consulted as part of this assessment.
6.8	**What is the relevant guidance used?**	This fire risk assessment review is written with close regard to the guidance contained within the Department for Communities guide to fire safety in purpose-built blocks of flats and buildings converted to flats in accordance with building regulations post 1991. The report also refers to PAS9980.

6.9	**Overall fire risk level indicator IAW Section 32**	Tolerable

7. Electrical Sources of Ignition

Ref	Item	Answer	Comments
7.1	**Fixed installation periodically inspected and tested?**	Yes	Fixed electrical inspections should not exceed 5 years. An in date system testing label is fitted on or near to the Landlord Main Circuit Board.

Ref	Item	Answer	Comments
7.2	**Portable appliance testing carried out?**	Yes	Although no evidence of portable appliance testing (PAT) could be identified on site at the time of the assessment, it has been confirmed by [redacted] that there is a schedule in place ensuring that portable appliance testing requirements are met in accordance with [redacted] policy and that they centrally hold records.
7.3	**Suitable policy regarding the use of personal electrical appliances?**	Yes	There is a suitable policy in place which is available from [redacted].
7.4	**Suitable limitation of trailing leads and adaptors?**	Yes	None identified on site at the time of the assessment.
7.5	**Are other sources of ignition free from hazards?**	Yes	None identified on site at the time of the assessment.

Fixed installation periodically inspected and tested?

REF: 7.1

Portable appliance testing carried out?

REF: 7.2

8. Smoking

Ref	Item	Answer	Comments
8.1	**Are "No Smoking" signs displayed in prominent locations?**	Yes	Smoking prohibition signs are on display in the communal areas.
8.2	**Is smoking prohibited in other appropriate (risk) areas?** (i.e. underground car parks, enclosed areas, bin stores etc.)	N/A	No other risk areas were identified during this assessment.
8.3	**Are suitable arrangements for those who wish to smoke?**	N/A	There is no requirement to provide smoking areas for residential accommodation.
8.4	**Is the site free from signs of illicit smoking?**	Yes	There was no evidence of smoking in the communal areas, and it is assessed that the smoking prohibition requirements are being observed.
8.5	**Is the site free from other smoking risks?**	Yes	None identified on site at the time of the assessment.

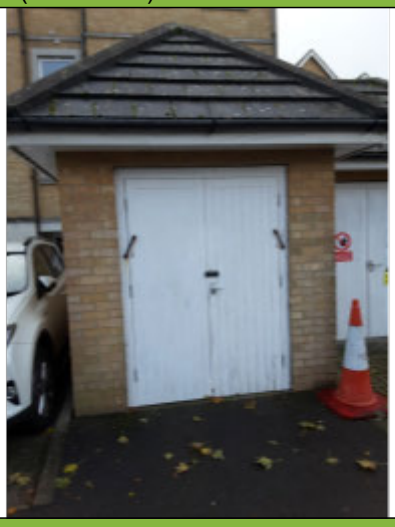
Are "No Smoking" signs displayed in prominent locations?

REF: 8.1

9. Arson

Ref	Item	Answer	Comments
9.1	**Is security against arson adequate? (Building)**	Yes	The entrance door to the block is fitted with a suitable security device and self-closer and was noted to be secure at the time of this assessment.
9.2	**Does basic security against Arson by outsiders appear reasonable? (Bin stores)**	Yes	The bin store was found locked and secure.
9.3	**Are bin stores correctly managed (free from combustible materials and hazardous items such as car batteries etc.)?**	Yes	The bin stores were clean, tidy, and free from unauthorised storage of combustible, hazardous or other materials and items.
9.4	**Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?**	Yes	The external areas appeared free from unnecessary and unauthorised combustible items in close proximity to the premises at the time of the assessment.

Does basic security against Arson by outsiders appear reasonable? (Bin stores)

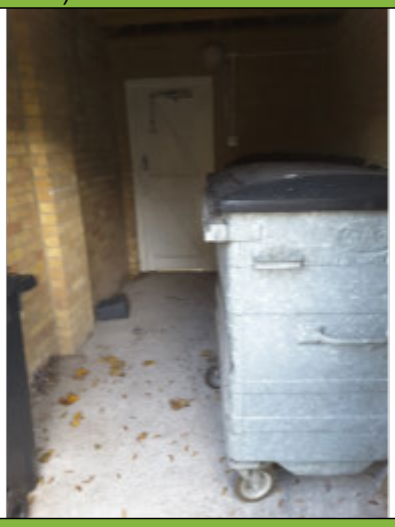


REF: 9.2

Is security against arson adequate? (Building)

REF: 9.1

Are bin stores correctly managed (free from combustible materials and hazardous items such as car batteries etc.)?



REF: 9.3

10. Portable Heaters And Heating Installations

Ref	Item	Answer	Comments
10.1	**Is the use of portable heaters avoided as far as practicable?**	N/A	No portable heating appliances were identified on site.
10.2	**Is the use of the hazardous type (e.g. radiant bar fires or LPG appliances) avoided?**	N/A	No radiant bar or LPG type heaters were noted on site.
10.3	**Are fixed heating installations subject to regular maintenance & testing?**	N/A	No fixed heating systems were observed.
10.4	**Are electric wall heaters fitted on site suitably maintained?**	Yes	Electric wall heaters were identified linked to the electrical system via fixed fused spurs. The Responsible Person has confirmed that these are maintained in accordance with [redacted] policies and 18th Edition IET Wiring Regulations BS 7671:2018, however, the wall heaters should be included in the cleaning schedule and subjected to cleaning twice per year, once before winter and once after winter.
10.5	**Are suitable measures taken to minimize the hazard of ignition of combustible materials?**	N/A	No such hazards were identified during this assessment.

Are electric wall heaters fitted on site suitably maintained?

REF: 10.4

11. Cooking

Ref	Item	Answer	Comments
11.1	**Are reasonable measures taken to prevent fire as a result of cooking?**	N/A	No communal kitchen facilities were identified on site at the time of the assessment and the internal areas of the flats are outside the scope of this risk assessment.
11.2	**Filters changed and ductwork cleaned regularly?**	N/A	
11.3	**Suitable extinguishing appliances available?**	N/A	

12. Lightning

Ref	Item	Answer	Comments
12.1	**Is a lightning protection system installed?**	N/A	None observed at time of assessment.

13. Housekeeping

Ref	Item	Answer	Comments
13.1	**Are residents complying with the need to keep communal areas free of combustible materials?**	Yes	Housekeeping in communal areas on site was noted to be good with no issues identified and this is commended.
13.2	**Combustible materials appear to be separated from ignition sources?**	Yes	No issues of combustible items being kept near ignition sources were noted at the time of the assessment.
13.3	**Are storage cupboards & water riser cupboards free from excessive storage & waste?**	Yes	Storage cupboards & water riser cupboards were clear of excessive storage or waste at the time of the assessment.
13.4	**Are cleaners products stored correctly, appropriately and locked away where residents cannot access them?**	N/A	No hazardous materials were identified as being stored on site during the assessment.

14. Hazards Introduced By Outside Contractors And Building Works

Ref	Item	Answer	Comments
14.1	**Are fire safety conditions imposed on outside contractors?**	Yes	The Responsible Person has confirmed that fire safety conditions are imposed on all contractors, who should be on the approved list of contractors, held and managed by the contracts team. It is therefore assessed that standard controls for fire safety are in place for all work activity required on site.
14.2	**Is there satisfactory control over works carried out in the building by outside contractors (including “hot work” permits)?**	Yes	The Responsible Person has confirmed that processes and procedures are in place for the identification of competent contractors used for carrying out on site work including hot works.
14.3	**If there are in house maintenance personnel, are suitable precautions taken during “hot work”, including use of hot work permits?**	N/A	It has been confirmed that no in house personnel carry out hot works on site.

