FIRE RISK ASSESSMENT
14-21 HEADLAM GREEN, NEWCASTLE UPON TYNE, TYNE AND WEAR, NE6 2NZ.

FEBRUARY 2023

STORM TEMPEST
PROPERTY CONSULTANCY

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1.0 INTRODUCTION

The Client	Karbon Homes.
Instruction	This Fire Risk Assessment was undertaken in accordance with an instruction received from Tony Ruddick, Data and Compliance Manager, Karbon Homes.
Responsible Person	Paul Fiddaman, Chief Executive, Karbon Homes.
The Property	14-21 Headlam Green, Newcastle upon Tyne, Tyne and Wear, NE6 2NZ.
The Surveyor	The Fire Risk Assessment was carried out by Joe Abbott MSc. BSc (Hons). AIFireE. GradIOSH. DipFD.
Survey Date	21st February 2023.
Scope and Purpose of the Fire Risk Assessment	The Regulatory Reform (Fire Safety) Order 2005 [RR(FS)O] applies to all non-domestic premises, including any voluntary sector and self-employed people with premises separate from their homes. A fire risk assessment is an organised and methodical look at your premises. The fire risk assessment procedure identifies the activities carried out at the premises and assesses the likelihood of a fire starting. The aim of a fire risk assessment is to: ➢ Identify the hazards. ➢ Reduce the risk of those hazards causing harm to as low as reasonably practicable. ➢ Decide what physical fire precautions and management policies are necessary to ensure the safety of people in your premises if a fire does start. The fire risk assessment was carried out in accordance with the Department for Communities and Local Government (DCLG) 'sleeping accommodation' guidance document in addition to the Local Government Association (LGA) document 'Fire safety in purpose built blocks of flats'.

This building has been audited to highlight to the Client, any non-compliant issues with regard to relevant aspects of UK fire safety legislation and best practice. The principal documents relevant to residential buildings being:

- Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments.
- BS9999 2017 Code of practice for fire safety in the design, management and use of buildings.
- BS9991 2015 Fire safety in the design, management and use of residential buildings – Code of practice.
- Local Government Association - Fire safety in purpose-built blocks of flats (hereafter referred to as the LGA Guide).
- HM government Fire Safety Risk Assessment – Sleeping Accommodation.
- LACORS – Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing.

The RR(FS)O does not stipulate the required review period for a particular building; we recommend a review of this type of building on an **annual** basis.

Limitations of the Fire Risk Assessment

The RR(FS)O places a burden of responsibility firmly on the head of a 'responsible person' with regard to the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to co-ordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a 'competent person' to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.

There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants. Storm Tempest Ltd are not the responsible person and are unable to determine, on behalf of the organisation, the steps it should or must take to comply with its duties under the RR(FS)O. The fire risk

assessment will cover all communal areas within the property. We will also comment upon the areas surrounding the building.

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

A Type 3 Common Parts and flats (non-destructive) Fire Risk Assessment (as detailed in the LGA guide Fire Safety in Purpose Built Blocks of Flats) was instructed to be carried out.

However, we were unable to access any flats to check the standard of fire doors, means of fire detection and standard of compartmentation to the communal areas on the day of the visit.

No opening up of any part of the structure was carried out nor were any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.

Prioritisation of Recommendations

To assist in the development of a strategy and action plan for addressing recommendations in the fire risk assessment report, a priority rating is attached to each recommendation. The following is an explanation of each rating:

High Priority: Immediate action required to prevent risk to the health and safety of relevant persons.

Medium Priority: Planned action to improve fire safety within the premises.

Low Priority: Features that comply with current regulations but which the responsible person may consider upgrading.

Identified costs of Recommendations	The report will give a budget costing for recommendations covered in the fire risk assessment for alterations or improvements to physical features to assist the client in developing an Action Plan and improvement programme.
Access Limitations	We were unable to access any flats on the day of the visit. We were able to access the electrical utility room located on the ground floor to check the standard of fire door, means of fire detection (if any) and standard of compartmentation to the communal areas.
Revisit	Yes, a revisit is required to access 10% of flats and undertake a type 3 fire risk assessment.

2.0 THE BUILDING

2.1 The Building

The building is a grade II* listed building with Historic England, designed and constructed circa 1969 as part of the iconic Byker development. Headlam Green is a general needs housing scheme within a larger housing block of adjoining properties, arranged in an 'L' shape, facing onto Headlam Street and a bowling green area. Flats 14-21 are located to the corner (west side) of the 'L' shaped building.

