

FIRE RISK ASSESSMENT
89-128 TOM COLLINS HOUSE,
DUNN TERRACE, BYKER,
NEWCASTLE UPON TYNE NE6 1DB

FEBRUARY 2021



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 3855-03-20-IC

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1.0 INTRODUCTION

The Client	Byker Community Trust, 17 Raby Cross, Byker, Newcastle upon Tyne, NE6 2FF.
Instruction	This Fire Risk Assessment was undertaken in accordance with an instruction received from Tony Ruddick, Compliance Specialist, Karbon Homes.
Responsible Person	Jill Haley, Chief Executive, Byker Community Trust.
The Property	89-128 (Excluding 91) Tom Collins House, Byker, Newcastle Upon Tyne NE6 1DB
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GFireE.
Survey Date	1 st February 2021
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 LACORS – Housing, Fire Safety, Guidance on fire safety provisions for certain types of existing housing.



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:

- The Building Regulations 2012 Approved Document B – Fire Safety
- BS9999 2008 Code of practice for fire safety in the design, management and use of buildings
- BS9991 2011 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 LGG Guide)
- LACORS – Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing
- NFCC Guide for 'Fire Safety in Specialised 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 of the 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 1, Common Parts and bedrooms (non-destructive) Fire Risk Assessment (as detailed in LGG Guidance Document Fire Safety in Purpose Built Blocks of Flats) has been conducted in relation to this property. In addition, due to current (tier 5) Covid- 19 restrictions, no flats / flat entrance doors were inspected.

No opening up of any part of the structure was carried out in relation to any void, shaft and roof space, (with the exception of above suspended ceilings and into legitimate access openings) nor was any operational electrical or mechanical systems tested. All comments and recommendations are based on a 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.



2.0 THE BUILDING

2.1 The Building

Tom Collins House is an 11-storey purpose built residential tower block. The building forms part of the Byker Wall and is grade II* listed with Historic England. It is constructed from concrete frame, and external brickwork. Parts of the external brickwork are clad in steel panelling as a design feature which BCT have informed us is not insulated and non-combustible. The client should check their maintenance records to ensure the external cladding panels meet the requirements of Schedule 1 Section B4(1) of the Building Regulations 2010 to ensure the external walls of the building adequately resist the spread of fire over the walls and from one building to another. Windows are aluminium framed double glazed. Internally, floors in the common parts of the building are concrete, carpeted, walls are of solid masonry construction with plaster skim. Ceilings have a plaster skim finish.

The building contains 53 flats separated into two schemes, 39 flats form part of a sheltered housing scheme and 14 flats are self-contained general needs flats.

This Fire Risk Assessment is for the sheltered housing scheme only. The building is owned by the Byker Community Trust, the repairs, maintenance and facilities management of the building is undertaken by Karbon Solutions Limited. There is a Sheltered Scheme Officer, who is based in the ground floor office off the main entrance lobby. The flats within the Scheme have a warden control system, which are linked to a 24-hour alarm monitoring centre.

There are a number of flats that are located off the lower ground floor that are self-contained units and are not part of the Sheltered Scheme. There are also a number of flats located off the northern staircase that adjoins the sheltered scheme. The Scheme Officer is responsible for the sheltered housing units only, and the management of the general need's accommodation is undertaken by Byker Community Trust. Both the sheltered housing scheme and the general needs flats are managed by Byker Community Trust. The ground floor of the sheltered housing scheme contains an entrance lobby housing the communal lounge with communal



kitchen within, the Scheme Officer's office, communal laundry, communal WC's and 2nr lifts serving the upper floors. At the time of the assessment the lounge/kitchen entrance has been sealed with plywood boarding for health and safety reasons in order to prevent residents/visitors meeting as a group, during the COVID-19 pandemic. Therefore, we were unable to inspect this area.

