



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

NOVEMBER 2022

Reference: BHBC/07/11/22/IC

Prepared by:

Resilience Risk Management Services Ltd
10 Westoe Drive
South Shields
Tyne and Wear
NE33 3EJ

Version: 1

Prepared for:

Karbon Homes
Unit D2
The Waterfront
Newburn Riverside
Goldcrest Way
Tyne and Wear
NE15 8NZ



CONTENTS

		Page(s)
1	Introduction	1
2	The Building	5
3	Fire Hazards	7
4	Means of Escape	10
5	Management Procedures	15
Appendix		
1	Fire Risk Assessment	
2	Schedule of Observations	



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	1-5 Brinkburn House & 9-19 Brinkburn Ct, Byker, Newcastle Upon Tyne. NE6 2JW.
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GIFireE.
Survey Date	7 th November 2022
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 (LGG) 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 2018 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 unable to gain access to the roller shuttered compartment adjacent to flat 7 as well as the district heating/plant room to the rear of the premises, both externally accessed. We advise the client gains access to these compartments to ensure there are no unexpected fire hazards within, or breaches that may facilitate the spread of fire.



Revisit

A revisit may be required to confirm the standard of flat entrance doors (please see sec 4.2).



2.0 THE BUILDING

2.1 The Building The building is a grade II* listed building with Historic England, designed and constructed circa 1969 as part of the iconic Byker development, 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.

The building consists of 19 apartments over five 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 is designed to allow residents to exit only, by means of a single action mechanism. At the time of the assessment this lock was defective, so was also able to be accessed externally. 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.

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, in keeping with the listed status of the building.

We have been informed by Karbon Homes that external wall surveys and potentially subsequent appropriate treatment of combustible cladding is ongoing within the estate, however this may take several years to complete fully.

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

The building benefits from emergency lighting throughout and has automatic interlinked mains powered fire detection within the apartments only, which are remotely monitored.

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 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.
- Timber benches and plastic planters on communal balconies.
- Refuse stored within the internal refuse store.
- Refuse stored within the wheelie bins within residents' rear gardens (away from the building).
- Potential for a mains gas supply to the building as some apartments retain legacy live gas supply pipe work (but no gas appliances) which Karbon Homes carryout annual inspections of until Northern Gas Network terminate the supply.
- Vinyl offcuts left by contractors outside Landlord Services cupboard 18A 1.1.

Some sections of the building façade are fitted with timber panelling and corrugated PVC roofing along walkway balconies and residents' private balconies to approximately 15% 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 12m 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.

It was noted that following ongoing improvement works to the block, vinyl offcuts used in the flooring programme have been left by contractors outside Landlord Services cupboard 18A 1.1. We recommend these are removed and contractors reminded to dispose of their waste products responsibly, daily.

Karbon Homes are in the process of removing all historic and redundant gas supplies to properties in the Byker Estate in partnership with Northern Gas Networks, with minimal properties still connected. Any remaining 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.
- Data/CCTV equipment within the communications room.
- Potential for arson to wheeled bins located to the ground floor flats.
- Exposed / damaged cabling to rear exit door foot of stairs.
- Sources of ignition located within individual apartments associated with domestic living such as electrical goods, cooking & heating appliances, and the possibility of smoking materials & candles.



Labelling indicated the electrical installation within the communal areas was last subject to inspection and test by a competent person on 25/11/20.

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.

Portable electrical equipment within the comms room was subject to PAT test in January 2022.

It was noted the mag lock device for the rear emergency exit door on the ground floor has been damaged exposing the electrical cabling. Although low risk, we recommend this defect is addressed to prevent any potential electrical sparking as well as preventing unauthorised access to the block.

3.3 Sources of
Oxygen

Natural airflow through doors and windows.

3.4 People at Risk

The residents within the building 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 have an occasional planter and/or fixed bench seating outside individual properties. These are low risk and due to the size, layout, available exit route and number of residents within the building, pose a minimal risk of impeding evacuation in the event of a fire. Karbon Homes 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 flat entrance doors exit onto the semi-enclosed communal balcony / walkway and onto a short flight of stairs down to a self-closing door with single action opening device. The door opens with the direction of travel in an evacuation and persons exit to an open area. It was noted the lock for this exit door was defective at the time of the assessment which should be rectified to prevent unauthorised access to the block (previously mentioned).

