FIRE RISK ASSESSMENT
6-15 & 20-31 & 36-55 SHIPLEY RISE, BYKER, NEWCASTLE UPON TYNE. NE6 2DF

FEBRUARY 2023

Reference: SR/16/02/23/IC
Version: 1

Prepared by:
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Prepared for:
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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 & Compliance Manager, Karbon Homes.
Responsible Person	Paul Fiddaman, Chief Executive, Karbon Homes.
The Property	6-15 & 20-31 & 36-55 Shipley Rise, Byker, Newcastle Upon Tyne. NE6 2DF.
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GIFireE.
Survey Date	16th 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 as well as the Local Government Group (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 buildings being:

- The Building Regulations 2019 Approved Document B – Fire Safety
- 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 Group - Fire safety in purpose-built blocks of flats (hereafter referred to as the LGA Guide)
- 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 building **annually or when a material change is made to the property.**

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. Resilience Risk Management Services 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 of the areas within the property. We will also comment upon the external construction materials of the building and the area 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-invasive) Fire Risk Assessment (as detailed in LGA Guidance Document Fire Safety in Purpose Built Blocks of Flats) has been conducted in relation to this property.

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 able to access all necessary compartments.
Revisit	There is no requirement for a revisit at this time.

2.0 THE BUILDING

2.1 The Building

The building is a grade II* listed building with Historic England, designed and constructed circa 1969 in an iconic 'wall' design consisting of inter-connecting blocks of external cavity brick and concrete load-bearing walls of up to 5 storeys in height with concrete floors and stairs, and a corrugated steel and membrane and bauder flat roof which incorporates the installation of solar power. Rainwater goods are Upvc.

The external fabric of the building is part brick cavity construction and part Marley Equitone (Pictura) cladding together with Tenmat ventilated fire barriers fixed to blockwork with no insulation due to the 25 cavity and the listing preventing any change externally. Walkways have Filon cladding to class 1 fire rating.

The client has supplied us with details of the external cladding systems for the building, dated 27/02/2009. The documents state the cladding is manufactured to a "A2, s1, d0" classification and has limited combustibility. Further, the client has informed us the cladding is single skin with no insulation attached, which further reduces the risk of fire spread. Documents received also show the locations of fire breaks on the external surfaces of the building. We have not carried out an intrusive external wall survey as part of the fire risk assessment and therefore are unable to comment on the standard of installation carried out at the time, or whether if there are any breaches beneath the cladding that may allow the products of combustion to travel to other parts of the building unchecked. If the cladding is installed correctly and there are no breaches / defects to the system installed, the risk of external fire spread between compartments is minimal. Notwithstanding the above, we advise an external wall assessment should be undertaken by an accredited third-party company in order to fully assess the suitability of the external wall system for this building.

The building consists of 55 apartments ranging from bedsits to four-bedroom maisonettes which are housed in a block of up to 5 floors, with ground floor apartments accessed individually at ground floor with independent external front doors. Access to the upper floor apartments is via 3 steel security doors at the foot of 3

protected staircases located at the East, West and centre of the block. Entrance 12 is located at the East end of the block where the building links to Long Headlam via the upper balcony while entrance 13 is located at the centre of the block. Entrance 14 is located at the West end where the block adjoins Rabygate via the upper balcony. It should be noted that due to the slope in the land upon which the wall is built, the floor levels change in line with the grade as the land slopes upwards.

All three entrances give direct access into the communal concrete protected stairs which have solid masonry walls and ceilings with plaster skim finish (Class 0) and openable windows for smoke control.

The stairs give access to a concrete balcony on the 3rd floor which gives access to the upper floor apartments. The balcony is protected by timber edge protection and polycarbonate corrugated canopies. A number of timber features are installed upon the balconies in the shape of fixed seating and planters which do not interfere with the means of escape. The building features decorative timber cladding and composite boarding in part, affixed to the external surface of the south face of the building. The building also benefits from aluminium double glazing which is installed throughout and the property also benefits from a communal district heating system which is generated remotely from the building.

Internally, the apartments are constructed of solid brick compartment walls with plaster skim and internal timber stud walls also with plaster skim.

There is a number of service cupboards located upon each communal stair housing refuse stores, communications equipment and electrical meters which are kept locked with access only to authorised persons. The stair housing the resident's lifts (stair 13) also contains a lift motor room at roof level.

The building benefits from CCTV and a remote concierge service. It has emergency lighting throughout and has automatic fire

	detection within the private apartments and high-risk service cupboards only, connected to a 24/7 monitoring centre.
2.2 Fire Loss Experience	Karbon Homes have not made us aware of any fire related incidents at this housing scheme.