The building occupies a footprint of approximately 130m^2 and has a height of approximately 10m.

The building contains residential units arranged over 3-storeys. The building is of masonry cavity wall construction, with brickwork outer leaf to the south and west elevations, with calcium silicate bricks to the north elevation. The building has a mono pitched roof with a metal standing seam roof covering and fascia with UPVC rainwater goods. The building has timber double glazed windows and glazed timber doors to front and rear entrances and concrete floors.

Sections of the building façade to the northern elevation are fitted with timber panelling along a timber structure, concrete floored communal walkway to/from a single dwelling, flat number 21. Corrugated PVC is utilised as a roof cover to this areas. This spans the length of the building to the first floor as viewed from the north elevation and is accessed from the common staircase via an FD60S fire door. Due to the lay of the plot, the northern elevation is two storeys, and the south elevation is 3 storeys.

It is also noted both vehicle and pedestrian access is available under an archway from St. Peters rd. to Headlam street which passes under the first floor of the block. There are timber beams under the arch and unknown building materials to the underside which appear to be concrete beams with an unknown coating.

Having considered the risk to the residents of this property in relation to the identified timber cladding to the walkway, and other building materials as mentioned, we have determined that the risk

of external fire spread is sufficiently low and we do not believe this property requires a Fire Risk Appraisal of the External Wall as there is an early detection and warning system within the properties, there are low occupancy numbers within the block, the building is approximately 10m in height and the building employs a full simultaneous evacuation policy.

The scheme contains 7 one-bedroom flats. All of the flats are accessed via the communal staircase, however, flat 14 to the ground floor, also has a garden area, with an external door leading onto it. There is a service room located on the ground floor level of the property and is accessed from the protected lobby adjacent to flats 14 and 17. Each floor has a timber glazed partition to the landing, between the doors of the flats and the communal stairs. The means of escape walls are plaster skim, painted finish.

The electric meters for the flats are externally mounted adjacent to the flat entrance doors within fire resistant enclosures. The front door to each apartment would appear to conform to BS8214 as fire doors (FD30) and are fitted with intumescent strips, cold smoke seals, self-closing devices.

The first floor (from the southern entrance) is accessible via a stairway, with flats 15 and 18 located within the entrance lobby of the northern entrance, accessed via an FD60S fire door and timber/glazed partition. On the external entrance path to the building is Flat 20. On the second floor, flats 16 and 19 are directly off the stairwell with an FD60S fire door giving access to the communal walkway and flat 21 on the Headlam Street elevation of the building.

The building benefits from emergency lighting throughout and has automatic interlinked mains powered fire detection within the apartments only, which are not remotely monitored.

2.2 Fire Loss Experience	Karbon Homes have not made us aware of any fire related incidents at this property.

3.0 FIRE HAZARDS

3.1 Sources of Fuel

The building and means of escape provision have been designed on the assumption that the escape routes and fire exits remain clear.

The sources of fuel within the communal areas of the premises were assessed as follows:

- Timber construction materials of the communal walkways on the north elevation with PVC corrugated roof cover.
- Electrical PVC insulation throughout.
- Refuse bins lining the means of the escape at the south and north entrances of the building.
- Refuse bins being stored on the communal walkway.
- Timber shoe rack and shoes stored within the communal staircase.

During our inspection we did not observe any obvious sources of ignition on the communal walkway/balcony, or items that may present an ignition source such as BBQ's, but we cannot confirm that these are not used at other times. We advise the client to issue the residents with advice regarding the use of the walkway as follows:

- Do not fix fairy lights
- Do not use fire pits on the walkway/balcony.
- Never barbecue on the walkway/balcony.
- Do not set off fire works
- Do not use the walkway/balcony as storage
- Do not smoke on the walkway/balcony
- Report cracks, defects or other damage to the landlord

We noted refuse bins are being stored on the walkway/balcony. Although these are secured from the general public, there remains a risk of accidental ignition and the resulting fire spreading to the balustrade and the building preventing egress from the property. We recommend the bins are removed from the walkway balcony.