The first floor comprises of the central core and lift lobby with two flats off. There is an emergency exit door off the first-floor lobby to access an external walkway that serves the general needs flats. The second floor has the same arrangement as the first floor however the four flats off the open balcony walkway are part of the sheltered scheme. There is an emergency exit door at the northern end of the walkway that leads to a staircase serving general needs flats. The 3rd floor has a similar arrangement to that of the 2nd floor with the exception that there is an enclosed corridor rather than open walkway. Floors 4 and 5 have five flats off the lift lobby and corridor. Floor 6 has four flats and a scooter store room off the central core and corridor. Floors 7 & 8 have 3 flats off the corridor, with Floor 7 also having a scooter store room off the corridor. Floor 9 has 2 flats and a guest room off the central core. Floor 10 has 2 flats off the central core with the lifts terminating at this level. Floor 11 has one flat off the central core, the comms room, a store room and a lift motor room.

The property would appear to be fitted with a Grade A, Category LD2/M fire detection and alarm system compliant with BS5839-1 and 6 with the annunciator control panel and zone plans located within the entrance lobby. There is also a non-maintained emergency lighting system installed within the communal means of escape.

CCTV is in operation with security-controlled access to the property.

2.2 Fire Loss Experience

Byker Community Trust have not made us aware of any fire related incidents at this housing scheme.



3.0 FIRE HAZARDS

3.1 Sources of Fuel The sources of fuel within the premises were assessed as follows:

- Timber panelling in Ground Floor lounge and main entrance foyer;
- Typical household goods in lounge and kitchen (unable to access);
- Office furniture in the communal lounge and scheme managers office.
- Carpets to common areas;
- Electrical PVC insulation throughout;
- Combustible materials in the store cupboard 11th floor;
- Mobility scooters.

The flats themselves are likely to have typical sources of fuels such as furniture, fixtures and fittings; these are however out of the landlord's control.

We were informed the timber panelling within the ground floor communal lounge and entrance lobby has been coated in an intumescent clear coating system. The walls within the communal areas have been painted with a Class O fire rated paint.

Within the entrance foyer, there are two notice boards with clear covers, which are fire rated.

There are internal bin stores located on the corridors which are an original feature of the property. These bin stores have been emptied of all items and have been screwed shut to prevent people from storing combustible items within them.

The corridors are generally kept clear of scooters, as scooter stores have been provided on the 6th and 7th floors. At the time of the inspection, there was a scooter stored within the means of escape outside of flat 96. Should a fault and subsequent fire occur within the scooter, this would prevent the means of escape being safely used by residents. It could also hinder firefighters carrying out firefighting tasks elsewhere on the same floor. We recommend that



residents are reminded not to store scooters in the corridors and use the storage provided.

It was noted within the storage cupboard adjacent the comms room 11th floor, there are excessive combustible materials which appear to have been discarded. We recommend these are disposed of if they are no longer needed.

The external communal bins are stored in a purpose-built timber bin store, located away from the building within the car parking area.

As we could not gain access to the communal lounge it is recommended that any furniture and furnishings within comply with the Furniture and Furnishings (Fire Safety) regulations 1988.

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.

There is no gas supply within the building, which is heated via a district heating system.

3.2 Sources of Ignition

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

- Electrical supply and distribution system.
- Potential for lightning strikes.
- External smoking facility is located adjacent the main entrance.
- Possible Arson attack to the externally accessed wheeled bins which are stored away from the building and exits.
- Lift machinery.
- Charging equipment for mobility scooters (and batteries).
- Automatic Opening Ventilation equipment (AOVs).
- Cooking appliances within the communal kitchen such as electric oven, hob and microwave (unable to inspect).



- Electrical laundry equipment within the communal laundry.
- Portable electrical equipment within the office and lounge associated with domestic living and office administration such as; TV, radio, PC and communication equipment.

It is also accepted that there will be sources of ignition located within individual apartments associated with domestic living such as portable electrical goods, cooking and heating appliances, and the possibility of smoking materials and the use of candles.

