

**FIRE RISK ASSESSMENT  
1-27 ROBINSON HOUSE,  
HORDEN, PETERLEE  
SR8 4DD**

**DECEMBER 2024**



**STORM TEMPEST**  
PROPERTY CONSULTANCY

**Reference:** 4560-09-24-MT

**Prepared by:**

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**Version:** 1

**Prepared for:**

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Spectrum 4  
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## 1.0 INTRODUCTION

Unique Identifier:	9158102
Client UPRN:	3ROB11
The Client:	Believe Housing Association
Instruction:	This fire risk assessment of the building was undertaken in accordance with an instruction received from Emma Jorgenson, Compliance Manager, Believe Housing.
Responsible Person:	Alan Smith, Chief Executive, Believe Housing
Other Responsible Persons:	Emma Jorgenson, Compliance Manager, Believe Housing.
Competent Person Appointed by Responsible Person:	Storm Tempest Ltd., 3 Apollo Court, Koppers Way, Monkton Business Park South, Hebburn, Tyne and Wear. NE31 2ES.
The Premises / Extent of Site:	1-27 Robinson House, Horden, Peterlee, SR8 4DD
Person Responsible for Fire Safety on Premises:	Emma Jorgenson, Compliance Manager, Believe Housing.
Person(s) Consulted:	Chris Turnbull
Fire Risk Assessor:	Martin Turner BA (Hons) AIFireE, NEBOSH
Validator:	Dave Stilling BSc (Hons), AIFireE, AssocRICS, CIOB, CMAPS, FRACS, MIFSM
Date of Validation:	23 <sup>rd</sup> December 2024
Date of Assessment:	16 <sup>th</sup> December 2024



Date of Previous  
Fire Risk  
Assessment: NA

Is There an  
Alterations Notice  
in Force: Not known

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) 'fire safety risk assessment factories and warehouses' guidance document.

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 this building being:

- Approved Document B (fire safety), 2019 edition incorporating 2020 amendments.
- BS9991 2015 Fire safety in the design, management, and use of residential buildings – Code of practice.
- HM government Fire Safety Risk Assessment – Sleeping Accommodation.
- NFCC Guide for 'Fire Safety in Specialised Housing'
- Building Safety Act 2022, section 156
- Fire Safety Act 2021



➤ Fire Safety (England) Regulations 2022

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

Limitations of the  
Fire Risk  
Assessment:

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

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

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

Fire Risk  
Assessment Type  
Undertaken:

Type 3

Recommended  
Review Period:

The RR(FS)O does not stipulate the required review period for a particular building. It should also be borne in mind that this FRA may cease to be valid when a material alteration takes place, when a significant change occurs in the "given" factors that were taken into account when the FRA was carried out or a significant change in fire precautions occurs. We recommend a review of this type of building every year.

Recommended  
Renewal Period:

Not exceeding four years from the date of this fire risk assessment.



Areas / Locations Not Accessed / Inspected & Further Action Required: No access to the plat room., access to three flats no further action required.

Revisit Undertaken: No

Previous Recommendations: The client has supplied Storm Tempest with the previous Fire Risk Assessment for these premises. Should there be any recommendations previously identified which are still to be addressed, we will highlight these in Appendix 2.

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.



## 2.0 THE PREMISES

2.1	Building Use:	Residential sleeping accommodation
2.2	Occupancy Profile:	Over 55's
2.3	Building Location:	1-25 Robinson House, Horden, Peterlee, SR8 4DD
2.4	Property Designation:	Detached
2.5	Approx. Maximum No. of Occupants at Any One Time:	2
2.6	Approx. Maximum Nr. of Employees at Any One Time:	1 contract cleaner present during the assessment.
2.7	Staff / Occupant Ratio During Day:	None
2.8	Staff / Occupant Ratio During Night:	None
2.9	Number, Description & Location of any Non-Ambulant Occupants:	We are not aware of any at the time of the assessment.
2.10	Any Other Comments:	None