15. Dangerous Substances

Ref	Item	Answer	Comments
15.1	**Is the site free from dangerous substances?**	N/A	No dangerous substances were identified as being used on site during the assessment.

Ref	Item	Answer	Comments
15.2	**Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?**	N/A	
15.3	**If section 15.2 above applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?**	N/A	

16. External Wall Systems

Ref	Item	Answer	Comments
16.1	**Is an external wall system fitted?** If EWS fitted on site, please give details on location, materials used, coverage etc. External wall systems examples: Cladding (ACM, HPL, MCM), Timber cladding, Render, Cement boards, spandrel panels etc.	Yes	[redacted] Cement Render covers approximately 20% of the building's external elevations. The concrete-based render appears to be applied directly to the blockwork with no insulation infill and as such there should be no significant risk of external fire spread via the render. However, see details below in section 16.3 and also 19.1 and associated action plan following identification of defects to the external facade mortar and poor workmanship of the building structure.
16.2	**Is the EWS fitted on a single storey only?** If no please give details on which rooms open onto cladding, if known.	Yes	Traditional render is applied to ground only.
16.3	**Overall risk rating from external wall system?**	Tolerable	Whilst the construction of the external walls should be Tolerable it has been identified that water ingress has occurred to the building. In response to resident complaints regarding damp, a damp survey of the blocks was completed by Sillence Hurn Building Consultancy. The primary damp ingress into the blocks was in the main attributed to timber decking abutting the external walls and poor mortar design. Samples of the brick mortar were analysed by a UKAS accredited laboratory and the mortar has been found to be unsuitable for use in a marine environment and this could have a detrimental impact on the structural integrity and fire resistance of the building construction. The secondary issues related to flush joints, improperly cut bricks, blocked cavities, sloping cavity ties, obstructed weep vents, deteriorating silicone sealant around window/door frames, decaying frames and poor flashing detailing at door sills are further exacerbating the issue. To this end until such time as the integrity of the passive fire protection in the building structure is confirmed there is potential that any external wall fire could spread into the block and throughout. These issues are addressed in section 19.1 and associated action plan. In addition, it is understood the Developer is to conduct a PAS9980 FRAEW of the external walls, see details below in 16.11 and associated action plan. Dependent of the findings of the PAS9980 review the risk to life safety form the EWS may be increased to Moderate.

Ref	Item	Answer	Comments
16.4	**Are balconies and/or external walkways present?** If yes, please give details on type/layout & basic construction including decking material & differentiate between balconies and external walkways. i.e.: Stacked, inset, protruding, Juliette etc. Constructed from timber, metal, brick, timber decking etc.	Yes	Balconies of the following type, stacked/protruding, are fitted on the external elevations at the rear of the block. These balconies are constructed from metal with decking constructed from timber. In addition, Juliette balconies are located on the front elevations.
16.5	**Are balconies / external walkways free from EWS surrounds?** Please give details regarding balcony surround construction i.e. timber, cladding ,composite materials, unknown materials etc.	Yes	
16.6	**Are balconies and/or external walkways balustrades constructions free from combustible materials?** i.e. metal, brick, glass, unknown materials etc.	Yes	Balustrades were noted to be constructed from metal.
16.7	**What is the height of the lowest balcony and/or external walkway?**	Yes	Height of lowest balcony is approximately 3m.
16.8	**Are balconies and/or external walkways free from stored combustible or flammable items?**	Yes	Balconies could only be observed from ground floor level, and it was not possible to confirm that all balconies were free from stored combustible or flammable items. However, no sources of ignition were noted and so long as this remains the case, the management of balconies appears to be adequate.
16.9	**Overall risk rating from balconies and/or external walkways?**	Tolerable	It was noted that the decking and the underside of the protruding balconies which is plywood, were in a poor condition. [redacted] was informed by a [redacted] that the balconies were out of bounds and were not to be used until a planned works program was completed. [redacted] Also see details above in section 16.3 and below in section 19.1 and associated action plan. Once remediation has taken place, provided sensible management of the balconies is undertaken, it is assessed that the risk to life safety from external fire spread via the balconies should be low. The most up to date RMG safety information posters should be displayed which provide information on balcony safety (see Section 31 for further details).
16.10	**Is the building free from any other potential external wall fire hazards?**	N/A	No other significant hazards that warrant consideration were identified at the time of the assessment.
16.11	**Is a PAS9980 review required?**	No	[redacted] DFC provided a pre-PAS 9980 assessment cover note on 17/09/2024 that assesses the risk for the following wall types: 1. EWS01 Brick: Low, meaning that risk is sufficiently low that no action is required. 2. EWS02 Render: Low, meaning that risk is sufficiently low that no action is required. 3. Balconies: Medium (Tolerable), meaning that consideration should be given as to whether any risk reduction measures would be proportionate. The DFC letter is attached after the scope section of the FRA.

Is an external wall system fitted?

REF: 16.1

Is an external wall system fitted?

REF: 16.1

Is an external wall system fitted?

REF: 16.1

Are balconies and/or external walkways present?

REF: 16.4

Are balconies and/or external walkways present?

REF: 16.4

Overall risk rating from balconies and/or external walkways?

REF: 16.9

17. Comments and Deficiencies Observed Inside Flats

Ref	Flat No accessed:	Answer	Comments

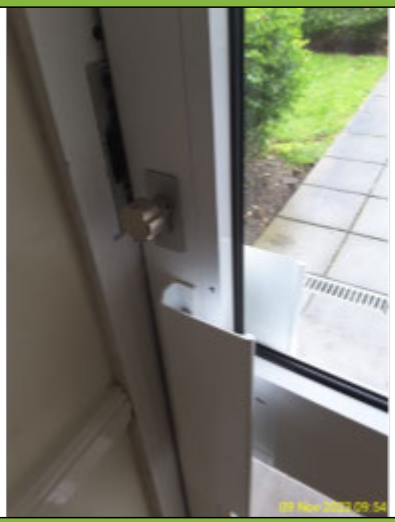
Ref	Flat No accessed:	Answer	Comments
17.1	**Was access to a flat, or flats, gained during this assessment at the request of the client?**	N/A	Not required this is a Type 1 fire risk assessment only.
17.2	**Can a description of the general layout be given?**	N/A	
17.3	**Can a description of the means of escape from the flats be given?**	N/A	
17.4	**Can an example of a potential fire scenario and means of escape from a flat be given?**	N/A	
17.5	**Is there smoke detection in the living space?**	N/A	
17.6	**Is there smoke detection in the circulation space?**	N/A	
17.7	**Is there heat detection in the kitchen?**	N/A	
17.8	**Is there smoke detection on the 1st floor of Duplex flats?**	N/A	
17.9	**Are the internal flat alarms interlinked?**	N/A	
17.10	**If this is a simultaneous evacuation site, are the internal flat alarms interlinked to a communal alarm?**	N/A	
17.11	**Are apartment entrance doors suitable?**	N/A	
17.12	**Are internal apartment doors suitable?**	N/A	
17.13	**Are there suitable extinguishing appliances available for kitchen?**	N/A	
17.14	**Are the ceilings and walls that make up the internal flat and flat to communal areas fire compartmentation in good condition?**	N/A	
17.15	**Has the flat fixed wiring system being subjected to fixed installation periodical inspections?**	N/A	
17.16	**Are carbon monoxide detectors in place if required?**	N/A	

18. Means Of Escape From Fire

Ref	Item	Answer	Comments
18.1	**Is the design of escape route adequate?**	Yes	As the site is a purpose-built post 1991, it is assessed that the design of the fire exit route is in accordance with building regulations.
18.2	**Adequate provision of exits?**	Yes	The number of exits is assessed to be adequate for the predicted numbers within the building.
18.3	**Exits easily and immediately openable where necessary?**	Yes	Exits were found to be fitted with suitable single action exit mechanisms and opened quickly and easily without obstruction at the time of the inspection.
18.4	**Fire exits open in the direction of escape where necessary?**	Yes	The final exit doors open outwards in the direction of travel.
18.5	**Reasonable distances of travel where there is a single direction of travel?**	Yes	The block has a single direction of travel to escape in an emergency and it is assessed that the safe travel distance within the block, to the nearest place of reasonable safety, is in accordance with building regulations and current guidance.