It is accepted that there will be sources of fuel located within the individual flats associated with domestic living such as timber and foam furnishings, linen, bedding and household clothing and cooking oils and fats within the kitchens. However, this is considered as outside of the landlords control.

A small shoe rack with shoe storage is located on the communal means of escape. There is also a children's plastic sandpit located within the protected lobby of flats 14 and 17. All means of escape should be kept clear of any additional fuel sources or obstructions. We recommend the items are removed and residents advised of the requirement to keep all means of escape routes clear.

The access pathway to the building entrance at the southern entrance is lined with wheeled bins , which partially obstruct the means of escape. There are also wheeled bins being stored adjacent to the northern entrance, under the communal walkway. As these are accessible to the general public, there is a risk of arson. Any subsequent fire will block the means of escape and potentially spread to the building fabric, possibly resulting in the products of combustion entering the building. We recommend the refuse containers are moved away from the means of escape and the building as far as practicable.

3.2 Sources of Ignition

The sources of ignition within the property were assessed as follows:

- Electrical supply and distribution system.
- Typical household electrical appliances within the flats.
- Residents smoking in the flats.
- Potential for arson to the wheeled bins.

It is accepted that there will be sources of ignition located within individual flats associated with domestic living such as portable electrical goods, cooking and heating appliances, and the possibility of smoking materials and the use of candles. However, we would consider this outside of the landlords control.

All electrical installations are required to be tested regularly to the standards defined by the IET Wiring Regulations (BS 7671). The mains electrical supply and distribution installation and wiring (common areas and rented dwellings) should be tested at least every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Regulations 1989 in addition to the IET Wiring Regulations BS7671:2018 18th edition.

The electrical distribution unit and meter for the communal areas is located within a cupboard off the ground floor protected lobby to flats 14 and 17. The periodic inspection and test was carried out on 1/12/21, within the last 5 years as required. The electrical meters and distribution equipment are individually located outside each property within fire resistant enclosures.

As we were unable to access any flats, we were unable to confirm if the electrical installations within the flats have undergone a periodic inspection and test within the last 5 years. The client should confirm all electrical installations within the dwellings have been inspected and tested within the last 5 years.

The communal areas (stairs and landings) of the property are no smoking areas, with the policy re-enforced with the provision of no smoking signage. We did not note any smoking activities taking place either internally or externally.

3.3 Sources of Oxygen	Natural airflow through doors and windows etc. There were no chemicals with oxidising agents noted within the property.
3.4 People at Risk	We believe the flats within the property are 1 bedroomed properties, as such we would envisage a maximum residency figure of 14. In addition, there is the potential for visitors and trades persons to be present.

4.0 MEANS OF ESCAPE

4.1 Escape Routes

The building has adequate vertical and horizontal means of escape. The means of escape routes are simple in design and consist of a single protected stair linking all three floors and all apartments open onto the stairs, with flat 21 opening onto a walkway balcony with access to the stair via an FD60S fire door.

The main entrance for the building is accessed from Headlam Green via an external concrete stair which gives access to flats 15 and 18 within the lobby. This door would be the usual exit for flats 15 and 18 and opens with the direction of evacuation and has a single action opening mechanism. Flats 14 and 17 on the lower ground floor also have a final exit available (with single action opening device), via a protected lobby fitted with an FD60 door with timber and glazed partition, opening onto the rear of the building. Flats 16, 19 and 21 can utilise either final exit via the protected stair.

Wayfinding signage and the final exit fire exit signage is fitted, however some of the wayfinding signage is not fitted correctly. The means of escape are fitted with appropriate emergency lighting.

Surface linings of walls and ceilings on the circulation spaces are plaster skim/paint which we believe meet the classifications B-s3, d2 as identified within approved document B of the building Regulations 2019.

There is some fixed seating on the communal walkway outside individual properties. These are low risk and due to the size, layout, the available exit route and number of residents within the building, pose a minimal risk of impeding evacuation in the event of a fire. Karbon Homes (formerly Byker Community Trust) are also aware of these, and this is part of their "managed use" policy of the building to keep these to an acceptable level and at the same time encourage residents to have a sense of pride and value in their home environment.

The escape routes should remain free from combustible items to reduce the risk of a fire starting in the communal areas and to ensure a clear escape route.

With the exception of the issues raised in section 3.1, sources of fuel, access/egress routes were clear at the time of the inspection and are within the recommended travel distances for this type of premises as detailed with the Building Regulations Approved Document B and DCLG Fire Risk Assessment Guidance.

