



**FIRE RISK ASSESSMENT  
25-39 & 48-63 DUNN TERRACE, BYKER,  
NEWCASTLE UPON TYNE  
NE6 1AZ**

**FEBRUARY 2023**

**Reference:** DT/16/02/23/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

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## CONTENTS

		<b>Page(s)</b>
1	Introduction	1
2	The Building	4
3	Fire Hazards	6
4	Means of Escape	9
5	Management Procedures	14
<b>Appendix</b>		
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	25-39 & 48-63 Dunn Terrace, Byker, Newcastle Upon Tyne. NE6 1AZ.
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GIFireE.
Survey Date	16 <sup>th</sup> February 2023
Scope and Purpose of the Fire Risk Assessment	The Regulatory Reform (Fire Safety) Order 2005 [RR(FS)O] applies to all non-domestic premises, including any voluntary sector and self-employed people with premises separate from their homes.

A fire risk assessment is an organised and methodical look at your premises. The fire risk assessment procedure identifies the activities carried out at the premises and assesses the likelihood of a fire starting. The aim of a fire risk assessment is to:

- Identify the hazards.
- Reduce the risk of those hazards causing harm to as low as reasonably practicable.
- Decide what physical fire precautions and management policies are necessary to ensure the safety of people in your premises if a fire does start.

The fire risk assessment was carried out in accordance with the Department for Communities and Local Government (DCLG) 'sleeping accommodation' guidance document as well as the Local Government Group (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 2017 Code of practice for fire safety in the design, management and use of buildings
- BS9991 2015 Fire safety in the design, management and use of residential buildings – Code of practice
- Local Government Group - Fire safety in purpose-built blocks of flats (hereafter referred to as the LGA Guide)
- LACORS – Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing

The RR(FS)O does not stipulate the required review period for a particular building; we recommend a review of this building **annually or when a material change is made to the property.**

#### Limitations of the Fire Risk Assessment

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

There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants. Resilience Risk Management Services Ltd are not the responsible person and are unable to determine, on behalf of the organisation, the steps it should or must take to comply with its duties under the RR(FS)O. The fire risk assessment will cover all of the areas within the property. We will also comment upon the external construction materials of the building and the area surrounding the building.



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

A Type 3, Common Parts and Flats (non-invasive) Fire Risk Assessment (as detailed in LGA Guidance Document Fire Safety in Purpose Built Blocks of Flats) has been conducted in relation to this property.

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

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

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

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

**Identified costs of Recommendations** The report will give a budget costing for recommendations covered in the fire risk assessment for alterations or improvements to physical features to assist the client in developing an Action Plan and improvement programme.

**Access Limitations** We were able to access all areas of the building apart from the electrical plant room which is managed by the Local Authority (LA).

**Revisit** There is no requirement for a revisit at this time.



## 2.0 THE BUILDING

2.1 The Building A separate Fire Risk Assessment has been carried out for Wolseley House which is incorporated within this Dunn Terrace block. Dunn Terrace and Wolseley House share a common entrance which has been assessed in detail within the Wolseley House report and appropriate recommendations made. Therefore, to avoid duplication, although necessary reference may be made to the Wolseley House entrance where appropriate, any recommendations in this report will refer to those areas covering flats 17 to 63.

The building is a grade II\* listed building with Historic England and incorporates Wolseley House to the east and is joined to Northumberland Terrace to the west. It is constructed from concrete frame, and external brickwork. The external fabric of the building is part brick cavity construction and part Marley Equitone (Pictura) cladding together with Tenmat ventilated fire barriers fixed to blockwork with no insulation due to the 25 cavity and the listing preventing any change externally. Walkways have Filon cladding to class 1 fire rating as well as concrete steps.

Windows are aluminium framed double glazed and the flat roof is a Bauder system. Internally, floors in the common parts of the building are concrete, walls are of solid masonry construction with plaster skim. Ceilings have a textured plaster finish. Spanning the front and rear south-west side of the building is an electrical plant room. We were unable to gain access to this room as it is managed by the Local Authority (LA). We advise Karbon Homes endeavour to access this room for any signs of breaches in compartmentation that may facilitate fire spread from this compartment.