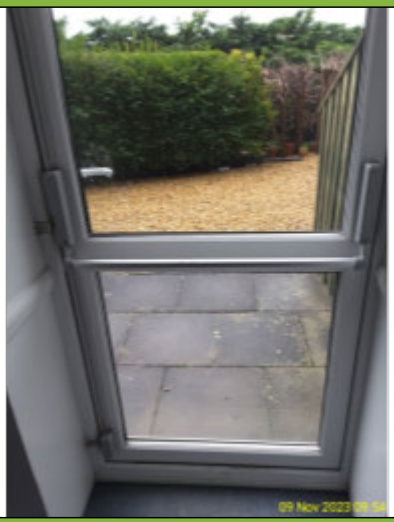
Ref	Item	Answer	Comments
18.6	**Reasonable distances of travel where there are alternative means of escape?**	N/A	
18.7	**Suitable protection of escape routes?**	No	Refer to Section 19 titled 'Measures to Limit the Fire Spread and Development.' for more details.
18.8	**Suitable fire precautions for all inner rooms?**	N/A	No inner rooms being used as a workplace were identified within the building.
18.9	**Escape routes unobstructed?**	Yes	The escape routes in the communal areas were clear of obstructions at the time of the inspection and this is to be commended.
18.10	**It is considered that the building is provided with reasonable arrangements for means of escape for disabled people?**	N/A	This property is identified as general needs accommodation and no persons who require additional assistance in the event of an emergency were identified at the time of the assessment.
18.11	**Have disabled refuges been considered, and provided where required?**	N/A	No disabled refuges were identified on site and no disabled persons who may require such refuges were identified on site.
18.12	**Are external escape routes in good condition, well lit, adequately signed and free from obstruction.** (including metal escape stairwells, exits over flat roof, exits through another building etc.)	No	The block has a rear escape route, the route is out of the rear door and across the back of the building to a place of safety. It was identified that there is no lighting in the external escape route. This could lead to slip, trip or fall injuries to persons trying to escape in an emergency situation. Note: This external escape route is also used by adjoining block. Additionally, there is a timber gate which has to be passed through to make an escape. This gate was found to be in poor condition and jammed in the frame making it difficult to open. The gate was also fitted with sliding bolt fixings which is an unsuitable way of fastening gates in this situation.
18.13	**Are door mats of the appropriate material, and are they positioned so they will not affect the evacuation of other residents in the building, or present a trip hazard to residents passing the flat where the door mats sit?**	Yes	Door mats were observed; however, no hazards were identified with these during this assessment.

Exits easily and immediately openable where necessary?



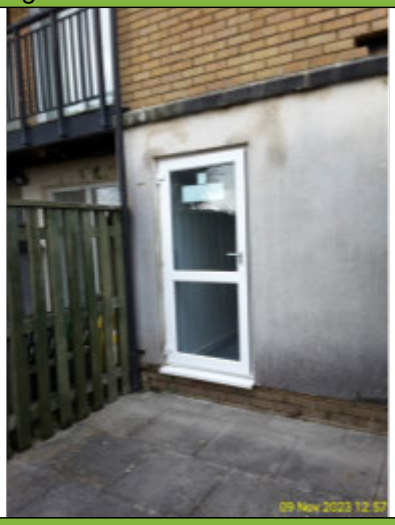
REF: 18.3

Exits easily and immediately openable where necessary?



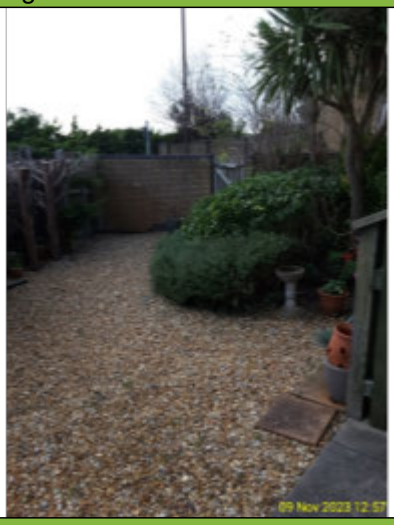
REF: 18.3

Are external escape routes in good condition, well lit, adequately signed and free from obstruction.



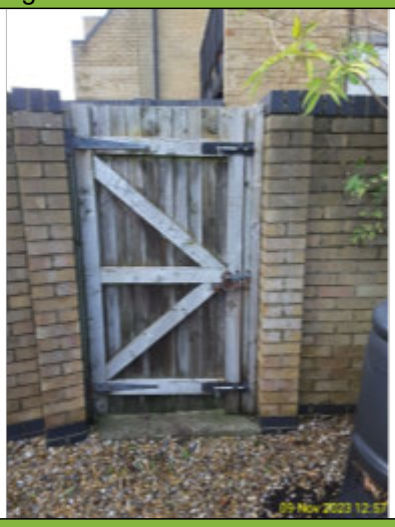
REF: 18.12

Are external escape routes in good condition, well lit, adequately signed and free from obstruction.



REF: 18.12

Are external escape routes in good condition, well lit, adequately signed and free from obstruction.



REF: 18.12

19. Measures To Limit The Fire Spread And Development

Ref	Item	Answer	Comments

Ref	Item	Answer	Comments
19.1	**Is it considered that, overall, there is compartmentation of a reasonable standard?** Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate (i.e. floor to floor, flat to flat, commercial unit to sleeping accommodation above etc.)	N/K	On visual inspection the overall general compartmentation of the block was of a sufficient standard to meet the requirements of building regulations. [redacted] The building has been identified to have substandard mortar used for bricklaying and pointing in the original construction of the external masonry brickwork facades. This along with the rear balconies decking being butted direct to the rear external walls this has resulted in both water pooling against the external walls and penetration of water and damp to some internal areas of the flats. Structural surveys were undertaken by Sillence Hurn Building Consultants and 3 documents were made available to [redacted]; 1. Vanguard Court, Southsea - Final Report dated 28th April 2022. 2. Surveyors Report of Final Findings dated 13th June 2022. 3. Letter on Mortar Analysis Results dated 13th November 2023. It was further identified following inspections on 24th & 25th November and 14th December 2021 that there were a number of other items noted in regards to poor workmanship at the time of construction which were considered to have contributed to the water penetrations to the building structure which were identified as; Use of flush joints, Improperly cut bricks, Blocked cavities, Obstructed weeping vents predominantly at ground floor level by the Render installation, Open mortar joints, Abutment of balcony decking to external facade, Poor workmanship and Latent defects, Physical bridging of the external cavity. All of these works may be considered to be Relevant Defects under the BSA 2022. The worst affected block is block 1 (flats 1-8) which is due to its location and takes the brunt of the prevailing winds and weather of these coastal blocks. Document 1 indicated that intrusive investigations were undertaken as part of a Damp Survey (Appendix A) in March 2022 of flats that had been identified to be showing signs of water damage internally. The flats inspected were 1, 5, 8, 9, 13, 14, 17 and 26. In addition flats 21 and 28 had been identified to have water damage however, no access was granted on the day of inspection to these flats. In addition, during the survey it was found that: 'fire barriers are present within the cavity and are formed of fibreglass/rockwool style material wrapped in a polythene sheeting in a continuous run along each floor line. These fire barriers where, observed on Block 1 were observed to be heavily saturated with water and standing water was present within the polythene covering. It is our opinion that these fire barriers are contributing to the passage of water across the cavity and furthermore their integrity has been compromised due to the saturation. This was not observed in block 2-4. As such any external wall fire could spread into the building and throughout. Any fire in the building could spread throughout and also compromise the means of escape.

