

**FIRE RISK ASSESSMENT
BRINKBURN HOUSE, 1-5 & 9-19
BRINKBURN COURT,
NEWCASTLE UPON TYNE,
TYNE AND WEAR, NE6 2JW.**

NOVEMBER 2021



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: JA-4009-04-21

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Version: 1

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 and Compliance Manager, Karbon Homes.
Responsible Person	Paul Fiddaman, Chief Executive, Karbon Homes
The Property	Brinkburn House, 1-5 & 9-19 Brinkburn Court, Newcastle Upon Tyne, Tyne and Wear, NE6 2JW.
The Surveyor	The Fire Risk Assessment was carried out by Joe Abbott MSc. GradIOSH.
Survey Date	17 th November 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 'Local Government Association - 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 attempted to be carried out.

However, we were unable to gain access to 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. Specifically flats 18 (flat entrance door within the stairwell) and flats 9 and 19, which opened onto external balconies where residents of flat 10 and flat 17 respectively would need to pass during an emergency evacuation as their only means of escape, will require a revisit in order to assess their respective fire doors for action and specification.

Numerous attempts to enter further flats were made without success.

We entered the shop located on the gable end of the block to the south elevation of the building with shared party wall, however this premises was not part of the fire risk assessment and a visual inspection of accessible parts only within the shop was undertaken.

We were able to access cupboards/rooms and the communications room located off the enclosed central communal stairwell on the day of the visit to assess the fire risk within, which is contained within this report.

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.



2.0 THE BUILDING

2.1 The Building The building is a grade II* listed building with Historic England and is constructed from concrete frame, and external brickwork. Windows are aluminium framed double glazed and the flat roof is membrane and bitumen. Internally, floors in the common parts of the building are concrete, walls are of solid masonry construction with plaster skim, as are the ceilings. To the south side of the building is a single storey shop on the gable end. To the rear west side of the building is the district heating / plant room. We were unable to gain access to this room as it is managed by the Local Authority (LA). We recommend BCT endeavour to access this room for any signs of breaches in compartmentation that may facilitate fire spread from this compartment.

The building consists of 19 apartments over four storeys. Seven of the apartments are accessed at ground level individually. Access to the remaining apartments is via a communal steel covered composite door which opens in the direction of travel in an evacuation. The door has a secure magnetic lock entry system and is unlocked by a pre-programmed key fob. A push button release in the lobby allows residents to leave the building. This door gives access to the lobby area, communication room and protected stair to the upper floors. A second external means of escape is situated at the south end of the building and allows residents to exit only, by means of a single action mechanism. To the north of the building there is an access bridge to Shipley Walk from the second floor.

One flat (flat 18) is accessed from the protected stairway on the third floor with the remaining flats accessed from an external balcony walkway which is semi-enclosed with a corrugated PVC roof. The retail premises attached to the gable end on the south side of the building is a general dealer type of store. This was inspected for any obvious breaches in compartmentation that may affect resident safety, none were found.

We were unable to access a secure storage room external and belonging to the shop as again this is managed by the LA. We



advise BCT endeavour to access this room for any signs of breaches in compartmentation that may facilitate fire spread from this compartment.

The building benefits from CCTV and a remote concierge service.

It is noted the walkway balconies giving access to the flats are clad in timber panelling. We also noted upon external inspection of the west elevation and the south elevation of the building, some flats have private balconies to the rear of the properties, again clad in timber panelling. As we were unable to access any properties, only a visual inspection from ground level was undertaken of the balconies, which on the whole appeared to be clear of any combustible residents items, however, this can only be confirmed once residents flats are accessed. We would advise the building manager to access the properties to ensure the balconies are maintained free from potential sources of ignition.

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 as to not impede or obstruct the escape route in an emergency evacuation.

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

- Electrical PVC insulation throughout.
- Timber construction materials.
- Timber panelling to walkway balconies and residents private balconies with corrugated PVC roofing.
- Chairs, soft fabrics and wood stored within the refuse room.
- Timber benches and plastic planters on communal balconies.
- Wooden furniture stored at the north end of the building near to the access bridge of an adjacent block.
- Furniture and bin bag outside of flat 10.
- Rubbish bag left at the bottom of the means of escape at the south end of the building.
- Refuse stored within the internal refuse store.
- Refuse stored within the wheelie bins within residents' rear gardens (away from the building).