3.0 FIRE HAZARDS

3.1 Sources of Fuel

- Electrical PVC insulation throughout and in particular the meter room.
- Timber construction materials (in particular, within the roof space, balcony/walkway construction).
- Refuse stored within the internal refuse store.
- Refuse on the balcony walkways outside of several flats.
- Potential for some properties to have a gas supply for cooking.

It is accepted that there will be sources of fuel located within the individual apartments associated with domestic living such as; timber and foam furnishings, linen, bedding and household clothing and cooking oils and fats within the kitchens.

It was noted there is bagged waste and cardboard packaging outside of flats 31 and 43. We recommend these items are removed and residents reminded to dispose of personal waste materials responsibly, to keep the means of escape routes free of unnecessary combustibles.

It was noted timber chairs have been discarded outside of the fire exit adjacent to flat 39. We recommend these items are removed and residents reminded to dispose of personal waste materials responsibly, to keep the means of escape routes free of unnecessary combustibles.

Karbon Homes are in the process of removing all historic and redundant gas supplies in the Byker Estate, in partnership with Northern Gas Networks, with minimal properties still connected. Any remaining connected properties receive an annual gas safety check, and when they become void the gas supply is removed.

3.2 Sources of Ignition

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

- Electrical supply and distribution system.
- Communications and CCTV equipment within the landlord services room.
- Solar power electrical supply equipment within the service cupboard next to apartment 37 and within the lift motor room (stair 13).
- Potential for arson, in particular, to the wheelie bins stored to the rear of the building within residents' gardens (away from the building).
- Potential for lightning strikes.

The mains electrical supply and distribution system was subject to a fixed wiring inspection by a competent engineer which is recorded within the records held by Karbon Homes as 26/07/18. 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.

In addition to the mains electrical system, Shipley Rise is fitted with solar power with roof-top panels and meters, inverters and controls within the lift motor room and the cupboard adjacent to apartment 37.

The client has confirmed the solar panels were inspected /tested as per the manufacturer's instructions by a competent person on 05/05/22. As they form part of the roof structure, should satisfy a fire exposure test (such as BS 476 Pt 3) to ensure that fire will not spread between buildings via the roofs.

Records held centrally by Karbon Homes confirmed the lightning conductor for the building was last subject to an annual inspection and test by a competent person to BS EN 62305 on 10/11/22.

	The lift equipment within the block was inspected and maintained by a competent person on 01/02/23. The servers/CCTV equipment within the landlord services room are connected via standard electrical plugs. We recommend the client confirms these are subject to inspection and test (PAT) by a competent person on an annual basis. The communal areas (stairs and landings) of the property are no smoking areas and are accompanied with the appropriate signage. There were no signs of smoking taking place in these areas.
3.3 Sources of Oxygen	Natural airflow through doors and windows. It was noted the handle for the window on the protected stair adjacent to flat 23 is missing. We recommend this is reinstated to allow the stair to be ventilated if required by the fire and rescue service.
3.4 People at Risk	The residents within the building and ground floor flats as well as the potential for visitors, housing staff and trades persons.

4.0 MEANS OF ESCAPE

4.1 Escape Routes

The means of escape routes consists of the three main protected stairs and the upper floor balcony which connect to all stairs and give access to the upper floor apartments.

The means of escape routes within the building are sterile apart from an occasional planter and/or fixed bench seating outside several individual properties. These are low risk and due to the size, layout, available exit routes and number of residents within the building pose a minimal risk of impeding evacuation in the event of a fire. Karbon Homes 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.

All three escape stairs terminate with an outward opening final exit which is opened by the operation of a press to open button and leads to a place of ultimate safety. This door also unlocks in the termination of the electricity supply.

The access doors from the protected stairs onto the 3 access balconies are fire doors (FD30S) with self-closing devices.

All ground floor apartments exit directly to a place of ultimate safely via their independent front doors and all other apartments exit onto the balcony exit routes or protected stairs. From these walkways, residents are able to access all main stair means of escape routes. In addition, to the East, the balcony provides access and escape via the upper balcony of the adjoining Long Headlam while to the West; the upper floor balcony of Rabygate can be accessed.