The last time the mains electrical supply and distribution system was subject to a five-year fixed wiring inspection by a competent engineer is recorded as 07/11/18.

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.

The mains electrical supply and distribution system including, individual meters, are located within dedicated cupboards in the laundry as well as on the 2nd, 5th and 8th floors.

The building has lightning protection, which was upgraded in 2018. There were no records available to confirm when the last time the lightning conductors were tested and inspected by a competent person. We recommend the lightning conductor system is inspected and tested annually by a competent contractor in accordance with BS665/ BS EN 62305-1:2006 and records are kept on site.

The portable electrical equipment was last made the subject of PAT testing during March 2020. However, it was noted that some of the electrical charging equipment used for the mobility scooters have



not been subject to a PAT test. We recommend this policy is enforced.

It was noted the laundry equipment is subject to a maintenance contract (JTM).

The communal areas of the property are no smoking areas and are accompanied with the appropriate signage.

3.3 Sources of Oxygen

Natural airflow through doors and windows. There are currently no residents using medical Oxygen.

The management should inform the local fire and rescue service in the event that any medical oxygen is storage on site due to the effect which oxygen can have in aiding fire development and posing a significant risk to fire fighters.

3.4 People at Risk

Residents (approx. 37), in addition, there is the potential for visitors, carers, housing staff and trades persons to be present. We were informed all current residents are able bodied and no Personal Emergency Evacuation Plans (PEEPs) are required at this time.

The property is staffed Monday to Friday 7am to 11am or 11am to 3pm by one scheme manager.



4.0 MEANS OF ESCAPE

4.1 Escape Routes The premises consist of an eleven-storey block arranged with a main entrance leading into the foyer off which are the two lifts, communal laundry, scheme managers office and communal toilets. This main entrance would be the usual means of escape in an evacuation with the assembly point opposite the entrance in the car park. This door is power assisted and opens with the direction of travel in an evacuation. The staff member on site confirmed it fails safe to unlock in the event of the fire alarm actuating and/or a power failure. As there is no override device installed for this door, in addition to the lounge exits being temporarily unavailable, the client should confirm this is the case. This door is tested weekly with the last test recorded as 27/01/21.

As mentioned above, there are two further fire exits within the lounge. As the lounge is currently out of use (access door is boarded up) the exits within are no longer available to be used should the main entrance be unavailable. However, there is no sleeping accommodation on the ground floor and there are further fire exits available on the 1st and 2nd floors to adjacent balcony walkways with final exits available, and also the 3rd floor with an escape stair to the ground floor final exit. All exit doors have single action opening devices and manual call points adjacent to the doors.

All escape routes have compensatory features including a comprehensive sprinkler system (and in the flats) and an automatic opening ventilation system to aid safe egress, which allows for the slightly extended travel distances found on the 6th and 7th floors.

All access/egress routes inspected, with the mobility scooter exception previously mentioned, were clear at the time of the inspection and are within the recommended travel distances and dead-end limitations for this type of premises as detailed with the Building Regulations Approved Document B and DCLG Fire Risk Assessment Guidance.



4.2 Fire Doors

All fire doors situated upon Means of Escape and within the communal areas would appear to conform to BS8214 and meet the standard required as Fire resistant doors (FD30S). We understand the property was refurbished in 2018, with all communal doors and flat entrance doors replaced with new FD30S fire doors.

As previously mentioned, due to current COVID-19 restrictions we not able to access occupied apartments however we did access the unoccupied guest room to check the entrance door for specification and action. All flat entrance doors have a glazed panel to the top third of the door. There are no markings to indicate whether this glazing is fire rated and the client should check their records to confirm this is the case (minimum 30 minutes fire resistance). Flat entrance doors are fitted with combined intumescent strips and cold smoke seals, fire rated ironmongery and letter boxes.