### Occupants Especially at Risk from Fire

2.11	Sleeping Occupants:	Yes
2.12	Occupants in Remote Areas:	Occasional contractors.
2.13	Location of Any Non-Ambulant Occupants:	The responsible person must to ensure that in ambulant persons can evacuate the building safely



2.14	Young Persons:	No but could be accompany with an adult	
2.15	No of Flats / Bedrooms:	27	
2.16	Year Built:	1980	
2.17	No of Storeys:	2	
2.18	Approximate Floor Area of Each Storey (m <sup>2</sup> ):	Basement	0
		Lower Ground	0
		Ground	1015
		First	800
		Second	0
		Third	0
		Fourth	0
2.19	No. of Floors at Ground Level & Above:	One	
2.20	No. of Floors Entirely Below Ground Level:	None	
2.21	Floors on which Car Parking is Provided:	None	
2.22	Any Other Comments:	No	

### **Construction Details**

2.23	Construction:	Traditional masonry construction with partial Upvc infill panels.	
2.24	Roof Covering:	Concrete tiles	
2.25	Roof Structure:	Timber frame	
2.26	Roofline Material:	UPVC	
2.27	Rainwater Goods:	UPVC	



2.28	External Walls:	Brick and block
2.29	External Wall Finishes:	Barefaced brickwork
2.30	Are There any Existing Spandrel Panels:	No
2.31	Is a fire risk appraisal and assessment of Cladding / External Wall Construction Required:	The building is such that the risk of fire spread up the external wall is sufficiently low that a FRAEW is not considered necessary.
2.32	Is Cladding Type Known to Pose a Major Hazard in The Event of a Fire:	NA
2.33	Are balconies constructed from combustible materials present:	NA
2.34	Windows:	Upvc
2.35	External Doors:	Composite. And aluminium
2.36	Internal Walls/Finish:	Blockwork.
2.37	Ground Floor:	Concrete slab.
2.38	Upper Floors:	Concrete slab.
2.39	Heating System:	Electrical
2.40	No of Staircases:	Four stairways
2.41	Passenger Lifts:	One
2.42	Fire Fighting Lifts:	None
2.43	No of Final Exits:	Five



2.44	Car Parking Facilities:	Immediately adjacent to access footpath. To the rear and front of the building.
2.45	Access for Fire & Rescue:	Fire service access to the front of the building.
2.46	Does Building Have Lightning Protection:	Yes
2.47	Any Other Comments:	None



### 3.0 FIRE HAZARDS

#### Sources of Fuel

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

- |     |   |   |
|-----|---|---|
| 3.1 | Electrical PVC insulation Throughout:                                 | Yes   |
| 3.2 | Timber construction materials (in particular, within the roof space): | Yes   |
| 3.3 | Typical Household Items Within Flats:                                 | Yes   |
| 3.4 | Refuse Stored Within the Wheelie Bins:                                | Yes   |
| 3.5 | Gas Boilers / Supply:   | Commercial boilers. No service dates found.   |
| 3.6 | Escape Route:   | None  |
| 3.7 | Dwellings:  | Typical household items.  |
| 3.8 | Sources of Oxygen:  | Natural airflow through doors and windows etc. There were no chemicals with oxidising agents noted within the property. We were not aware of any residents using oxygen at the time of the visit. |
| 3.9 | Any Other Comments:   | Communal furniture.   |

#### Sources of Ignition

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

- |      |  |     |
|------|--|-----|
| 3.10 | Fixed Electrical Wiring Installation – Communal Parts: | Yes |
|------|--|-----|



- 3.11 Fixed Electrical Wiring Installation – Dwellings: Yes
- 3.12 Heating Systems: Yes
- 3.13 Portable Heaters: Portable heaters found in storeroom.

We do not recommend the use of convector including (fan heaters) heaters as they require:

- A clear space around them to work effectively, that must be kept clear of combustible material to ensure they do not overheat,
- Anything draped over the heater may cause a fire,
- Obstructed air grilles may cause the heater to overheat and lead to a fire,
- One common location for small electric (fan) heaters is under desks particularly in cramped or untidy workspaces – these may be a potential risk and source of fire, as it is difficult to maintain proper clearances for adequate air flow and other combustible materials which can accidentally fall or be kicked into the area around the heater.