4.2 Fire Doors

The current benchmark standard is for flat entrance doors to be self-closing, capable of providing 30-minute fire resistance and incorporating intumescent strips and smoke seals, FD30S. Guidance within the LACORS document also states, 'It is strongly recommended that the exit door from each unit of accommodation (bedsit or flat) is openable from the inside without the use of a removable key' (LACORS 16.2).

We were unable to access any of the flats on the day of the visit, and recommend the client checks their records to confirm the doors meet this current benchmark standard and guidance. A revisit is required to access the flats to confirm if they meet the standard required within BS 8214 for action and specification.

We noted flats 14 and 17 as viewed from the communal areas have loose seals which were jammed in the door. We recommend the client gains access and has the seals correctly fitted to the door or frame as required.

We noted the flat entrance to number 19 has its letterbox flap missing from the door. We recommend this is refitted to ensure the fire rated integrity of the fire door set is not compromised.

The doors located on the common means of escape accessing the protected lobbies on the lower ground and ground floor and communal walkway balcony off the first floor are FD60 fire doors fitted with overhead self-closing device, with 2x 10mm intumescent seals. We noted the door to the protected lobby of flat 14 and 17

does not close fully to its rebate unaided. We recommend the doors self-closing device is adjusted to ensure the door closes fully unaided to its rebate, to ensure compartmentation is maintained as the building design requires.

We accessed the electrical utility room and noted the door is an FD60 fire door however the intumescent seal appears to be missing off the top edge of the door. There is a combined intumescent and smoke seal fitted to the leading edge of the door. It is noted there is no automatic fire detection fitted within the room. We recommend intumescent seals are fitted to the top and sides of the door in order to maintain compartmentation to the protected lobby to the flats and prevent the passage of the products of combustion in a fire situation.

The Fire Safety (England) Regulations 2022 have implemented new legal requirements for all multi-occupied residential buildings in England with storeys over 11 metres in height. This includes undertaking quarterly checks of all fire doors and self-closing devices in the common areas. There will also be a new expectation to carry out annual checks "on a best endeavour basis" of all flat entrance doors (including self-closing devices) that lead to a building's common areas. Whilst this building is less than 11 metres in height, the client should consider routine in-house checks of the fire doors as described.

4.3 Fire Compartmentation

The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide a minimum 30-minute fire protection. These include solid brick walls with a plaster finish, ceilings with plaster skim, and concrete floors.

There were no obvious signs of breaches in compartmentation within the common parts of the building, however we were unable to access any flats on the day of the visit.

4.4 Fire Alarm and Detection System	The is no fire detection and warning system within the communal areas of the building, which is acceptable for this construction design. Current guidance requires dwellings to have automatic fire detection located within all principle habitable rooms, with heat detection located within the kitchen in order to comply with the current BS5839-6 standard to Grade D1 LD2 category. We were unable to access any flats on the day of the visit and recommend the client confirms the above requirement is being met. Residents are advised to test their smoke alarms on a monthly basis as per the related guidance.
4.5 Emergency Lighting	There is adequate 3-hour non-maintained emergency lighting installed in appropriate locations throughout the communal walkway that appear to conform to BS5266. The emergency lighting is required to be tested and maintained in accordance with BS 5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook. The fire logbook located within a secured premises information box within the entrance to the north of the building indicated monthly testing carried out in January 2023 and the annual service carried out on 12/07/22, meeting the requirements of BS 5266. We would however recommend the full date is entered for the monthly tests not just the month and year.
4.6 Fire Fighting Equipment	The premises are not supplied with Portable firefighting equipment on site, which is appropriate for this property.
4.7 Signage	All signage should satisfy the requirements of BS 5499-5 and be installed in accordance with the recommendations of BS 5499-4. General fire action notices are on display in appropriate positions throughout the property.

We noted wayfinding signage fitted to an electrical meter cabinet off the stairwell and door signs either peeling off or not fitted in accordance with BS5499-4. We recommend all safe condition fire safety signage or 'fire door keep shut signs are installed correctly.

4.8 Disabled Persons Egress	The property may be suitable for persons with limited mobility on the ground floor only. It is the Responsible Person's duty to ensure suitable provision is made for disabled persons within the property to ensure that they can escape in the event of a fire.