All 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 Regulatory Reform (Fire Safety) Order 2005 / Fire Safety Act 2021 makes it a legal requirement to ensure that fire resisting doors and escape doors are correctly installed and adequately maintained in order for them to be fit for purpose. BS9999 states that all fire doors should be inspected every six months. However, depending on the type of building the "responsible person" is required to influence the frequency of fire door inspections subject to their use. The responsible person should ensure an adequate routine for inspections and maintenance is in place and should be undertaken by a competent person. 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 FD30(S) and where key operated mortice locks are provided they should be fitted with the means to override the lock from the inside without having to rely on the key. We advise the client examines their installation records to confirm the flat entrance doors meet the current benchmark standard (BS8214). Where this cannot be confirmed, or the doors do not meet the current benchmark standard we advise the doors are replaced with door sets meeting the current benchmark standard. Failure to do so could result in the door not achieving the expected fire resistance and allowing fire and smoke spread into the means of escape.

Notwithstanding the above, we were able to gain access to flats 6, 9, 15, 21, 22 and 24 in order to check the specification and action of the flat entrance doors. The flat entrance doors to numbers 6 and 22 are FD60S doors but do not have self-closing devices attached. As flat 22 is located on the stair, we recommend a self-closing device is attached to this door to ensure it can close fully against its rebate unaided and under its own weight, and protect the means of escape for others.

In addition, it was noted the entrance doors to flats 6, 9 and 22 are secured via keys. We recommend the locking mechanism is changed to a thumb turn device to ensure a speedy evacuation in an emergency without the need to search for keys.

All refuse store and service cupboard doors (kept locked) have recently been upgraded and are FD60S SC doors to BS8214. Doors

onto the balcony walkways are FD30S part glazed fire doors with self-closing devices.

4.3 Fire Compartmentation

The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide 60-minute fire protection. These include solid brick walls with a plaster finish, ceilings with textured plaster skim, and concrete floors.

Windows opening onto the communal balconies are aluminium double glazed and are not fire resistant in construction, however as there are alternative escape routes available from each flat entrance along the open balcony, the apartment entrance doors and windows are not required to be fire-resisting (LGA Fire Safety in Purpose Built Blocks of Flats Sec 59.4).

As part of the inspection, access was gained to flats 6, 9, 15, 21, 22 and 24 to check for any obvious breaches in compartmentation. None were found.

There is a breach at floor level above flat 20 on the landing which we believe to house services for the building. We recommend this breach is addressed using the same materials surrounding it, in order to provide a minimum 60 minutes fire resistance.

There is a breach above the landlord services cupboard 14 / 5.1, opposite flat 23 on the stair, where pipes penetrate the ceiling. We recommend this breach is addressed using the same materials surrounding it, in order to provide a minimum 60 minutes fire resistance.

It was noted within flat 22, the residents electrical consumer unit is immediately adjacent to the front entrance door. Should a fault occur which leads to afire within the unit, this may compromise the residents escape. We recommend the electrical consumer unit is enclosed in fire resisting construction (minimum 30 minutes) to enable the resident enough time to evacuate.

4.4 Fire Alarm and Detection System	There is no fire detection (or a requirement to do so) within the communal stairs. The bin stores and high risk landlord services cupboards have mains powered smoke detection within, linked to the concierge. We inspected the detection within flats 6, 9, 15, 21, 22 and 24 noted that the fire detection system within each property appears to be a Grade D1 category LD2 system covering the circulation spaces within the dwelling, living room and heat detection in the kitchen, which appears to conform to BS5839-6. This comprises of interlinked mains powered smoke detectors which are also linked to the concierge system. Karbon Homes have supplied test dates to show the inspection and testing of the domestic smoke detection took place on 10/02/23 by an approved contractor, to BS5839-6.
4.5 Emergency Lighting	The premises have 3-hour non-maintained emergency lighting installed at key points on the escape routes throughout the building that conform to BS5266. These were last subject to an annual full discharge test 10/02/2023. Weekly functional tests were last carried out by on-site electricians' on 31/01/23 and details recorded centrally. The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge test. It was noted the emergency light fitting above the fire exit door adjacent to flat 15 does not appear to be working. We recommend this defect is rectified.
4.6 Fire Fighting Equipment	There is no portable firefighting equipment on site in the communal areas. Landlords are not required to provide such equipment in residential properties and some fire authorities discourage installing firefighting equipment as they would rather the residents leave the building than attempt to fight a fire with equipment they have not been trained to use.

There is a CO2 portable fire extinguisher within the lift motor room that has been subject to an annual service by a competent engineer on 20/05/2022.

4.7 Signage

Generally, there is adequate fire exit and directional signage fitted within the building conforming to BS5499. "No smoking" notices and general fire action notices are also displayed throughout the building in appropriate locations. However, due to current improvement works, some signs have been removed.

There is no "Fire Exit" sign above the final exit door within the lobby of entrance 14. We recommend one such sign is affixed above this door.