Ref	Item	Answer	Comments
19.2	**Are services routed within service cupboards / riser shafts?** Please detail how services are routed to the end point. Including Gas, Water, Electricity and Waste services	Yes	Electricity is routed through riser cupboards. It is assessed that waste/water services are routed internally flat to flat. As the block is constructed IAW Building Regulations the service penetrations should be fire stopped between compartments.
19.3	**Is it considered that there is compartmentation of a reasonable standard within service cupboards and riser shafts?**	No	It was noted that in the service cupboards, fire breaches have been sealed using excessive PU foam. PU foam of any type should not be used next to cables, pipework, or timber. In the event of fire in the service areas the foam will fail, and fire will spread to the fabric of the building and may spread throughout the block.
19.4	**Is it considered that there is compartmentation of a reasonable standard within the escape routes?**	No	A number of the individual plastic meter cupboards and supply boxes were checked, and they were found to have holes and gaps where cables have been routed which have not been or have been fire stopped with PU foam. These breaches may could allow for fire to spread internally within the fabric of the building. Additionally, as the covers may not be fire rated, they could fail in the early stages of a fire and compromise the MOE. Although it is assumed that these cupboards are demised to the resident and not under the responsibility of the managing agents, these cupboards could have a significant effect on the safety of residents, especially as they open onto a single stair (means of escape).
19.5	**Reasonable limitation of linings that might promote fire spread?**	Yes	No wall linings or coverings that might promote fire spread were noted at the time of the assessment.
19.6	**As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?**	N/A	On visual examination of accessible spaces, no ducting requiring fire dampers was identified on site.
19.7	**Are service cupboard fire doors suitable and in good condition?** including service and riser cupboard doors	Yes	The service cupboard communal fire doors throughout were examined and found to be to FD30s standard, in good order, and fully fitted with cold smoke seals and intumescent strips.
19.8	**Are lobby / cross corridor fire doors suitable and in good condition?**	Yes	The communal lobby fire doors throughout were examined and found to be to FD30s standard and in good order, fully fitted with cold smoke seals and intumescent strips and door closers, where appropriate, which self-closed the doors into their frames.
19.9	**Apartment entrance doors are suitable and in good condition?**	Yes	Access was obtained to the entrance door for flat number 7 and the door is assessed to be suitable FD30s fire door that has a self-closing device, intumescent strips and cold smoke seals fitted. This is in accordance with current benchmark standards. Note: [redacted] appreciates that the doors may fall outside of the management companies' responsibility, however, the residents should be mindful that under the provisions of the Fire Safety Act 2021 the FRS have enforcement powers to serve notice on flat entrance doors and landlord's/freeholders may be deemed the Responsible Person.
19.10	**Are service void hatches suitably fire resistant?** E.g. ceiling, wall, floor and roof void hatches	N/A	No roof void hatches were identified in the communal areas.

Ref	Item	Answer	Comments
19.11	**Are service voids suitably compartmented?** E.g. ceiling, wall, floor and roof voids.	N/A	No access to roof/service voids from communal areas.

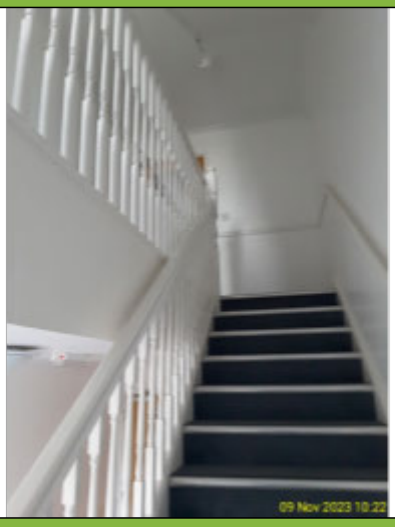
Is it considered that there is compartmentation of a reasonable standard within the escape routes?

REF: 19.4

Is it considered that there is compartmentation of a reasonable standard within the escape routes?

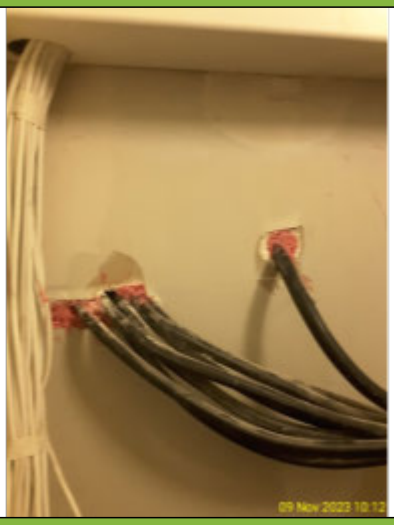
REF: 19.4

Reasonable limitation of linings that might promote fire spread?



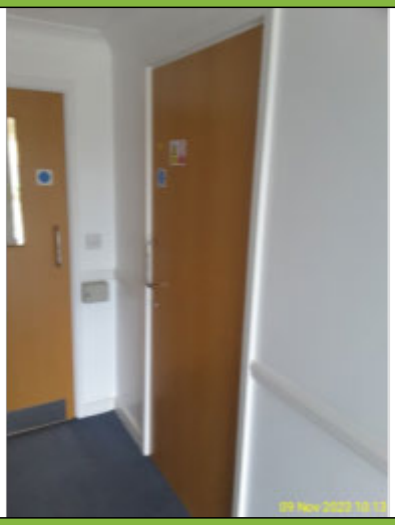
REF: 19.5

Is it considered that there is compartmentation of a reasonable standard within service cupboards and riser shafts?



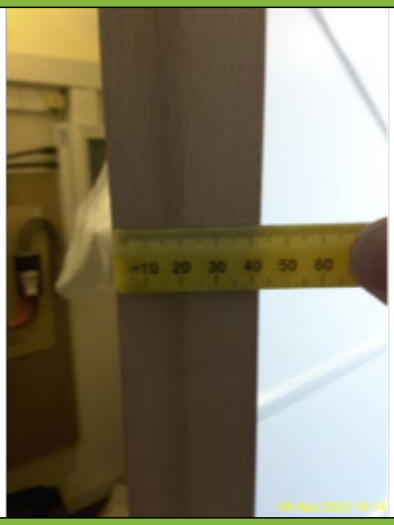
REF: 19.3

Are service cupboard fire doors suitable and in good condition?



REF: 19.7

Are service cupboard fire doors suitable and in good condition?