5.0 MANAGEMENT PROCEDURES

5.1 Fire Evacuation Procedures	There is a "full simultaneous" evacuation policy for all occupants in a fire situation. When residents are first inducted to the premises, they are given a briefing on what to do in the event of a fire within the building. This is reinforced by the provision of General Fire Action notices. The assembly point is to the front of the building, a safe distance away from the entrance.
5.2 Fire Logbook	There is a premises information box located within the ground floor lobby, which is being populated with testing and service records for the emergency lighting system.
5.3 Training	Not applicable for this general needs living scheme.
5.4 Access & Facilities for the Fire Service	Access to the buildings for fire appliances is good and is in line with the requirements of Approved Document B.
5.5 Arson	The risk of an arson attack is considered moderate. Access to the premises is controlled, however, refuse bins are located in view of the public highway and stored close to the building, which we have recommended are relocated.

Surveyor	Joe Abbott, MSc. BSc (Hons). AIFireE. GradIOSH. DipFD.
Signed	
	…… On Behalf of Storm Tempest Ltd
Checked	Dave Stilling, BSc (Hons), MCIOB, FSIDip, AIFireE
Signed	
	…… On Behalf of Storm Tempest Ltd

APPENDIX 1
FIRE RISK ASSESSMENT

FIRE RISK ASSESSMENT

		Potential consequences of fire		
Liklihood of fire occuring		***Slight Harm (1)***	***Moderate harm (2)***	***Extreme harm (3)***
	Low *(1)*	**Trivial Risk**	**Tolerable Risk**	**Moderate Risk**
	Medium *(2)*	**Tolerable Risk**	**Moderate Risk**	**Substantial Risk**
	High (3)	**Moderate Risk**	**Substantial Risk**	**Intolerable Risk**

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

Low ☐ **Medium** ☒ **High** ☐

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

Slight harm ☐ **Moderate harm** ☒ **Extreme harm** ☐

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

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

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

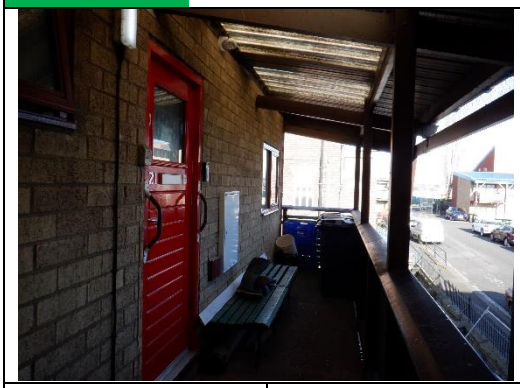
<u>Moderate Risk</u>

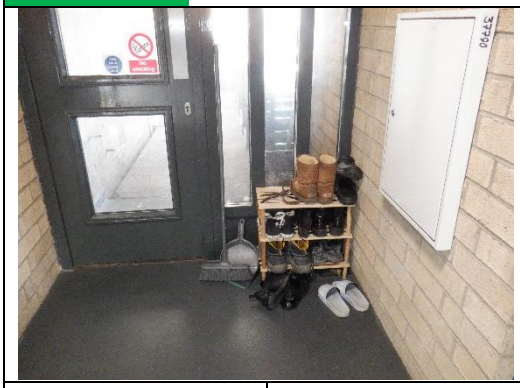
(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

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

APPENDIX 2
SCHEDULE OF OBSERVATIONS

Fire Hazards.

LOW	1	
		**Assessors Observations:**
		We noted refuse bins are being stored on the walkway/balcony. Although these are secured from the general public, there remains a risk of accidental ignition and the resulting fire spreading to the balustrade and the building preventing egress from the property.
Date First Identified:	21/02/23	**Recommended Action:**
Date of FRA:	21/02/23	We recommend the bins are removed from the walkway balcony.
Rectify Within: (months)	12	
Budget Cost:	No Cost	

LOW	2	
		**Assessors Observations:**
		A small shoe rack with shoe storage is located on the communal means of escape. There is also a children's plastic sandpit located within the protected lobby of flats 14 and 17.
Date First Identified:	21/02/23	**Recommended Action:**
Date of FRA:	21/02/23	All means of escape should be kept clear of any additional fuel sources or obstructions. We recommend the items are removed and residents advised of the requirement to keep all means of escape routes clear.
Rectify Within: (months)	12	
Budget Cost:	No Cost	