The internal bin store doors, located on the communal corridors, have the original timber fire doors fitted. These bin stores have been screwed shut, to prevent residents for storing combustible items within them.

There is a small floor level cupboard off the central core lift lobby on each floor that used to house a fire hose reel. These cupboards now house the isolation valve for the sprinkler system. The doors are fire rated FD30 doors and fitted with fire brigade locks.

It was noted the meter cupboard doors and the buildings aerial cupboard doors on the 2nd, 5th, 8th, and 10th floors respectively have been fitted with combined intumescent strips with cold smoke seals. Due to the associated electrical hazard and as there is no smoke detection within these cupboards, we recommend the cold smoke seals are removed, leaving the intumescent strips only.

The lift motor room (11th floor) has a FD30S door kept locked. However, the frame for the door is a poor fit with expanding foam being used to take up the excessive gap internally. In a fire situation within this compartment, it is unlikely that the fire will be contained as fire rated foam is only designed to fill very small apertures. We



recommend this foam is removed and the gap is filled with a suitable fire stopping material capable of providing a minimum 30 minutes fire resistance.

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 of 30-minute fire protection. These include solid brick walls with a plaster finish and concrete floors and ceiling with a plaster skim finish.

It was noted there is a breach within the electrical cupboard inside the laundry where a cable penetrates into the adjacent cupboard. We recommend this breach is addressed using a suitable fire stopping material capable of providing a minimum 30 minutes fire resistance.

There is an inspection hatch on the ceiling within the laundry which is not fire rated. Due to the laundry being a high-risk room, we recommend this particular inspection hatch is replaced with a fire rated hatch to maintain the fire integrity of the ceiling (30 minutes).

Within the meter cupboard 2nd floor adjacent flat 96, there is a breach at floor level where fire stopping material has been moved / cables penetrate. We recommend the fire stopping is reinstated.

The guest room was inspected for any obvious breaches in compartmentation, none were found.

4.4 Fire Alarm and Detection System

There is an automatic fire detection and alarm system installed that would appear to be a Grade A, Category LD2/M fire detection and alarm system compliant with BS5839-1 and 6 with the annunciator panel and zone plans located within the entrance foyer.

The last time the fire alarm system was subject to a weekly alarm test was 27/01/2021. The last service by a competent engineer was recorded as 05/02/2020 which is outside of the recommended frequency for inspection and testing. We recommend the client



contacts the contractor responsible for inspecting and testing the fire alarm system to ensure this test is still being undertaken, and to ensure the results are recorded in the fire logbook provided.

The FADS is required to be tested in accordance with BS5839 which requires weekly tests of the call points and 6 monthly servicing of the system by a competent contractor.

4.5 Emergency Lighting

There is an adequate 3-hour non-maintained emergency lighting system installed within the premises with the last monthly inspection taking place on 26/01/2021. The last annual service and discharge test by a competent engineer is recorded as 03/02/2020.

4.6 Fire Fighting Equipment

The premises are supplied with minimal portable firefighting equipment on site (scheme managers office) which is appropriate for its location and has been subject to an annual service during January 2020, and is now due its annual test. As the building has a comprehensive sprinkler system installed, together with the scheme manager indicating that she has never experienced using a fire extinguisher (but has had some theory training), consideration should be given to removing it.

The premises benefit from a comprehensive sprinkler system throughout. The fire sprinkler system appears to have been designed to BS 9251. BS EN 12845 sets out the maintenance requirements for a sprinkler system, which recommends weekly visual inspections, quarterly inspections and biannual inspections by a competent contractor. No records were available locally to confirm these inspections are being carried out therefore we recommend the client confirms adequate inspection and testing of the sprinkler installation is being undertaken and records are held.

The premises also have a dry rising main available for the Fire and Rescue Service (FRS) should they attend a serious incident. This main should be tested annually, however there was no record of this available on site. We recommend the client confirms the rising



main has been tested within the last 12 months and records are held.