The building consists of 47 apartments over five storeys and includes the Wolseley House block with a further 11 apartments. Fifteen of the apartments are accessed at ground level individually. Access to the remaining apartments is via one of two communal entrances with steel covered composite doors (Nos 25, east and 26 central). Access can also be gained via the Northumberland Terrace entrance to the west of the block (No 27). With the exception of flat 48, the remaining apartments are accessed via a common



walkway/balcony from the third-floor lobbies. These walkways are semi-enclosed with a corrugated polycarbonate roof.

The building benefits from CCTV and a remote concierge service. It has emergency lighting throughout and has automatic fire detection within the private apartments and high-risk service cupboards, connected to a 24/7 monitoring centre.

## 2.2 Fire Loss Experience

Karbon Homes have not made us aware of any fire related incidents at this housing scheme.



### 3.0 FIRE HAZARDS

#### 3.1 Sources of Fuel

- Electrical PVC insulation throughout and in particular the meter room.
- Timber construction materials (in particular, within the roof space, balcony/walkway construction).
- Refuse stored within the internal refuse store.
- Refuse stored in the wheeled bins within residents' rear gardens.
- Potential for some properties to have a gas supply for cooking.
- Combustibles in one electrical meter cupboard.
- Combustibles on parts of the balcony walkway.

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.

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

It was noted that bagged waste as well as large amounts of cardboard packaging have been discarded on the communal walkway /balcony adjacent to flats 56 and 62. We recommend these items are removed and residents reminded to dispose of their unwanted items responsibly in order to protect the means of escape for all residents.

It was noted there are discarded combustibles within the ground floor electrical meter room (door 26 G.2). We recommend these items are removed and this area kept sterile.

#### 3.2 Sources of Ignition

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





- Electrical supply and distribution system.
- Electrical CCTV equipment within the landlord services room.
- Potential for arson, in particular, to the wheelie bins stored to the rear of the building within residents' gardens (away from the building with one exception).
- 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.
- Potential for lightning strikes.

The mains electrical supply and distribution system was subject to a fixed wiring inspection by a competent engineer which is recorded within the records held by Karbon Homes as 27/09/21. 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.

Records held centrally by Karbon Homes confirmed the lightning conductor for the building was last subject to an annual inspection and test by a competent person to BS EN 62305 on 02/02/2023.

The lift equipment within the block was inspected and maintained by a competent person on 01/02/23.

The servers/CCTV equipment within the landlord services room (door 26/G.2) are connected via standard electrical plugs. We recommend the client confirms these are subject to inspection and test (PAT) by a competent person on an annual basis.

The communal areas (stairs and landings) of the property are no smoking areas and are accompanied with the appropriate signage. There were no signs of smoking taking place in these areas.



3.3 Sources of Oxygen      Natural airflow through doors and windows.

3.4 People at Risk      The residents within the building and ground floor flats as well as the potential for visitors, housing staff and trades persons.



## 4.0 MEANS OF ESCAPE

4.1 Escape Routes The means of escape routes within the building are sterile apart from an occasional planter and/or fixed bench seating outside several individual properties. These are low risk and due to the size, layout, available exit routes and number of residents within the building pose a minimal risk of impeding evacuation in the event of a fire. Karbon Homes are also aware of these and this is part of their “managed use” policy of the building to keep these to an acceptable level and at the same time encourage residents to have a sense of pride and value in their home environment.

Dunn Terrace has three communal entrances available all with steel covered part glazed doors. The east entrance is also the main access for Wolseley House. All entrances open in the direction of travel in an evacuation. Each door has a secure magnetic lock entry system and is unlocked by a pre-programmed key fob or on the failure of the electricity supply. A push button release in the lobby allows residents to leave the building.

The east door gives access to the lobby area including the lift, service cupboard and protected stair to the upper floors. The third-floor lobby area gives access to flats 49 to 63 from a balcony walkway. At the central point of the balcony a second means of escape is located which descends to give access to flat 48 on the stair and exits central to the block.

The west entrance door which also serves Northumberland Terrace, gives access to a ground floor lobby area including the lift and protected stair to the upper floors. A lobby on the third-floor exits onto a balcony walkway to provide access to flats 25 to 40.