REF: 19.7

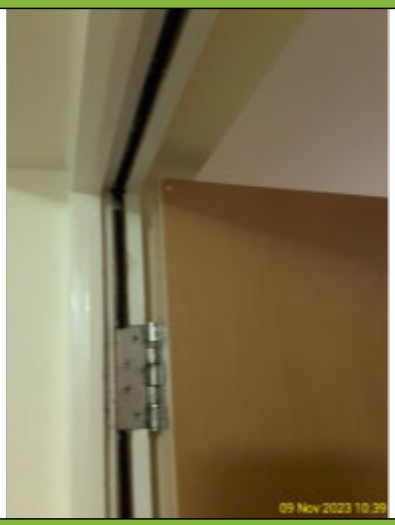
Are service cupboard fire doors suitable and in good condition?

REF: 19.7

Apartment entrance doors are suitable and in good condition?

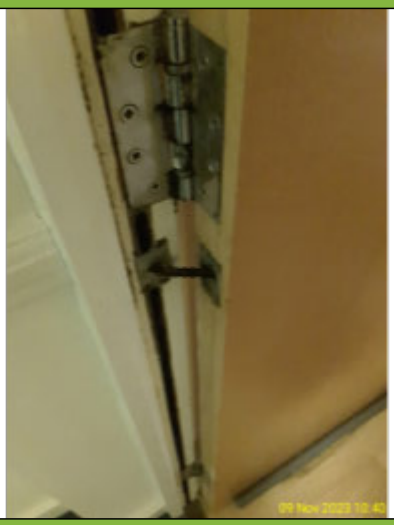
REF: 19.9

Apartment entrance doors are suitable and in good condition?



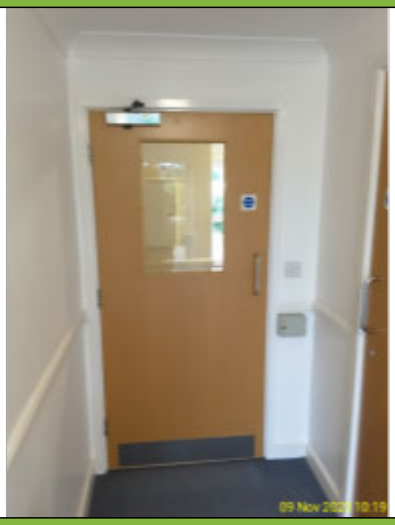
REF: 19.9

Apartment entrance doors are suitable and in good condition?



REF: 19.9

Are lobby / cross corridor fire doors suitable and in good condition?



REF: 19.8

Are lobby / cross corridor fire doors suitable and in good condition?

REF: 19.8

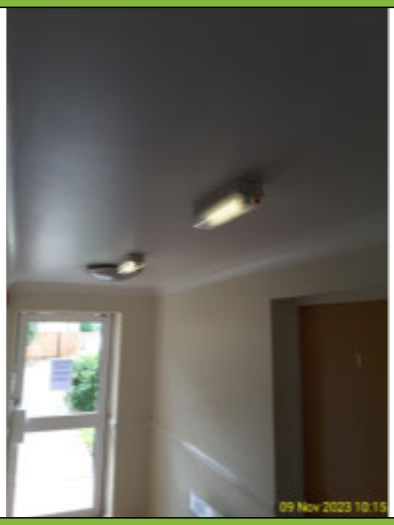
Are lobby / cross corridor fire doors suitable and in good condition?

REF: 19.8

20. Emergency Escape Lighting

Ref	Item	Answer	Comments
20.1	**Reasonable standard of emergency escape lighting system provided?**	Yes	The emergency lights were checked, and adequate illumination was provided. (See 18.12 for additional comments and actions).

Reasonable standard of emergency escape lighting system provided?

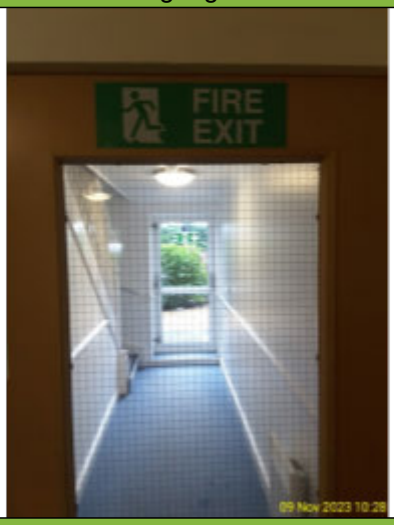


REF: 20.1

21. Fire Safety Signs And Notices

Ref	Item	Answer	Comments
21.1	**Is fire exit & directional signage suitable?**	Yes	Emergency exit and directional fire signs are displayed that lead people to an ultimate place of safety.
21.2	**Are "Fire Door - Keep Locked" signs in place where required?**	Yes	The lift machinery room fire door is missing a "Fire door keep locked" signs. Fitted [redacted] during inspection.
21.3	**Are "Fire Door Keep Shut" signs in place where required?**	N/A	"Fire door keep shut" signs are correctly fitted on both sides of the doors where appropriate.
21.4	**Are "Automatic Fire Door - Keep Clear" signs in place where required?**	N/A	No automatic fire doors were identified on site.
21.5	**Are "Fire Exit - Keep Clear" signs in place where required?**	No	See 18.12 for comments and actions.
21.6	**Are "Automatic Fire Shutter - Keep Clear" signs in place where required?**	N/A	There are no fire shutters present on site.
21.7	**Are "In The Event Of Fire - Do Not Use Lift" signs in place where required?**	Yes	Lifts are fitted on site, and it was noted that at each access point on each floor there was a suitable "Do Not Use in Case of Fire" sign fitted.
21.8	**If a Firefighters' lift is installed, is this suitably signed?**	N/A	No firefighter lifts have been installed on this site.
21.9	**Is suitable wayfinding signage in place if required?**	N/A	There is no requirement for wayfinding signage on this site.

Is fire exit & directional signage suitable?

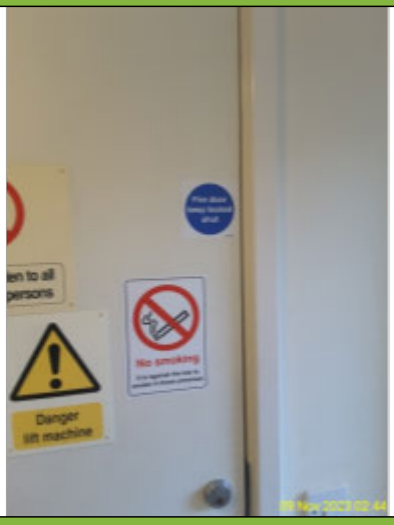


REF: 21.1

Are "Fire Door - Keep Locked" signs in place where required?

REF: 21.2

Are "Fire Door - Keep Locked" signs in place where required?



REF: 21.2

Are "Fire Door Keep Shut" signs in place where required?

REF: 21.3

Are "Fire Exit - Keep Clear" signs in place where required?

REF: 21.5

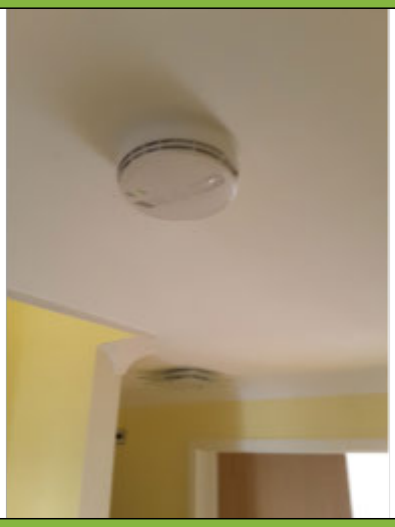
Are "In The Event Of Fire - Do Not Use Lift" signs in place where required?