It was noted there is a discarded shopping trolley partially obstructing the means of escape outside flat 11. We recommend this is removed and residents reminded to keep the means of escape free from obstructions and available for use for all.

With the exception of the shopping trolley, refuse and planters outside of residents' property (previously mentioned), 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 doors to the landlord services rooms, refuse store and the door to the communal walkway are FD60S fire doors hung on 1½ pair of hinges with a self-closing device fitted and combined intumescent strips with cold smoke seals. Refuse stores and landlord services rooms (including the comms room) are also kept locked.



We were able to gain access to flats 12 and 18 to check the specification and action of the flat entrance doors. The flat entrance doors inspected appear to be FD30 doors with self-closing devices and combined intumescent strips with cold smoke seals, fire rated letterboxes and door viewers.

However, we were unable to enter 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. These 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. This will ensure residents can evacuate their apartments and be able to pass a fire within an adjoining flat and reach the stairway / final exit. (LGG Fire Safety in Purpose Built Blocks of Flats Sec 59.5).

It was noted within flat 12, the flat entrance door was secured via a mortice lock with keys. In order to ensure a speedy evacuation in an emergency, we recommend a thumb turn device is incorporated in this door, to avoid the need for searching for keys.

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.

It was noted there is a breach at the junction of wall and ceiling approximately 300mm x 20mm, opposite landlord services room 18A G/.1. We recommend this breach is addressed using the same construction materials surrounding it in order to maintain a minimum 60 minutes fire resistance.

There is a breach at the junction of wall and ceiling in the bin store where the trucking ends and cables penetrate the wall. We



recommend this breach is addressed using the same construction materials surrounding it in order to maintain a minimum 60 minutes fire resistance.

It was noted there is an electrical meter box on the means of escape leading to the final exit adjacent to flat 9 which has a plastic cover. We recommend, this meter box is protected by a fire rated over box.

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).

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 a 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, landlord services rooms and comms room have mains powered smoke detection within, linked to the concierge.

The apartments have automatic fire detection that appears to be a Grade D1, LD3 system covering the circulation spaces within the dwelling, in compliance with BS5839-6. This comprises of interlinked mains powered smoke detectors which are also linked to the concierge system. Records on site indicated the inspection and testing of the smoke detection took place on 30/08/22 by an approved contractor, to BS5839-6, with the weekly testing of the system last taking place on the 03/11/22.



The Fire Alarm and Detection System (FADS) is required to be tested in accordance with BS5839-6 which requires weekly tests of the call points (or smoke detectors) and six-monthly inspection and testing of the system by a competent contractor.

Residents are advised to test their smoke alarms on a monthly basis as per the related guidance.

4.5 Emergency Lighting

The premises have adequate 3-hour non-maintained emergency lighting installed within the means of escape to BS5266.

There were no records available to confirm the emergency lighting is subject to a monthly functional test. We recommend the client confirms the monthly functional test of the luminaires is being carried out, and if not, arrange for this to be undertaken as soon as practicable.

Records on site confirmed the annual discharge of the luminaires has taken place by a competent person on 18/02/22.

The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short functional tests and an annual full discharge test which should be detailed in the Fire Logbook.

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

It should be noted that ongoing improvement works to this block were being carried out on the day of the assessment which has meant a number of signs have been temporarily removed. We



recommend these signs should be replaced in their designated area as soon as practicable following completion of works.

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 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.