Some sections of the building façade are fitted with timber panelling and corrugated PVC roofing along walkway balconies and residents private balconies to approximately 20% of the external walls. Schedule 1 Section B4(1) of the Building Regulations 2010 requires that: "The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building". The MHCLG guidance recommends the removal or replacement of cladding or material with that which is EU class A1 or A2-S1 d0; it should be noted that this is advice rather than regulations and should cladding or material remain on buildings less than 18m in height, then the risks of fire and fire spread must be reduced by controlling combustible items and storage upon



them and the prevention of ignition sources. It should also be noted that this building is 4 storeys and approximately 10m in height (at its peak) and therefore is not considered to be a Higher Risk Residential Building (10 or more storeys – as defined by the Hackitt Report). Notwithstanding the client should check their records to assess fire safety and compliance with Building Regulations.

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.

A room on the 2nd floor assumed to be a former bin store (currently no bins within) was found to have sofa cushions, chair and timber stored within, increasing the fuel load of this particular location. We recommend the client arranges for the removal of the said items and informs all residents that the rooms is not to be used to store discarded furniture.

We noted locations throughout the communal walkways associated with the building where discarded furniture has been allowed to accumulate, namely near to the access bridge of an adjoining block and also outside of flat 10. It was also noted a rubbish bag has been left on the ground floor at the south elevations emergency exit. All communal area means of escape must be kept clear of obstructions and maintained as sterile an area as practicable, free from combustible materials to ensure all means of escape are clear to pass in the event of an emergency evacuation.

3.2 Sources of Ignition

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

- Electrical supply and distribution system.
- Data/CCTV equipment within the communications room.
- Typical household electrical appliances within the flats.
- Residents smoking in the flats.
- Open electrical meter cabinet outside flat 16.



- Potential for arson to wheeled bins located to the ground floor flats.

It is 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.

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.

We noted the electrical installation located in a cupboard off the communications room in the main entrance foyer indicated it had undergone its periodic test and inspection on 25/11/20, within the 5 year requirement. We were unable to access any dwellings on the day of the visit and as such we were unable to confirm if the household electrical installations have been inspected and tested within the last 5 years which the client should confirm.

Regular testing of electrical appliances should be undertaken in accordance with the Electricity at Work Regulations 1989. This is applicable to any portable electrical devices located within any communal areas or any rooms/cupboards off the means of escape which are under the landlords control. Within the communications rooms on the first floor we noted a data cabinet with numerous data equipment plugged into an extension lead. We did not note any labelling to indicate the equipment, or the extension lead has been tested for electrical safety within the last 12 months (Portable Appliance Test (PAT)). We recommend the client confirms all such equipment has been tested for electrical safety within the last 12 months and if not, arranges for it to be undertaken and a schedule introduced for it to be carried out annually thereafter.



It was noted the electrical meter box for flat 16 is damaged and open to the elements. Should rain enter the box there is the potential for a short circuit to occur, which may lead to a fire. We recommend the door on to the cabinet is replaced so that it can be closed and locked and prevent the ingress of water.

The communal areas (stairs and landings) 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 and the semi-open configuration of the walkway balconies. |
| 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 With the exception of the issues identified within section 3.1, sources of fuel, the means of escape routes within and external to the building are generally clear and sterile. There are also 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. Byker Community Trust (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.

The escape route consists of a main communal entrance door leading directly into the lobby which also has access to the communications room. The protected stair from the lobby leads to the first-floor landing which contains a service cupboard (void area). The 2nd floor contains a refuse store and provides access to a communal walkway via a FD60S door with self-closing device. Stairs also lead to the third floor from this landing to one flat (flat 18) and two further service cupboards.

Ground floor flats exit directly to a place of ultimate safety. Flat 18 is within the protected stairway, and all other flats exit onto the balcony / walkway exit route. From the balcony walkway, residents are able to access a second external means of escape situated at the south end of the building and also Shipley Walk entrance to the North via an adjoining access bridge to access further exits. All exits allow residents to leave by means of a single action mechanism.