Generally, it was noted several directional fire exit signs are either not in place, or are affixed directly to the part glazed FD30S SC fire doors from the balcony walkways (for example door 14 / 3.3). We recommend any signage attached to the doors is removed and affixed above them, so they are still visible when the door is opened. Directional exit signage should be installed above those doors from the balconies where there is none (for example adjacent flat 6).

The landlord services room on the stair above flat 38 (door 13 / 4.4) requires a "Fire Door Keep Locked" sign to be attached to the facing side of the door.

All signage should satisfy the requirements of BS 5499-5 and be installed in accordance with the recommendations of BS 5499-4.

4.8 Disabled Persons Egress

The property is suitable for persons with limited mobility on the ground floor. 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 this premises 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.
5.2 Fire Log Book	There is a fire log book held within the red fire documents box in the lobby of entrance 11 which was accurately completed.
5.3 Training	There are no staff in general needs accommodation.
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 medium. The premises have secure access and entry is controlled, with the addition of a concierge service when needed. CCTV is also installed at key points within and external to the building. On the ground floor, residents wheeled bins are stored to the rear of their gardens away from the building.
5.6 Previous Recommendations	Karbon Homes have provided us with the previous fire risk assessment for this building. Should any significant issues be outstanding, we will highlight these in Appendix 2 – Schedule of Observations of this report.

Surveyor Ian Cuskin GIFireE

Signed 

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On Behalf of Resilience Risk Management Services 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>Tolerable 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.)

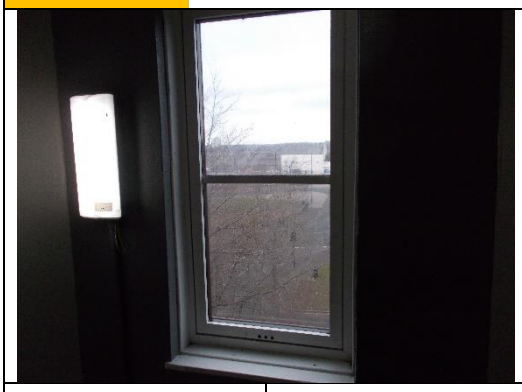
Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need or reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts 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

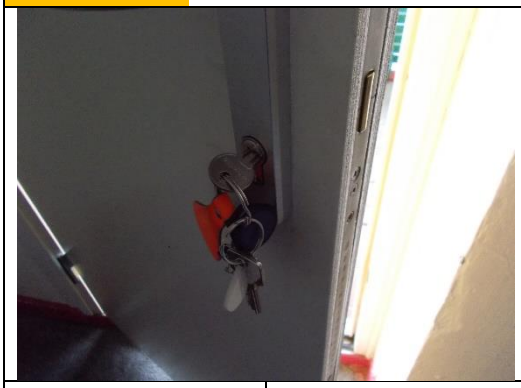
MEDIUM	**1**	
		**Assessors Observations:** There is bagged waste and cardboard packaging outside of flats 31 and 43.
Date First Identified:	16/02/23	**Recommended Action:** We recommend these items are removed and residents reminded to dispose of personal waste materials responsibly, to keep the means of escape routes free of unnecessary combustibles.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

MEDIUM	**2**	
		**Assessors Observations:** Timber chairs have been discarded outside of the fire exit adjacent to flat 39.
Date First Identified:	16/02/23	**Recommended Action:** We recommend these items are removed and residents reminded to dispose of personal waste materials responsibly, to keep the means of escape routes free of unnecessary combustibles.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

MEDIUM	3	
		**Assessors Observations:** The handle for the window on the protected stair adjacent to flat 23 is missing.
Date First Identified:	16/02/23	**Recommended Action:** We recommend this is reinstated to allow the stair to be ventilated if required by the fire and rescue service.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£30	

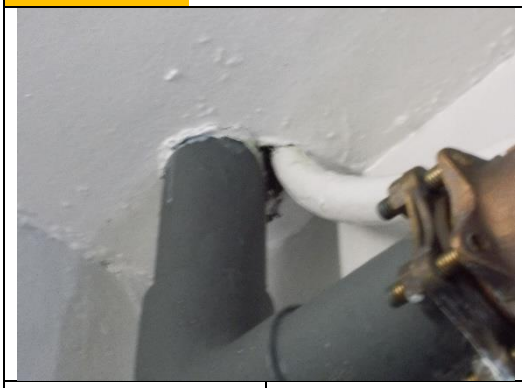
Fire Doors

MEDIUM	4	
		**Assessors Observations:** The flat entrance doors to numbers 6 and 22 are FD60S doors but do not have self-closing devices attached.
Date First Identified:	16/02/23	**Recommended Action:** As flat 22 is located on the stair, we recommend a self-closing device is attached to this door to ensure it can close fully against its rebate unaided and under its own weight, and protect the means of escape for others.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£125	