With the exception of the fixed benches and planters outside of residents’ property and the waste outside of apartments 56 and 62, (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

The Regulatory Reform (Fire Safety) Order 2005 / Fire Safety Act 2021 makes it a legal requirement to ensure that fire resisting doors and escape doors are correctly installed and adequately maintained in order for them to be fit for purpose. BS9999 states that all fire doors should be inspected every six months. However, depending on the type of building the "responsible person" is required to influence the frequency of fire door inspections subject to their use. The responsible person should ensure an adequate routine for inspections and maintenance is in place and should be undertaken by a competent person. The current benchmark standard is for flat entrance doors to be self-closing, capable of providing 30-minute fire resistance and incorporating intumescent strips and smoke seals FD30(S) and where key operated mortice locks are provided they should be fitted with the means to override the lock from the inside without having to rely on the key. We advise the client examines their installation records to confirm the flat entrance doors meet the current benchmark standard (BS8214). Where this cannot be confirmed, or the doors do not meet the current benchmark standard we advise the doors are replaced with door sets meeting the current benchmark standard. Failure to do so could result in the door not achieving the expected fire resistance and allowing fire and smoke spread into the means of escape.

Notwithstanding the above, we were able to gain access to flats 27, 29, 32, 49 and 57 in order to check the specification and action of the flat entrance doors. The flat entrance door on the protected stair appears to conform to BS8214 as a FD60S door with self-closing device, fire rated letterbox and door viewer.

It was noted the entrance doors to flats 32 and 57 are secured via keys. We recommend the locking mechanism is changed to a thumb turn device to ensure a speedy evacuation in an emergency without the need to search for keys.

The thumb turn device on the entrance door to flat 29 is defective with the resident complaining it is difficult to lock and unlock. We recommend the client investigates this issue to ensure the resident can escape quickly in an emergency.



All refuse store and service cupboard doors (kept locked) have recently been upgraded and are FD60S SC doors to BS8214. Doors onto the balcony walkways are FD30S part glazed fire doors with self-closing devices.

It was noted the part glazed FD60S SC fire door protecting the bin store numbered 26/3.2 does not close fully against its rebate. We recommend the self-closing devices for this door is adjusted to ensure it can close fully against its rebate unaided and under its own weight.

#### 4.3 Fire Compartmentation

The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide 60-minute fire protection. These include solid brick walls with a plaster finish, ceilings with textured plaster skim, and concrete floors. White steel panelling is present on some parts of the walkways which lead to alternative means of escape.

Windows opening onto the communal walkway are double glazed units set into soft wood frames and do not appear to be fire rated. These windows are 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 (LGG Fire Safety in Purpose Built Blocks of Flats Sec 59.4).

As part of the inspection, access was gained to flats 27, 29, 32, 49 and 57 to check for any obvious breaches in compartmentation. None were noted.

#### 4.4 Fire Alarm and Detection System

There is no fire detection (or a requirement to do so) within the communal stairs. The bin stores and landlord services cupboards have mains powered smoke detection within, linked to the concierge.

We inspected the detection within flats 27, 29, 32, 49 and 57 and noted the fire detection system within each property appears to be



a Grade D1 category LD2 system covering the circulation spaces within the dwelling and heat detection in the kitchen, which appear to conform to BS5839-6. This comprises of interlinked mains powered smoke detectors which are also linked to the concierge system. Landlord services cupboards also have smoke detection within to BS5839-1. The last time the automatic fire detection was subject to an annual service by a competent engineer is recorded as 07/02/2023 and the last weekly test of the system was on 14/02/2023.

#### 4.5 Emergency Lighting

The premises have 3-hour non-maintained emergency lighting installed at key points on the escape routes throughout the building that conform to BS5266. These were last subject to an annual full discharge test 07/02/2023. Weekly functional tests were last carried out by on-site electricians' on 31/01/23 and details recorded centrally. The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge test.

#### 4.6 Fire Fighting Equipment

There is no portable firefighting equipment on site in the communal areas. Landlords are not required to provide such equipment in residential properties and some fire authorities discourage installing firefighting equipment as they would rather the residents leave the building than attempt to fight a fire with equipment they have not been trained to use.

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

#### 4.7 Signage

Generally, there is adequate fire exit and directional signage fitted within the building conforming to BS5499. However, due to current improvement works, some signs have been removed.