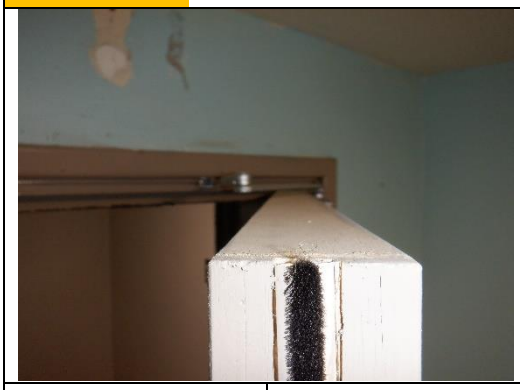
MEDIUM	3	
		**Assessors Observations:** The access pathway to the building entrance at the southern entrance is lined with wheeled bins , which partially obstruct the means of escape. There are also wheeled bins being stored adjacent to the northern entrance, under the communal walkway. As these are accessible to the general public, there is a risk of arson.
Date First Identified:	21/02/23	**Recommended Action:** We recommend the refuse containers are moved away from the means of escape and the building as far as practicable as any subsequent arson/fire will block the means of escape and potentially spread to the building fabric, possibly resulting in the products of combustion entering the building.
Date of FRA:	21/02/23	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

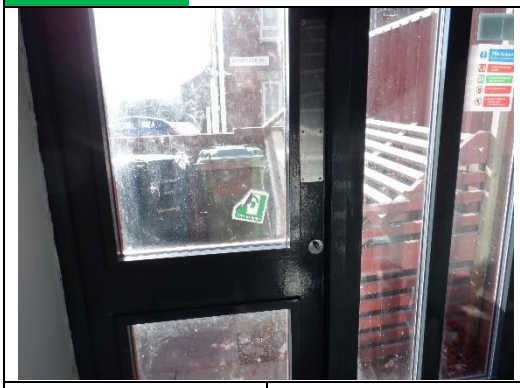
Means of Escape.

MEDIUM	4	
		**Assessors Observations:** We noted flats 14 and 17 as viewed from the communal areas have loose seals which were jammed in the door.
Date First Identified:	21/02/23	**Recommended Action:** We recommend the client gains access and has the seals correctly fitted to the door or frame as required.
Date of FRA:	21/02/23	
Rectify Within: (months)	6	
Budget Cost:	£50	

LOW	5	
		**Assessors Observations:** We noted the flat entrance to number 19 has its letterbox flap missing from the door.
Date First Identified:	21/02/23	**Recommended Action:** We recommend this is refitted to ensure the fire rated integrity of the fire door set is not compromised.
Date of FRA:	21/02/23	
Rectify Within: (months)	12	
Budget Cost:	£40	

MEDIUM	6	
		**Assessors Observations:** We noted the door to the protected lobby of flat 14 and 17 does not close fully to its rebate unaided.
Date First Identified:	21/02/23	**Recommended Action:** We recommend the doors self-closing device is adjusted to ensure the door closes fully unaided to its rebate, to ensure compartmentation is maintained as the building design requires.
Date of FRA:	21/02/23	
Rectify Within: (months)	6	
Budget Cost:	£35	

MEDIUM	7	
		**Assessors Observations:** We accessed the electrical utility room and noted the door is an FD60 fire door however the intumescent seal appears to be missing off the top edge of the door. There is a combined intumescent and smoke seal fitted to the leading edge of the door. It is noted there is no automatic fire detection fitted within the room.
Date First Identified:	21/02/23	**Recommended Action:** We recommend intumescent seals are fitted to the top and sides of the door in order to maintain compartmentation to the protected lobby to the flats and prevent the passage of the products of combustion in a fire situation.
Date of FRA:	21/02/23	
Rectify Within: (months)	6	
Budget Cost:	£40	

LOW	8	
		**Assessors Observations:** We noted wayfinding signage fitted to an electrical meter cabinet off the stairwell and door signs either peeling off or not fitted in accordance with BS5499-4.
Date First Identified:	21/02/23	**Recommended Action:** We recommend all safe condition fire safety signage or 'fire door keep shut signs are installed correctly.
Date of FRA:	21/02/23	
Rectify Within: (months)	12	
Budget Cost:	£60	