With the exception of the fixed benches and planters outside of residents' property (and the issues identified in section 3.1), 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

All service cupboards and the communications room are FD60S fire doors hung on 1½ pair of hinges with a self-closing device fitted and fitted with intumescent and separate cold smoke seals (blades). Although the hinges did not appear to have any markings, labelling appeared to indicate the door sets were fire rated accordingly.

We noted the service cupboard off the communications room which houses the electrical distribution board did not appear to be fitted with a fire rated door. Although the communal area is protected by the FD60S door to the comms room, fitting of a fire door to the electrical service cupboard would afford the comms room, which contains the data equipment, a level of protection to prevent damage to the equipment.

We were unable to enter any flats on the day of the visit, particularly flats 9 and 19, which are bypassed by flats 10 and 17 respectively as their only means of escape and flat 18, which opens onto the protected stairwell should be a minimum FD30S door with a self-closing device fitted. A revisit is required to fully assess they are a minimum standard of FD30S with self-closing device and complies with BS8214, however, in the interim, we recommend the client arranges access to these flats and assesses the fire rated integrity of these doors and compliance with this standard.

All other flats have alternate means of escape where a potential fire within a flat will not need to be bypassed during an evacuation to an ultimate place of safety in a fire situation.

We noted the letter box flap to number 13 on the external side of the door is missing. It is recommended this is replaced to ensure the fire rated integrity of the flat entrance door is not compromised.

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 plaster skim, and concrete floors. From an external view to the flats, there were no obvious signs of breaches in compartmentation to the flats, however, as identified we were unable to access any flats on the day of the visit.



We noted within the electrical cupboard off the comms room located on the ground floor, what appeared to be a large hole in the top corner of the room. We recommend the client instructs this potential compartment breach to be inspected by a specialist and if required has it adequately fire stopped by approved 3rd party fire stopping contractors to ensure cold smoke or products of combustion cannot pass into any protected escape routes if a fire was to occur within this cupboard space.

Windows opening onto the communal walkway are double glazed units set into aluminium frames and do not appear to be fire rated. These windows are also part of the listed status of the building. However, as there are alternative escape routes available from each flat entrance along the open balcony, these flat entrance doors and windows are not required to be fire-resisting (LGA Fire Safety in Purpose Built Blocks of Flats Sec 59.4). However, as identified the only means of escape from flat 10 is to bypass flat 9, as such the client should check that any windows (and doors) facing onto this means of escape are appropriately fire rated.

Apart from the requirement of a fire door to flat 19, (as egress from flat 17 would bypass the door), there are no other openings onto the stairway.

We accessed the shop with shared party wall to the south elevation of the building and carried out a visual inspection of the areas available to access. We did not note any signs of compartmentation breaches of the area inspected, however this was not a thorough inspection and it is advised flats with shared party wall to the shop should be inspected more thoroughly once access to the flats is obtained.

4.4 Fire Alarm and Detection System

There is no fire detection (or a requirement to do so) within the communal staircase. The bin store and the comms room have mains powered smoke detection within.

A previous fire risk assessment noted that the fire detection system within the building is a category LD3 system covering the circulation spaces within the dwelling, which appear to conform to



BS5839-6. This comprises of interlinked mains powered smoke detectors which are also linked to the concierge system.

Upon inspection of the fire logbook located on site, the fire alarm maintenance records indicated that the domestic detectors were serviced on 18/2/21 with no faults found and on the 27/08/21 there was no access to the first floor and the top floor rooms (as noted in the fire log book).

The Fire Alarm and Detection System (FADS) is required to be tested in accordance with BS5839-1:2017 which requires weekly tests of the call points (or smoke detectors) and six-monthly inspection and testing of the system by a competent contractor.

We recommend the client ensures the system is tested and maintained accordingly and ensures a sufficient portion of the system is maintained every 6 months as required

4.5 Emergency Lighting

There is adequate 3-hour non-maintained emergency lighting installed in appropriate locations throughout the building 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.

We did not identify if monthly functional tests are being carried out as there was no information contained within the fire log book. We noted an input into the fire logbook indicated the emergency lighting had been serviced on 08/02/21 meeting the annual servicing requirement.