MEDIUM	5	
		**Assessors Observations:** The entrance doors to flats 6, 9 and 22 are secured via keys.
Date First Identified:	16/02/23	**Recommended Action:** We recommend the locking mechanism is changed to a thumb turn device to ensure a speedy evacuation in an emergency without the need to search for keys.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£50	

Compartmentation

MEDIUM	6	
		**Assessors Observations:** There is a breach at floor level above flat 20 on the landing which we believe to house services for the building.
Date First Identified:	16/02/23	**Recommended Action:** We recommend this breach is addressed using the same materials surrounding it, in order to provide a minimum 60 minutes fire resistance.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£30	

MEDIUM	7	
		**Assessors Observations:** There is a breach above the landlord services cupboard 14 / 5.1, opposite flat 23 on the stair, where pipes penetrate the ceiling.
Date First Identified:	16/02/23	**Recommended Action:** We recommend this breach is addressed using the same materials surrounding it, in order to provide a minimum 60 minutes fire resistance.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£30	

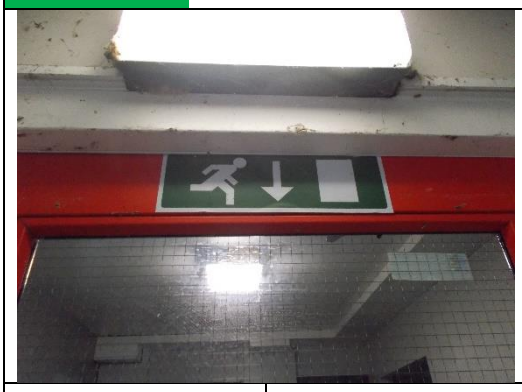
MEDIUM	8	
		**Assessors Observations:** Within flat 22, the residents electrical consumer unit is immediately adjacent to the front entrance door. Should a fault occur which leads to afire within the unit, this may compromise the residents escape.
Date First Identified:	16/02/23	**Recommended Action:** We recommend the electrical consumer unit is enclosed in fire resisting construction (minimum 30 minutes) to enable the resident enough time to evacuate.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£100	

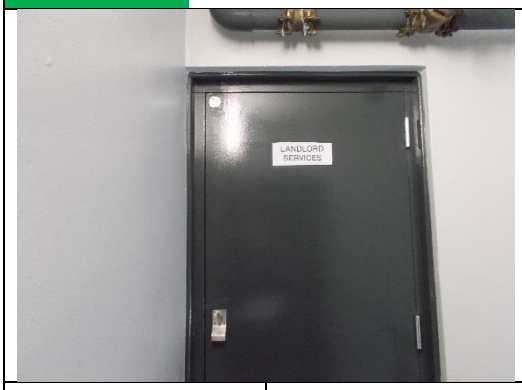
Emergency Lighting

LOW	9	
		**Assessors Observations:** The emergency light fitting above the fire exit door adjacent to flat 15 does not appear to be working.
Date First Identified:	16/02/23	**Recommended Action:** We recommend this defect is rectified.
Date of FRA	16/02/23	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

Signage

LOW	10	
		**Assessors Observations:** There is no "Fire Exit" sign above the final exit door within the lobby of entrance 14.
Date First Identified:	16/02/23	**Recommended Action:** We recommend one such sign is affixed above this door.
Date of FRA	16/02/23	
Rectify Within: (months)	12	
Budget Cost:	£10	

LOW	11	
		**Assessors Observations:** Several directional fire exit signs are either not in place, or are affixed directly to the part glazed FD30S SC fire doors from the balcony walkways (for example door 14 / 3.3).
Date First Identified:	16/02/23	**Recommended Action:** We recommend any signage attached to the doors is removed and affixed above them, so they are still visible when the door is opened. Directional exit signage should be installed above those doors from the balconies where there is none (for example adjacent flat 6).
Date of FRA	16/02/23	
Rectify Within: (months)	12	
Budget Cost:	£80	

LOW	12	
		**Assessors Observations:** The landlord services room on the stair above flat 38 (door 13 / 4.4) requires a "Fire Door Keep Locked" sign to be attached to the facing side of the door.
Date First Identified:	16/02/23	**Recommended Action:** As above.
Date of FRA	16/02/23	
Rectify Within: (months)	12	
Budget Cost:	£10	