#### Recommendation

Whilst it is recognised that additional heating may be required by persons during inclement weather, it is recommended that oil filled radiant type heaters are used as they are less likely to be affected by conditions that may cause them to overheat. We recommend the existing heaters are replaced with oil filled type heaters. Failure to do so increases the risk of a fire as described.

- 3.14 Portable Appliances: Yes. Several items in kitchen and office with PAT test labels dated September 2024.
- 3.15 Arson: The risk of an arson attack is considered low. The entrance door is a powered sliding door with a manual override button, we could not confirm that the doors will failsafe when the fire alarm is activated.
- 3.16 Hot Works: There were no hot works taking place at the time of the assessment. The client should ensure that there are adequate procedures in place to control the risk associated with hot works.



- |      |   |  |
|------|---|--|
| 3.17 | Smoking:  | Smoking is prohibited.   |
| 3.18 | Cooking:  | Cooking takes place in residence flats.  |
| 3.19 | Housekeeping:                                   | Generally satisfactory other than the office which needs to be tidied up. Storeroom has combustible materials stored within. |
| 3.20 | Typical Household Items<br>Within flats:        | Yes  |
| 3.21 | Other Significant Sources<br>/ Process Hazards: | Scooter charging points and E. Bikes within the scooter charging area.   |
| 3.22 | Any Other Comments:                             | None   |



#### 4.0 MEANS OF ESCAPE

4.1 The building and means of escape provision have been designed on the assumption that the stairwells, corridors, and lobbies remain sterile.

4.2 Internally: Entrance Lobby, office, scooter store, lounge with small kitchen, laundry, service cupboards, stores and resident accommodations.

4.3 Externally: Single exit discharges to open air.

4.4 External Escape Stairs: NA

4.5 Disabled Person Egress: We do not know if persons likely due to occupants accessing the boiler room will have any disabilities.

It is expected that some of the occupants will have varying states of disabilities.

The Responsible Person has a responsibility to ensure Personal Emergency Evacuation Plans are in place for the residents, if required. Residents who have severe limited mobility are classed as vulnerable persons under the RR(FS)O.

Persons who have severe limited mobility are classed as vulnerable persons under the RR(FS)O.

4.6 Any Other Comments: None



## 5.0 COMPARTMENTATION

### Fire Doors

5.1 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 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.

5.2 Dwelling Doors: Flat doors

5.3 Communal Doors: Sample inspected following issues noted.

- Communal room entrance fire door held open by a chair.
- Office fire door held open by a bin.
- External fire exit was hard to open and had obstructions behind the door leaf.

Residents complaining that the fire doors are too heavy to open The client should review what type of fire doors have been installed.

### Ceilings / Walls / Floors

5.4 Ceilings: Surface linings of walls and ceilings on any circulation spaces should meet the classifications B-s3, d2 as identified within approved document B of the building Regulations 2019. Solid ceiling with access hatch to roof void, unknown composition.

5.5 Walls: No obvious breaches noted.

5.6 Floors: No breaches noted

5.7 Any Other Comments: Refuse chutes at the end of each corridor on the first floor. The chutes terminate in the refuse room on the ground floor, there is no evidence of any fire dampers.





## **6.0 FIRE ALARM AND DETECTION SYSTEM**

- 6.1 System Type - Common      L 2 standard system.  
Parts:
- 6.2 System Type – Dwellings:      Part 1 Smoke, and sounder and heat detection
- 6.3 Panel Location:                      Main entrance corridor
- 6.4 Zone Plan:                              Yes
- 6.5 Faults:                                  None on the day of the assessment
- 6.6 Any Other Comments:              The scheme is not staffed, and it wasn't clear how the communal fire alarm would be silenced and rest.