REF: 21.7

22. Means Of Giving Warning In Case Of Fire

Ref	Item	Answer	Comments
22.1	**Has a reasonable manually operated electrical fire alarm system been provided?** e.g. Manual break glass call points and alarm sounders only in car parks. Including Evacuation Alert Systems where required.	N/A	
22.2	**Is automatic fire detection provided?** Including details of the category of system(s) L1-5, M, Mixed or Other.	N/A	No fire detection and warning equipment was fitted within the communal areas, and this supports current guidance for purpose-built blocks and buildings converted in accordance with building regulations that advocate a 'Safer to stay' policy on site.
22.3	**Is the extent of automatic fire detection generally appropriate for the occupancy and fire risk?**	N/A	
22.4	**Is remote transmission of fire alarm signal in place if required?**	N/A	
22.5	**Is the level of apartment fire detection and warning adequate?** Detail category and coverage of LD system.	Yes	Flat access was obtained during the assessment, it was identified that independent, interlinked fire detection has been installed to Grade D LD2/LD3 requirements. This meets the guidance for the time of build and flat design, and it is assessed that similar detection and warning is fitted within the other flats on site. Note: Duplex flats to LD2 standard.
22.6	**Is false alarm management suitable where required?**	N/A	
22.7	**Are zone plans displayed if required?**	N/A	
22.8	**If installed, are automatic fire alarm systems free from faults?**	N/A	

Is the level of apartment fire detection and warning adequate?



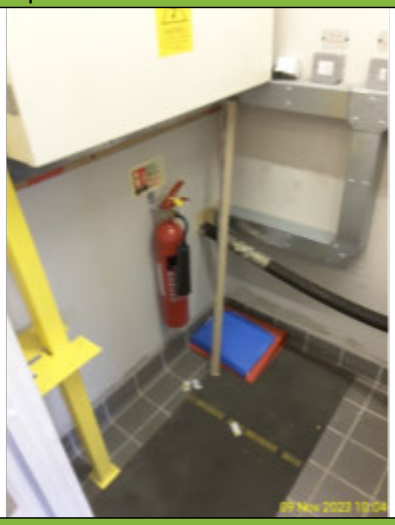
REF: 22.5

23. Manual Fire Extinguishing Appliances

Ref	Item	Answer	Comments
23.1	**Is reasonable provision of manual fire extinguishing appliances in place?** (Including extinguishers and hose reels)	Yes	CO2 fire extinguishers were noted in the plant room.

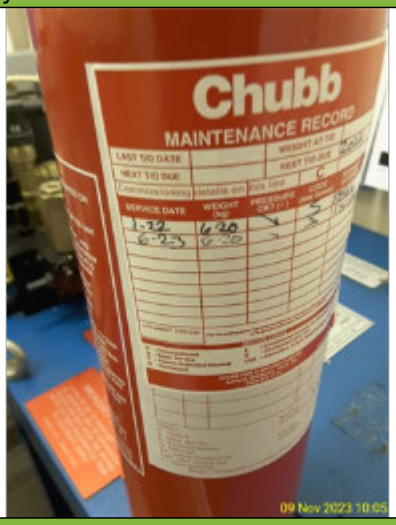
Ref	Item	Answer	Comments
23.2	**If there are fire extinguishing appliances in place, are these readily accessible?**	Yes	All manual fire extinguishing appliances identified on site were easily located and suitably signed, mounted, and appeared to be subject to regular maintenance and testing.
23.3	**Is there reasonable provision of fire blankets?**	N/A	No fire blankets are required in this building.

Is reasonable provision of manual fire extinguishing appliances in place?



REF: 23.1

If there are fire extinguishing appliances in place, are these readily accessible?



REF: 23.2

24. Relevant Automatic Fire Extinguishing Systems

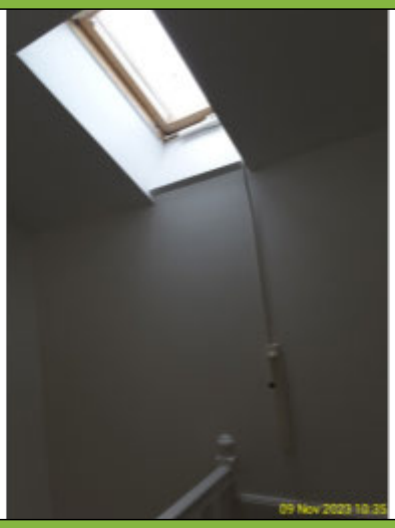
Ref	Item	Answer	Comments
24.1	**Are there other relevant extinguishing Systems?**	N/A	None identified on site at the time of the assessment.

25. Other Relevant Fixed Systems And Equipment

Ref	Item	Answer	Comments
25.1	**Are there smoke ventilation systems in place and are these free from faults?**	N/A	Manually openable roof vent windows were located in each block stairwell with opening handle located on the upper floors. In addition, openable windows were located on each floor of the stairwell and should allow smoke clearance by firefighters.
25.2	**Are rising fire mains (Wet or Dry Risers) in place and free from faults?**	N/A	There are no rising mains present on site.
25.3	**Are firefighting lifts in place if required and free from faults?**	N/A	No firefighting/evacuation lifts were identified on site.
25.4	**If firefighting lift(s) are installed do these have a designated secondary power supply?** i.e. UPS, generator or substation	N/A	No firefighting/evacuation lifts were identified on site.
25.5	**Are firefighters access switches in place if required?** i.e. drop down switches for electric gates or secured entry doors	N/A	No gates requiring firefighters release switches were identified on site.
25.6	**Is there suitable provision of fire fighters switch (e.g.) for high voltage luminous tube signs, etc?**	N/A	No high voltage equipment requiring firefighters' switches were present on the building.

Ref	Item	Answer	Comments
25.7	**Is the building unlikely to be more than 90 metres from a fire hydrant for the Fire & Rescue Service?**	Yes	No fire hydrant could be identified within 90 metres of the building; however, the building is located in an established built-up area. It is assumed, although not confirmed that there will be a suitable hydrant within close proximity and that this is not easily identifiable.
25.8	**Is there suitable provision of other firefighting systems or equipment?**	N/A	No other firefighting systems or equipment were identified on site at the time of the assessment.

Are there smoke ventilation systems in place and are these free from faults?



REF: 25.1

26. Procedures And Arrangements

Ref	Item	Answer	Comments
26.1	**Fire safety is managed by:** This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of the risk assessment.		The [redacted] for Residential Management Group Ltd.
26.2	**Competent persons appointed to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)?**	Yes	Residential Management Group Ltd [redacted] with support as and when required, from Osterna.
26.3	**Is a copy of the correct emergency evacuation plan on display in a prominent area?** State whether the policy is Safer to Stay, Get Out, Get Out (in temporary measures) or another type of policy.	Yes	A copy of the Safer to Stay emergency plan is on display.
26.4	**Is the fire evacuation procedure suitable for the building, based on the findings within this risk assessment?**	Yes	Purpose built flat blocks have historically been designed and constructed with high regard for fire compartmentation. As such the design of the building should support a “Safer to Stay" policy. This is where the flat directly in the seat of the fire is evacuated whilst other residents are Safer to Stay and are evacuated by the fire and rescue service as required. In order to implement this type of plan the integrity of the fire barrier must be maintained, and any recommendations or control measures contained within this report should be implemented. Additionally, residents are to be aware of the requirement to keep all entrance doors and windows fully shut in order to restrict the spread of fire and to isolate all non-essential power supplies.