We recommend the client confirms monthly functional tests are being carried and if not, instructs them to be carried out in accordance with BS 5266.



- 4.6 Fire Fighting Equipment
There is no portable firefighting equipment in the communal areas. It is 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.
- 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.
- There is generally adequate directional signage fitted within the building conforming to BS5499 on most floors. However, from the second floor to the south elevation of the building there appears to be a lack of signage to the stairwell when exiting from flats 16-14 on the 2nd floor balcony and 9-10 on the first floor balcony. We recommend additional direction fire exit signage is installed within this location.
- General Fire Action notices are displayed in appropriate positions as well as no smoking signage.
- 4.8 Disabled Persons Egress
The property is suitable for disabled access 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.
- 4.9 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.
- 4.10 Access for Fire appliances
Access to the buildings for fire appliances is adequate.



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 Logbook There is a fire logbook on site located within a secured fire safety documents box within the lobby.
- Records of testing and inspection of the fire alarm and detection system (FADS) and records of testing and service of the emergency lighting system as identified are not fully recorded and should be addressed as identified accordingly.
- 5.3 Training Not Applicable.



Surveyor Joe Abbott, MSc. Grad IOSH

Signed

.....
On Behalf of Storm Tempest Ltd

Checked Dave Stilling, BSc (Hons), MCIQB, FSIDip, AIFireE

Signed

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On Behalf of Storm Tempest Ltd

**APPENDIX 1
FIRE RISK ASSESSMENT**

FIRE RISK ASSESSMENT

		<i>Potential consequences of fire</i>		
		<i>Slight Harm (1)</i>	<i>Moderate harm (2)</i>	<i>Extreme harm (3)</i>
<i>Likelihood of fire occurring</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
		<p>Assessors Observations:</p> <p>A room on the 2nd floor assumed to be a former bin store (currently no bins within) was found to have sofa cushions, chair and timber stored within, increasing the fuel load of this particular location.</p>
Date First Identified:	17/11/21	<p>Recommended Action:</p> <p>We recommend the client arranges for the removal of the said items and informs all residents that the rooms is not to be used to store discarded furniture.</p>
Date of FRA:	17/11/21	
Rectify Within: (months)	6	
Budget Cost:	No Cost	


MEDIUM		2
		<p>Assessors Observations:</p> <p>We noted locations throughout the communal walkways associated with the building where discarded furniture has been allowed to accumulate, namely near to the access bridge of an adjoining block and also outside of flat 10. It was also noted a rubbish bag has been left on the ground floor at the south elevations emergency exit.</p>
Date First Identified:	17/11/21	<p>Recommended Action:</p> <p>All communal area means of escape must be kept clear of obstructions and maintained as sterile an area as practicable, free from combustible materials to ensure all means of escape are clear to pass in the event of an emergency evacuation.</p>
Date of FRA:	17/11/21	
Rectify Within: (months)	6	
Budget Cost:	No Cost	


LOW		3	
		Assessors Observations: Within the communications rooms on the first floor we noted a data cabinet with numerous data equipment plugged into an extension lead. We did not note any labelling to indicate the equipment, or the extension lead has been tested for electrical safety within the last 12 months (Portable Appliance Test (PAT)).	
Date First Identified:	17/11/21	Recommended Action: We recommend the client confirms all such equipment has been tested for electrical safety within the last 12 months and if not, arranges for it to be undertaken and a schedule introduced for it to be carried out annually thereafter. This may reduce the risk of electrical faults occurring with portable electrical equipment, a common cause of fires.	
Date of FRA:	17/11/21		
Rectify Within: (months)	12		
Budget Cost:	No Cost		


LOW		4	
		Assessors Observations: It was noted the electrical meter box for flat 16 is damaged and open to the elements. Should rain enter the box there is the potential for a short circuit to occur, which may lead to a fire.	
Date First Identified:	17/11/21	Recommended Action: We recommend the door on to the cabinet is replaced so that it can be closed and locked and prevent the ingress of water.	
Date of FRA:	17/11/21		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

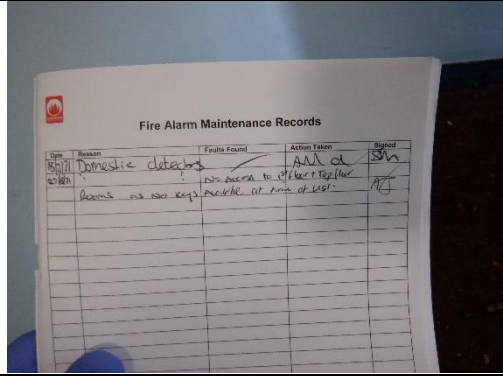
Means of Escape.