The building has automatic opening ventilation (AOVs) located within the common areas attached to the windows on the means of escape. There were no records available to confirm the last time these were inspected and tested; therefore, we recommend the client confirms the AOVs have been subject to inspection and test by a competent person within the last 12 months in order to comply with BS7346, BS5588 and EN12101.

4.7 Signage

The premises are fitted with directional fire exit signs and final exit signs where required which conform to BS5499-4.

General fire action notices and no smoking notices are displayed throughout the building at appropriate locations in the common areas.

It was noted that the general fire action notices displayed give conflicting instructions to users of the building and should be replaced to clarify what is required by residents (i.e., Stay Put policy if in your apartment), and visitors/residents in the common areas (Full Evacuation).

4.8 Disabled Persons Egress

The property is suitable for disabled access with ramp access/egress to the building and lifts to upper floors.

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 in the form of 'Personal Emergency Evacuation Plans (PEEPs) where applicable.

4.9 Arson

The risk of an arson attack is considered medium to the externally stored wheeled bins, away from the building. The premises have good security in place with CCTV.



4.10 Access for
Fire appliances

Access to the buildings for fire appliances is good and is directly from the main road to the front of the property and is in line with the requirements of Approved Document B.



5.0 MANAGEMENT PROCEDURES

5.1 Fire Evacuation Procedures The fire and evacuation procedure is for a 'stay put' policy for all residents in a fire situation unless occupying the apartment of origin or the communal areas. The fire assembly point is located in the car park opposite the entrance.

5.2 Fire Log Book The fire alarm logbook is contained within the red fire documents box in the lobby, and was accurately completed.

Surveyor Ian Cuskin GFireE

Signed

.....
On Behalf of Storm Tempest Ltd

Checked Dave Stilling BSc (Hons) MCIQB FSIDip AIFireE

Signed

.....
On Behalf of Storm Tempest Ltd

APPENDIX 1
FIRE RISK ASSESSMENT

FIRE RISK ASSESSMENT

Likelihood of fire occurring	Potential consequences of fire		
	<i>Slight Harm (1)</i>	<i>Moderate harm (2)</i>	<i>Extreme harm (3)</i>
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:

Tolerable Risk

(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	<p>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.</p> <p>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.</p>
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:			
		<p>At the time of the inspection, there was a scooter stored within the means of escape outside of flat 96. Should a fault and subsequent fire occur within the scooter, this would prevent the means of escape being safely used by residents. It could also hinder firefighters carrying out firefighting tasks elsewhere on the same floor.</p>			
		Date First Identified:	01/02/21	Recommended Action:	
		Date of FRA	01/02/21	<p>We recommend that residents are reminded not to store scooters in the corridors and use the storage provided.</p>	
		Rectify Within: (months)	6		
Budget Cost:	No Cost				

LOW		2			
		Assessors Observations:			
		<p>Within the storage cupboard adjacent the comms room 11th floor, there are excessive combustible materials which appear to have been discarded.</p>			
		Date First Identified:	01/02/21	Recommended Action:	
		Date of FRA	01/02/21	<p>We recommend these are disposed of if they are no longer needed.</p>	
		Rectify Within: (months)	12		
Budget Cost:	No Cost				

LOW		3
No Photo		Assessors Observations: There were no records available to confirm when the last time the lightning conductors were tested and inspected by a competent person.
Date First Identified:	01/02/21	Recommended Action: We recommend the lightning conductor system is inspected and tested annually by a competent contractor in accordance with BS665/ BS EN 62305-1:2006 and records are kept on site.
Date of FRA	01/02/21	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

MEDIUM		4
		Assessors Observations: Some of the electrical charging equipment used for the mobility scooters have not been subject to a PAT test.
Date First Identified:	01/02/21	Recommended Action: We recommend this policy is enforced.
Date of FRA	01/02/21	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