Ref	Item	Answer	Comments
26.5	**Are there suitable arrangements for summoning the fire and rescue service?**	Yes	The persons discovering the fire should summon the fire and rescue service, in accordance with the emergency evacuation plan for the building.
26.6	**Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information including that relating to hazards to fire-fighters?**	Yes	As there are no staff on site, no nominated person is available to meet the fire and rescue service (FRS) however the person summoning the FRS should approach them and give any information available to them.
26.7	**Are there suitable arrangements for ensuring that the premises have been evacuated?**	N/A	Not appropriate for an unstaffed residential premise.
26.8	**Is there a suitable fire assembly point?**	N/A	Identification of the assembly point is not required for general residential accommodation.
26.9	**Are there adequate procedures for evacuation of any disabled people who are likely to be present?**	Yes	At the time of the assessment no details were noted of any persons who may require additional assistance in evacuating the building in the event of a fire. However, there are suitable provisions in place for any disabled person who may move into the block through the EEIS and PCFRA system.
26.10	**Persons nominated and trained to assist with evacuation, including evacuation of disabled people?**	N/A	No permanent staff directly employed by the Responsible Person are based at this location.
26.11	**Persons nominated and trained to use firefighting appliances?**	N/A	No permanent staff directly employed by the managing agents are based at this location.
26.12	**Is the site free of any hazards that will require a familiarisation visit from the Fire and Rescue Service?** (e.g. complex building layout, fire engineered solutions, buildings with cladding etc.)	N/A	Based on the findings in this fire risk assessment, a familiarisation visit by the FRS is not deemed as required.
26.13	**Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?**	N/A	Annual fire risk assessment review inspections are carried out. It is known that the Responsible Person also conducts regular visits and reports any identified defects in fire precautions when on site.

Is a copy of the correct emergency evacuation plan on display in a prominent area?

REF: 26.3

27. Training And Drills

Ref	Item	Answer	Comments
27.1	**Are all members of staff given adequate fire safety instruction and training on induction?**	N/A	No on site staff directly employed by the managing agents are based at this location.

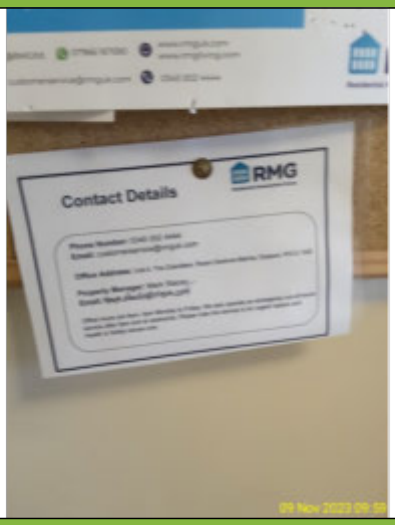
Ref	Item	Answer	Comments
27.2	**Are all staff given adequate periodic "refresher training" at suitable intervals?**	N/A	
27.3	**Does all staff training provide information, instruction or training on the following:**	N/A	
27.4	**The fire safety measures in the building?**	N/A	
27.5	**Action in the event of a fire?**	N/A	
27.6	**Action on hearing the fire alarm signal?**	N/A	
27.7	**Method of operation of manual call points?**	N/A	
27.8	**Location and use of fire extinguishers?**	N/A	
27.9	**Means for summoning the fire and rescue service?**	N/A	
27.10	**Identity of persons nominated to assist with evacuation?**	N/A	
27.11	**Identity of persons nominated to use fire extinguishing appliances?**	N/A	
27.12	**Are all staff members with special responsibilities (e.g. fire wardens) given additional training?**	N/A	
27.13	**Are fire drills carried out at appropriate intervals?**	N/A	The DCLG guidance document states: "While fire drills and practice evacuations are used in many buildings to reinforce fire awareness training, it is neither practical nor necessary to carry them out in purpose-built blocks of flats. Even in blocks with communal fire alarm systems, this is unrealistic".
27.14	**When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risk and general fire precautions)?**	Yes	It has been confirmed by the Responsible Person for the site that all contractors are notified of fire risks, general fire precautions and fire evacuation plans for the site as part of the contract policies and processes prior to commencement of on-site work.
27.15	**Is it ensured that the employees of contractors are provided with adequate instructions and information?**	Yes	It is not known if contractor employers pass on information regarding fire risks, general fire precautions and fire evacuation plan information to their employees. However all contractors are notified of the existence of such information in contract and purchase order documentation sent to them and are responsible for ensuring their employees are properly briefed before attending site.

28. Testing And Maintenance

Ref	Item	Answer	Comments
28.1	**Is there regular testing and servicing of the fire detection and alarm system?**	Yes	Records available to [redacted] show that a maintenance, service, and testing contract is in place which is to be commended. EEFSS Ltd - 23/04/2024 Note: As there is no system in communal areas, it is assumed this contract is for flat fire detection.
28.2	**Is there regular testing and servicing of smoke clearance/ventilation equipment?**	N/A	There is no smoke ventilation system in place.
28.3	**Is there a regular testing routines for emergency escape lighting?**	Yes	Records available to [redacted] show that a maintenance, service, and testing contract is in place which is to be commended. EEFSS Ltd - 23/04/2024

Ref	Item	Answer	Comments
28.4	**Annual maintenance of fire extinguishing appliances?**	Yes	Records available to [redacted] show that a maintenance, service, and testing contract is in place which is to be commended.
28.5	**Is there six monthly inspection and annual testing of rising fire mains?**	N/A	There are no rising fire mains in place.
28.6	**Is there regular testing, maintenance and inspection of firefighting lifts?**	N/A	There is no firefighting lift in place.
28.7	**Is there regular inspection, maintenance and testing of sprinkler installations?**	N/A	There is no sprinkler system in place.
28.8	**Is there regular inspection and testing of any lightning protection system?**	N/A	There is no lightning protection system in place.
28.9	**Are there regular checks of final exit doors and security fastenings conducted?**	Yes	No records of final exit door checks were noted; however, it has been confirmed that the Responsible Person conducts regular inspections of the final exit doors and security fastenings.
28.10	**Are the management company contact detail displayed for the reporting of any health and fire safety related issues?**	Yes	Contact details were displayed within the communal areas and are also available to residents via online forums.
28.11	**Do on-site staff carry out regular fire defence equipment checks?**	N/A	No employees identified on site.

Are the management company contact detail displayed for the reporting of any health and fire safety related issues?



REF: 28.10

29. Records

Ref	Item	Answer	Comments
29.1	**Appropriate records of fire drills?**	N/A	The DCLG guidance document states: “While fire drills and practice evacuations are used in many buildings to reinforce fire awareness training, it is neither practical nor necessary to carry them out in purpose-built blocks of flats. Even in blocks with communal fire alarm systems, this is unrealistic”.
29.2	**Appropriate records of fire training?**	N/A	There are no onsite staff at this location.
29.3	**Appropriate records of fire alarm test?**	Yes	All smoke alarm test records are held centrally by the managing agent and can be provided on request.
29.4	**Appropriate records of emergency escape lighting test?**	Yes	All emergency lighting system test records are held centrally by the managing agent and can be provided on request.

Ref	Item	Answer	Comments
29.5	**Appropriate records of maintenance and testing of other fire protection systems?**	Yes	It has been confirmed by the managing agents that all testing and maintenance records are held centrally and can be provided on request.