## 7.0 EMERGENCY LIGHTING

- 7.1 System Type: 3 hours, self-contained, maintained. And non maintained.
- 7.2 Internal Areas: Above final exit doors and throughout the circulation spaces
- 7.3 External Areas: Fitted near the external exits
- 7.4 Faults: None
- 7.5 Any Other Comments: No records of servicing or tests of the emergency lighting available on the day of the assessment.



## 8.0 FIRE SAFETY SIGNS & NOTICES

- 8.1 All signage / instructions that are provided within the premises should be in a form that persons at risk can reasonably be expected to understand. Consideration should be given to those who have disabilities or conditions that may give rise to misunderstanding of the signage, and where required, be multi-lingual.
- 8.2 Fire Action Notices: Fire actions notices installed throughout the building.
- 8.3 Directional Signage: Illuminated directional signs throughout the building. However, some of the arrows are pointing in the down position instead of upwards for the direction of travel.
- 8.4 Final Exits: Above final exit door, adequate.
- 8.5 Fire Door Signage: Adequate.
- 8.6 Smoking: Smoking is prohibited. There was no signs of illicit smoking.
- 8.7 External Exits: Appropriate signs for external exits.
- 8.8 Assembly Point: Front carpark access ramp.
- 8.9 Any Other Comments: Appropriate signage provided for the fire extinguishers.



## 9.0 MANAGEMENT PROCEDURES

- 9.1 Fire Loss Experience: We have not been advised of any fires or near misses at this premises.
- 9.2 Do Permit to Work Systems Exist: There was no evidence of any permit to works in the building at the time of the assessment. A permit to work is appropriate in situations of high hazard/risk. The client should ensure that where necessary, there is a formal procedure confirming that a safe system of work is being followed.
- 9.3 Are Routine in-house Inspections of Fire Precautions Undertaken: No evidence available on Emergency lighting servicing and testing.  
No evidence available on the servicing of the fire alarm system.  
No evidence on fire door checks undertaken.
- 9.4 Is There a Suitably Located Premises Information Box Provided: Yes
- 9.5 Are There Procedures in Place to Keep The Premises Information Box Up To Date: N/A
- 9.6 Any Other Comments: Fire Safety document box provided.

### Evacuation

- 9.7 Current Policy: It was unclear what evacuation strategy is currently in place within the premises as the fire action notices appear confusing. A 'Stay Put' Policy (within the dwellings) would be appropriate for Purpose Built Blocks of Flats on the proviso that all relevant fire safety measures are adequate, including adequate compartmentation and fire doors. The client should confirm that the building can support a 'Stay Put' evacuation policy which should be communicated to the occupants. If the building cannot support a 'Stay Put' policy, then a simultaneous evacuation strategy should be implemented until such time the building can support a 'Stay Put' policy.



- 9.8 Is Current Policy Considered Suitable: See 9.7 above.
- 9.9 Personal Emergency Evacuation Plans: Not aware of any at the time of the assessment.
- 9.10 Occupant Communication: Fire Action notices on display within the premises.
- 9.11 Any Other Comments: None

### **Training**

- 9.12 Staff: No staff on site. As firefighting equipment is provided persons who are expected to use this should be trained in its use.
- 9.13 Fire Drills: No information available.
- 9.14 Any Other Comments: None

### **Equipment / Equipment Maintenance**

- 9.15 Fire Alarm & Detection System: The Fire Alarm and Detection System (FADS) is required to be tested in accordance with BS5839 which requires weekly tests of the call points and six-monthly inspection and testing of the system by a competent contractor.
- Last test date entry was the 11/12/24.  
No record of when the system was serviced or maintained.
- 9.16 Emergency Lighting System: The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook.
- No records of servicing or tests of the emergency lighting available on the day of the assessment.
- There is no record of the regular testing of the emergency lighting system. The client should ensure that the emergency lighting system



is subject to testing in accordance with BS5266 and a record of the test kept.