There is no "Fire Exit" sign above the final exit door within the lobby (27b). We recommend one such sign is affixed above this door.



Generally, it was noted numerous directional fire exit signs are either not in place, or are affixed directly to the part glazed FD30S SC fire doors from the balcony walkways or onto emergency light fittings on the stair, restricting the light given off. We recommend any signage attached to the doors is removed and affixed above them, so they are still visible when the door is opened. Directional exit signage should be installed above those doors from the balconies where there is none. In addition, the signage temporarily attached to the emergency light fittings on the stair should be reinstated onto the wall adjacent indicating the correct direction of escape.

There is no signage on the landlord services doors to indicate the requirement to keep these doors locked. We recommend "Fire Door Keep Locked" signs are attached to the facing side of each landlord services door within the block.

There are no "General Fire Action" notices or "No Smoking" notices displayed within the block. We recommend these notices are displayed on each level in a conspicuous location.

Should the client be in any doubt about the type and location of signage required, we would advise a full signage survey is undertaken at the completion of refurbishment 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 persons with limited mobility on the ground floor. It is the Responsible Person's duty to ensure suitable provision is made for disabled persons within the property to ensure that they can escape in the event of a fire.



## 5.0 MANAGEMENT PROCEDURES

- 5.1 Fire Evacuation Procedures There is a "Full Simultaneous" evacuation policy for this premises for all occupants in a fire situation. When residents are first inducted to the premises, they are given a briefing on what to do in the event of a fire within the building. This should be reinforced by the provision of General Fire Action notices.
- 5.2 Fire Log Book There is a fire log book held within the red fire documents box in the entrance lobby (27b) which was accurately completed.
- 5.3 Training There are no staff in general needs accommodation.
- 5.4 Access & Facilities for the Fire Service Access to the buildings for fire appliances is good and is in line with the requirements of Approved Document B.
- 5.5 Arson The risk of an arson attack is considered medium. The premises have secure access and entry is controlled, with the addition of a concierge service when needed. CCTV is also installed at key points within and external to the building. On the ground floor, generally, 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 GFireE

**Signed** 

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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>	<b>Low (1)</b>	<b>Trivial Risk</b>	<b>Tolerable Risk</b>	<b>Moderate Risk</b>
	<b>Medium (2)</b>	<b>Tolerable Risk</b>	<b>Moderate Risk</b>	<b>Substantial Risk</b>
	<b>High (3)</b>	<b>Moderate Risk</b>	<b>Substantial Risk</b>	<b>Intolerable Risk</b>

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


<b>MEDIUM</b>		<b>1</b>
		<p><b>Assessors Observations:</b></p> <p>Bagged waste as well as large amounts of cardboard packaging have been discarded on the communal walkway /balcony adjacent to flats 56 and 62.</p>
<b>Date First Identified:</b>	16/01/23	<p><b>Recommended Action:</b></p> <p>We recommend these items are removed and residents reminded to dispose of their unwanted items responsibly in order to protect the means of escape for all residents.</p>
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	No Cost	

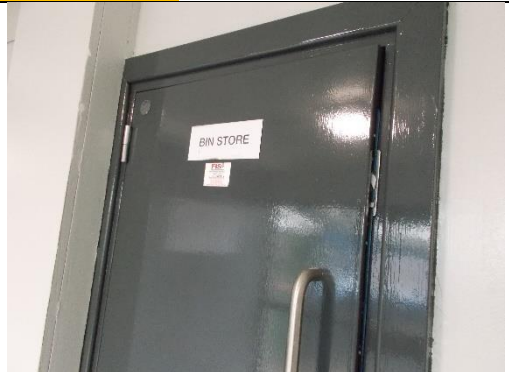
<b>MEDIUM</b>		<b>2</b>
		<p><b>Assessors Observations:</b></p> <p>There are discarded combustibles within the ground floor electrical meter room (door 26 G.2).</p>
<b>Date First Identified:</b>	16/01/23	<p><b>Recommended Action:</b></p> <p>We recommend these items are removed and this area kept sterile.</p>
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	No Cost	