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 logbook on site located within a secured fire safety documents box within the lobby. With the exception of the omission of the monthly emergency lighting test (previously mentioned) this 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 

.....
On Behalf of Resilience Risk Management Services 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>Following ongoing improvement works to the block, vinyl offcuts used in the flooring programme have been left by contractors outside Landlord Services cupboard 18A 1.1.</p>
Date First Identified:	07/11/2022	<p>Recommended Action:</p> <p>We recommend these are removed and contractors reminded to dispose of their waste products responsibly, daily.</p>
Date of FRA	07/11/2022	
Rectify Within: (months)	6	
Budget Cost:	No Cost	


LOW		2
		<p>Assessors Observations:</p> <p>The mag lock device for the rear emergency exit door on the ground floor has been damaged exposing the electrical cabling.</p>
Date First Identified:	07/11/2022	<p>Recommended Action:</p> <p>Although low risk, we recommend this defect is addressed to prevent any potential electrical sparking as well as preventing unauthorised access to the block.</p>
Date of FRA	07/11/2022	
Rectify Within: (months)	12	
Budget Cost:	£150	

Means of Escape


MEDIUM		3	
		Assessors Observations: There is a discarded shopping trolley partially obstructing the means of escape outside flat 11.	
Date First Identified:	07/11/2022	Recommended Action: We recommend this is removed and residents reminded to keep the means of escape free from obstructions and available for use for all.	
Date of FRA	07/11/2022		
Rectify Within: (months)	6		
Budget Cost:	No Cost		


Fire Doors


MEDIUM		4
		<p>Assessors Observations:</p> <p>We were unable to enter 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. These should be a minimum FD30S door with a self-closing device fitted.</p>
Date First Identified:	17/11/2021	<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. This will ensure residents can evacuate their apartments and be able to pass a fire within an adjoining flat and reach the stairway / final exit. (LGG Fire Safety in Purpose Built Blocks of Flats Sec 59.5).</p> <p style="color: red;">We would specifically draw your attention to this matter which has been identified during previous inspections of this building. This recommendation should be addressed appropriately with due consideration to the protracted period for remediation.</p>
Date of FRA	07/11/2022	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

LOW		5
		Assessors Observations: Within flat 12, the flat entrance door was secured via a mortice lock with keys.
Date First Identified:	07/11/2022	Recommended Action: In order to ensure a speedy evacuation in an emergency, we recommend a thumb turn device is incorporated in this door, to avoid the need for searching for keys.
Date of FRA	07/11/2022	
Rectify Within: (months)	12	
Budget Cost:	£50	

Compartmentation

MEDIUM		6
		Assessors Observations: There is a breach at the junction of wall and ceiling approximately 300mm x 20mm, opposite landlord services room 18A G/.1.
Date First Identified:	07/11/2022	Recommended Action: We recommend this breach is addressed using the same construction materials surrounding it in order to maintain a minimum 60 minutes fire resistance.
Date of FRA	07/11/2022	
Rectify Within: (months)	6	
Budget Cost:	£40	


MEDIUM		7
		Assessors Observations: There is a breach at the junction of wall and ceiling in the bin store where the trucking ends and cables penetrate the wall.
Date First Identified:	07/11/2022	Recommended Action: We recommend this breach is addressed using the same construction materials surrounding it in order to maintain a minimum 60 minutes fire resistance.
Date of FRA	07/11/2022	
Rectify Within: (months)	6	
Budget Cost:	£20	

MEDIUM		8
		Assessors Observations: There is an electrical meter box on the means of escape leading to the final exit adjacent to flat 9 which has a plastic cover.
Date First Identified:	07/11/2022	Recommended Action: We recommend, this meter box is protected by a fire rated over box.
Date of FRA	07/11/2022	
Rectify Within: (months)	6	
Budget Cost:	£150	

Emergency Lighting

LOW	9	
No Photo		Assessors Observations: There were no records available to confirm the emergency lighting is subject to a monthly functional test.
		Recommended Action: We recommend the client confirms the monthly functional test of the luminaires is being carried out, and if not, arrange for this to be undertaken as soon as practicable. We would specifically draw your attention to this matter which has been identified during previous inspections of this building. This recommendation should be addressed appropriately with due consideration to the protracted period for remediation.
Date First Identified:	17/11/2021	
Date of FRA	07/11/2022	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

Signage

LOW		10
		Assessors Observations: It should be noted that ongoing improvement works to this block were being carried out on the day of the assessment which has meant a number of signs have been temporarily removed.
Date First Identified:	07/11/2022	Recommended Action: We recommend these signs should be replaced in their designated area as soon as practicable following completion of works.
Date of FRA	07/11/2022	
Rectify Within: (months)	12	
Budget Cost:	No Cost	