30. Secure Information Box (SIB)

Ref	Item	Answer	Comments
30.1	**Has a Secure Information Box (SIB) been installed if required?**	Yes	A Secure Information Box (SIB) is not currently required for this building. However, a document box has been fitted in the entrance foyer. This was checked and was found to be empty.
30.2	**Is the SIB suitably located in good condition and easily identifiable?**	N/A	
30.3	**Where a SIB is present, is the information held relevant and up to date?**	N/A	

31. Engagement With Residents

Ref	Item	Answer	Comments
31.1	**Has information on fire procedures been disseminated to residents?**	Yes	All residents are informed about the fire evacuation procedures on moving in. The evacuation procedures are also displayed in the block and are available via online forums.
31.2	**Is fire safety information disseminated to residents?**	Yes	Relevant information is contained in a Residents' Handbook, which is issued electronically to all new tenants. The latest RMG safety information posters were displayed within the communal areas.

Is fire safety information disseminated to residents?

REF: 31.2

32.0 Assessment Summary

32.1 PRIORITY CATEGORIES

Category	No. of Fire Risks/Hazards
High	0
Medium	1
Low	2
Very Low	0
Management	1

Each recommendation made in this assessment review is assigned a priority rating, dependent upon the level of risk and/or the seriousness of the contravention of health, safety and fire legislation/guidance it represents. Where a high risk to health and safety is found during a review, this will have been communicated to the Responsible Person (in the first instance) as soon as practicable. The colour coding is based on the traffic light system, Red: stop and take immediate action, Amber: pause, plan and take action, Green: good to go, monitor.

HIGH
Risk to any health, safety is 'substantial or worse' and/or represents a serious contravention of health, safety and fire legislation. Make safe/Implement recommended action as soon as possible. Implement corrective actions immediately but within one month;

MEDIUM
Risk to any health and safety is 'moderate' and/or represents a contravention of health, safety and fire legislation. Implementation recommended as soon as is practicable but within three months.

LOW
Risk to health and safety is 'tolerable or better' and/or represents a contravention of good practice/health, safety and fire guidance. Although existing health, safety and welfare legislation may not directly be contravened, failure to implement could be used against the responsible person. Implementation recommended as soon as is practicable, but within three to six months.

VERY LOW
Risk to health and safety is most unlikely but may develop over time. Continue with current control measures and management control. Monitor the situation, develop an improvement strategy and establish funding availability for future upgrades and arising repairs/maintenance. Implement actions where practicable within six to twelve months.

MANAGEMENT ACTIONS
Additional control measures may be required in order to meet current national standards or to minimise the potential for any future hazard arising.

ACTION PLAN
The action plan is designed to enable the responsible persons to prioritise allocation of time and resources when scheduling the remedial actions required. To utilise the action plan effectively, a person should be nominated who will maintain overall responsibility for implementation of each action. The responsible person must date and sign against each action upon completion.

33.0 ASSESSMENT AND OBSERVATIONS

33.1 FIRE RISKS/HAZARDS

The objective of risk assessing systematically and numerically is to evaluate the potential of a risk causing harm.

Hazard: is something which potentially can cause harm.
Risk: is the likelihood of injury arising from the hazard.
Risk Rating: is the severity of the harm the hazard can cause multiplied by the likelihood that the hazard will be realised. I.e. Risk Rating = severity x likelihood

(The likelihood may also be referred to as the frequency, i.e., how often are people exposed to potential hazard?)
Each assessment produces a numerical overall risk rating which can then be applied to categorising risks into order of priority for required action.

RISK RATING	RATING ACTION BANDS

LIKELIHOOD	SEVERITY OF HARM	RATING BANDS/PRIORITY	ACTION REQUIRED
4 Most Likely	4 Extreme Harm: Significant potential for serious injury or death of one or more occupants.	9 -16 High Risk	Plan and implement corrective actions immediately - all work to be completed within 1 month
3 Likely	3 Moderate Harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants.	6-8 Medium Risk	Plan and implement actions within 1- 3 months
2 Unlikely	2 Slight Harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.	3-4 Low Risk	Plan and implement actions within 3- 6 months
1 Most unlikely	1 Trivial harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a room in which a fire occurs).	1-2 Very Low Risk	Plan and implement actions within 6 - 12 months/maintain existing control measures
To establish Risk Rating- multiply 'Likelihood' by the 'Severity'			

Management	Relates to continuing managerial responsibility or recognised best practice guidance.

34.0 FIRE RISK ASSESSMENT INDICATOR

The following simple risk level estimator is based on a commonly used health and safety risk level estimator:

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

Taking in to account the fire prevention measures observed at the time of the risk assessment, it is considered that the hazard from (likelihood of fire) at these premises is:	Medium

In this context, a definition of the above terms is as follows:

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

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to 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 building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of a fire would be:	Slight Harm

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 the fire occurs).

Moderate Harm: Outbreak of fire could foresee ably result in injury (including serious injury) of one or more occupants, but is unlikely to involve multiple fatalities;

Extreme Harm: Significant potential for serious injury or death of one or more occupants;

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

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 that has been advocated for general health and safety risks:

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

35.0 ACTION PLAN LOG

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

Tolerable

ACTION PLAN

Medium

Ref	Location	Primary Legislation	Hazard Details	Action By	Date Action Undertaken
18.12	Area to rear of blocks.	Regulatory Reform (Fire Safety) Order 2005	External escape route: It is recommended that the following actions are to be taken to rectify the issues identified with the external emergency escape route: 1) External lighting with emergency backup, is installed along the external escape routes to provide adequate lighting as per BS 5266: Part 1: 1988. 2) The timber gates that form part of the escape route should be repaired or replaced so they can be opened quickly with a single action mechanism without the need for a key. 3) "Fire Exit - Keep clear" signage should be affixed to the outside of the rear final exit door and to the opening side of the timber gates that form part of the escape route.	Responsible Person	

Low

Ref	Location	Primary Legislation	Hazard Details	Action By	Date Action Undertaken
19.3	GF electrical intake cupboard.	Regulatory Reform (Fire Safety) Order 2005	Fire Breaches: All PU foam should be removed, and all gaps and fire breaches fire stopped. All works should be conducted by a certified fire compartmentation contractor using suitable fire resisting materials such as, plasterboard, fire batt and intumescing mastics.	Responsible Person	
19.4	Residents meter cabinets	Regulatory Reform (Fire Safety) Order 2005	Meter Cupboards: A competent person should upgrade the meter enclosure boxes to ensure suitable fire resistance commensurate with the surrounding wall they are fitted. Any defective locks should be repaired, all PU foam should be removed, and holes/gaps should be filled with suitable fire-resistant material and as soon as practicable the outside cover/door should be replaced with one that provides fire protection commensurate with the surroundings.	Responsible Person	

Management - High

Ref	Location	Primary Legislation	Hazard Details	Action By	Date Action Undertaken

19.1	All defective areas of works identified in FRAEW and FRA reviews, Water ingress /damp surveys. Areas of water ingress. Flats 1, 5, 8, 9, 13, 14, 17, 21, 26 & 28.	Building Safety Act 2022 Fire Safety Act 2021	[redacted] Potential structural and fire compartmentation degradation: In the first instance details of the FRAEW and FRA reviews should be implemented for all blocks. Subsequently if not included in the reviews findings, then In line with the recommendations of the survey reports, the defective mortar should be replaced. Drying out any damp timber structural elements should be undertaken. The identified areas of passive fire protection (PFP) having been affected by water ingress should be inspected by a certified fire compartmentation contractor to confirm that suitable fire compartmentation remains in place. Any defective PFP should be removed and replaced with suitable fire resisting materials by a certified fire compartmentation contractor ensuring at least 60 minutes fire separation is achieved floor to floor, flat to flat and flat to common areas.		