<b>LOW</b>		<b>3</b>
		<b>Assessors Observations:</b> The servers/CCTV equipment within the landlord services room (door 26/G.2) are connected via standard electrical plugs.
<b>Date First Identified:</b>	16/01/23	<b>Recommended Action:</b> We recommend the client confirms these are subject to inspection and test (PAT) by a competent person on an annual basis.
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	12	
<b>Budget Cost:</b>	No Cost	

**Fire Doors**


<b>MEDIUM</b>		<b>4</b>
		<b>Assessors Observations:</b> The entrance doors to flats 32 and 57 are secured via keys.
<b>Date First Identified:</b>	16/01/23	<b>Recommended Action:</b> We recommend the locking mechanism is changed to a thumb turn device to ensure a speedy evacuation in an emergency without the need to search for keys.
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	£50	

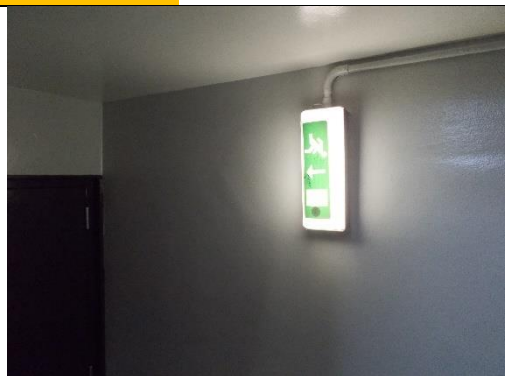
<b>MEDIUM</b>		<b>5</b>
		<b>Assessors Observations:</b> The thumb turn device on the entrance door to flat 29 is defective with the resident complaining it is difficult to lock and unlock.
<b>Date First Identified:</b>	16/01/23	<b>Recommended Action:</b> We recommend the client investigates this issue to ensure the resident can escape quickly in an emergency.
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	No Cost	


<b>MEDIUM</b>		<b>6</b>
		<b>Assessors Observations:</b> The part glazed FD60S SC fire door protecting the bin store numbered 26/3.2 does not close fully against its rebate.
<b>Date First Identified:</b>	16/01/23	<b>Recommended Action:</b> We recommend the self-closing devices for this door is adjusted to ensure it can close fully against its rebate unaided and under its own weight.
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	£30	



## Signage

LOW		7
		<p><b>Assessors Observations:</b></p> <p>There is no "Fire Exit" sign above the final exit door within the lobby (27b).</p>
<b>Date First Identified:</b>	16/01/23	<p><b>Recommended Action:</b></p> <p>We recommend one such sign is affixed above this door.</p>
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	12	
<b>Budget Cost:</b>	£10	

MEDIUM		8
		<p><b>Assessors Observations:</b></p> <p>Generally, it was noted numerous directional fire exit signs are either not in place, or are affixed directly to the part glazed FD30S SC fire doors from the balcony walkways or onto emergency light fittings on the stair, restricting the light given off.</p>
<b>Date First Identified:</b>	16/01/23	<p><b>Recommended Action:</b></p> <p>We recommend any signage attached to the doors is removed and affixed above them, so they are still visible when the door is opened. Directional exit signage should be installed above those doors from the balconies where there is none. In addition, the signage temporarily attached to the emergency light fittings on the stair should be reinstated onto the wall adjacent indicating the correct direction of escape.</p>
<b>Date of FRA</b>	16/01/23	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	£150	

LOW		9	
		<b>Assessors Observations:</b>	
		There is no signage on the landlord services doors to indicate the requirement to keep these doors locked.	
<b>Date First Identified:</b>	16/01/23	<b>Recommended Action:</b> We recommend "Fire Door Keep Locked" signs are attached to the facing side of each landlord services door within the block.	
<b>Date of FRA</b>	16/01/23		
<b>Rectify Within: (months)</b>	12		
<b>Budget Cost:</b>	£150		

LOW		10	
<p style="text-align: center;"><b>No Photo</b></p>		<b>Assessors Observations:</b>	
		There are no "General Fire Action" notices or "No Smoking" notices displayed within the block.	
<b>Date First Identified:</b>	16/01/23	<b>Recommended Action:</b> We recommend these notices are displayed on each level in a conspicuous location.	
<b>Date of FRA</b>	16/01/23		
<b>Rectify Within: (months)</b>	12		
<b>Budget Cost:</b>	£60		