MEDIUM		5
		<p>Assessors Observations:</p> <p>We were unable to enter any flats on the day of the visit, particularly flats 9 and 19, which are bypassed by flats 10 and 17 respectively as their only means of escape and flat 18, which opens onto the protected stairwell should be a minimum FD30S door with a self-closing device fitted.</p>
Date First Identified:	17/11/21	<p>Recommended Action:</p> <p>A revisit is required to fully assess they are a minimum standard of FD30S with self-closing device and complies with BS8214, however, in the interim, we recommend the client arranges access to these flats and assesses the fire rated integrity of these doors and compliance with this standard.</p>
Date of FRA:	17/11/21	
Rectify Within: (months)	6	
Budget Cost:	No Cost	


MEDIUM		6
		<p>Assessors Observations:</p> <p>We noted the letter box flat to number 13 on the external side of the door is missing.</p>
Date First Identified:	17/11/21	<p>Recommended Action:</p> <p>It is recommended this is replaced to ensure the fire rated integrity of the flat entrance door is not compromised.</p>
Date of FRA:	17/11/21	
Rectify Within: (months)	6	
Budget Cost:	£20	

MEDIUM		7	
		Assessors Observations: We noted within the electrical cupboard off the comms room located on the ground floor, what appeared to be a large hole in the top corner of the room.	
Date First Identified:	17/11/21	Recommended Action: We recommend the client instructs this potential compartment breach to be inspected by a specialist and if required has it adequately fire stopped by approved 3 rd party fire stopping contractors to ensure cold smoke or products of combustion cannot pass into any protected escape routes if a fire was to occur within this cupboard space.	
Date of FRA:	17/11/21		
Rectify Within: (months)	6		
Budget Cost:	No Cost		

MEDIUM		8	
		Assessors Observations: The only means of escape from flat 10 is to bypass flat 9. A fire within flat 9 could block the only means of escape from flat 10 if doors/windows facing onto the means of escape became compromised.	
Date First Identified:	17/11/21	Recommended Action: The client should check that any windows (and doors) facing/opening onto this means of escape are appropriately fire rated.	
Date of FRA:	17/11/21		
Rectify Within: (months)	6		
Budget Cost:	No Cost		

LOW		9	
		Assessors Observations: Upon inspection of the fire logbook located on site, the fire alarm maintenance records indicated that the domestic detectors were serviced on 18/2/21 with no faults found and on the 27/08/21 there was no access to the first floor and the top floor rooms (as noted in the fire log book).	
		Recommended Action: We recommend the client ensures the system is tested and maintained accordingly (weekly tests and 6 month servicing) ensuring a sufficient portion of the system is maintained every 6 months as required	
Date First Identified:	17/11/21		
Date of FRA:	17/11/21		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

LOW		10	
<p style="text-align: center;">No Photo</p>		Assessors Observations: We did not identify if monthly functional tests of the emergency lighting are being carried out as there was no information contained within the fire log book.	
		Recommended Action: We recommend the client confirms monthly functional tests are being carried and if not, instructs them to be carried out in accordance with BS 5266.	
Date First Identified:	17/11/21		
Date of FRA:	17/11/21		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

LOW		11	
		<p>Assessors Observations:</p> <p>There is generally adequate directional signage fitted within the building conforming to BS5499 on most floors. However, from the second floor to the south elevation of the building there appears to be a lack of signage to the stairwell when exiting from flats 16-14 on the 2nd floor balcony and 9-10 on the first floor balcony.</p>	
Date First Identified:	17/11/21	<p>Recommended Action:</p> <p>We recommend additional direction fire exit signage is installed within this location.</p>	
Date of FRA:	17/11/21		
Rectify Within: (months)	12		
Budget Cost:	£20		