Fire Doors

MEDIUM		5
		<p>Assessors Observations:</p> <p>The meter cupboard doors and the buildings aerial cupboard doors on the 2nd, 5th, 8th, and 10th floors respectively have been fitted with combined intumescent strips with cold smoke seals.</p>
Date First Identified:	01/02/21	<p>Recommended Action:</p> <p>Due to the associated electrical hazard and as there is no smoke detection within these cupboards, we recommend the cold smoke seals are removed, leaving the intumescent strips only.</p>
Date of FRA	01/02/21	
Rectify Within: (months)	6	
Budget Cost:	£150	

MEDIUM		6
		<p>Assessors Observations:</p> <p>The lift motor room (11th floor) has a FD30S door kept locked. However, the frame for the door is a poor fit with expanding foam being used to take up the excessive gap internally. In a fire situation within this compartment, it is unlikely that the fire will be contained as fire rated foam is only designed to fill very small apertures.</p>
Date First Identified:	01/02/21	<p>Recommended Action:</p> <p>We recommend this foam is removed and the gap is filled with a suitable fire stopping material capable of providing a minimum 30 minutes fire resistance.</p>
Date of FRA	01/02/21	
Rectify Within: (months)	6	
Budget Cost:	£50	

Compartmentation

MEDIUM		7
		Assessors Observations: There is a breach within the electrical cupboard inside the laundry where a cable penetrates into the adjacent cupboard.
		Recommended Action: We recommend this breach is addressed using a suitable fire stopping material capable of providing a minimum 30 minutes fire resistance.
Date First Identified:	01/02/21	
Date of FRA	01/02/21	
Rectify Within: (months)	6	
Budget Cost:	£25	

LOW		8
		Assessors Observations: There is an inspection hatch on the ceiling within the laundry which is not fire rated.
		Recommended Action: Due to the laundry being a high-risk room, we recommend this particular inspection hatch is replaced with a fire rated hatch to maintain the fire integrity of the ceiling (30 minutes).
Date First Identified:	01/02/21	
Date of FRA	01/02/21	
Rectify Within: (months)	12	
Budget Cost:	£125	

LOW		9	
		Assessors Observations: Within the meter cupboard 2 nd floor adjacent flat 96, there is a breach at floor level where fire stopping material has been moved / cables penetrate.	
Date First Identified:	01/02/21	Recommended Action: We recommend the fire stopping is reinstated.	
Date of FRA	01/02/21		
Rectify Within: (months)	12		
Budget Cost:	£100		

Fire Alarm and Detection System

MEDIUM		10	
No Photo		Assessors Observations: The last time the fire alarm system was subject to a service by a competent engineer was recorded as 05/02/2020 which is outside of the recommended frequency for inspection and testing.	
Date First Identified:	01/02/21	Recommended Action: We recommend the client contacts the contractor responsible for inspecting and testing the fire alarm system to ensure this test is still being undertaken, and to ensure the results are recorded in the fire logbook provided.	
Date of FRA	01/02/21		
Rectify Within: (months)	6		
Budget Cost:	No Cost		

Firefighting Equipment

LOW		11
No Photo		<p>Assessors Observations:</p> <p>No records were available to confirm the following systems have been subject to inspection and test by a competent person.</p> <ul style="list-style-type: none"> • Dry rising main • AOVs • Sprinkler system
Date First Identified:	01/02/21	<p>Recommended Action:</p> <p>We recommend the client confirms these have been tested in accordance with relevant standards and records are held.</p>
Date of FRA	01/02/21	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

Signage

LOW		12
		<p>Assessors Observations:</p> <p>The general fire action notices displayed give conflicting instructions to users of the building and should be replaced to clarify what is required by residents (i.e., Stay Put policy if in your apartment), and visitors/residents in the common areas (Full Evacuation).</p>
Date First Identified:	01/02/21	<p>Recommended Action:</p> <p>As above.</p>
Date of FRA	01/02/21	
Rectify Within: (months)	12	
Budget Cost:	£100	