- |      |                                       |   |
|------|---------------------------------------|---|
| 9.17 | Passenger Lifts:                      | 1   |
| 9.18 | Fire Extinguishers:                   | Serviced during May 2024.   |
| 9.19 | Fire Blankets:                        | 1   |
| 9.20 | Hose Reels:                           | None provided   |
| 9.21 | Fire Fighting Lifts:                  | None provided   |
| 9.22 | Heating System:                       | Serviced 05/03/24.  |
| 9.23 | Laundry Equipment:                    | Yes. No servicing records available.  |
| 9.24 | Evacuation Alert Systems:             | None provided   |
| 9.25 | Automatic Exit Doors:                 | None provided   |
| 9.26 | Electric Hoists:                      | None provided   |
| 9.27 | Fixed Electrical Wiring Installation: | <p>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.</p> <p>Labels attached to the electrical distribution panel confirmed the date of the next test to be due 18/05/24.</p> |
| 9.28 | Portable Appliances:                  | Office, lounge, kitchen.  |
| 9.29 | Lightning Protection System:          | Lightning protection system is installed, this should be maintained in accordance with BS EN 62305 Design, Installation and Maintenance. The client has provided records with the last test / inspection date being 26/01/24.   |



9.30 Any Other Comments: None

### **Logbook / Records**

9.31 Is a Fire Logbook Available on Site: The keeping of accurate and time-chronicled records is essential to demonstrate that all reasonable precautions and all due diligence has been taken to comply with the requirements of fire safety law. We were unable view the logbook at the time of the assessment only a sheet of paper detailing the weekly fire alarm tests. The client should ensure that a logbook is maintained and available for inspection.

9.32 Is Logbook Fully Complete & Legible: No

9.33 Any Other Comments: None

### **Security**

9.34 CCTV: None

9.35 Access Control: Yes

9.36 Any Other Comments: None

### **Cooperation & Communication**

9.37 Other Premises Occupiers: One cleaner between the hours of 08:00 until 11:00.

9.38 Occupiers in Adjacent Premises: None.

9.39 Emergency Services: County Durham & Darlington Fire & Rescue Service.

9.40 Any Other Comments: None



**Fire Risk Assessor** Martin Turner BA (Hons), AIFireE, NEBOSH

**Signed**

.....  
On Behalf of Storm Tempest Ltd

**Validator** Dave Stilling BSc (Hons) MCIQB, AssocRICS, CMaPS, FSIDip, AIFireE, DipFD, FRACS, MIFSM.

**Signed**

.....  
On Behalf of Storm Tempest Ltd

**Date** 16<sup>th</sup> December 2024



**APPENDIX 1  
FIRE RISK ASSESSMENT**



## FIRE RISK ASSESSMENT

<b>Likelihood of fire occurring</b>	<b>Potential consequences of fire</b>		
	<b>Slight Harm</b>	<b>Moderate harm</b>	<b>Extreme harm</b>
<b>Low</b>	Trivial	Tolerable	Moderate
<b>Medium</b>	Tolerable	Moderate	Substantial
<b>High</b>	Moderate	Substantial	Intolerable

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:

<b>Low</b>		<b>Medium</b>	<b>x</b>	<b>High</b>	
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- 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:

<b>Slight Harm</b>	<b>x</b>	<b>Moderate Harm</b>		<b>Extreme Harm</b>	
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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.)**

<b>Risk level</b>	<b>Action</b>
<b>Trivial</b>	No action is required, and no detailed records need be kept.
<b>Tolerable</b>	No major additional fire precautions required. However, there might be a need or reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	<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>
<b>Substantial</b>	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.
<b>Intolerable</b>	Premises (or relevant area) should not be occupied until the risk is reduced.



## **APPENDIX 2 ACTION PLAN**

**Note:**

Severity for each action identified as follows:

Red:	Extreme Harm
Orange:	Moderate Harm
Green:	Slight Harm



## Fire Hazards

<b>LOW</b>		<b>1</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>Labels attached to the electrical distribution panel confirmed the date of the next test to be due 12/12/23.</p>	
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>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.</p>	
<b>Date of FRA:</b>	16/12/24		
<b>Rectify Within: (months)</b>	6		
<b>LOW</b>		<b>2</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>Small volume of combustibile materials including carboard and storage boxes. And portable heaters</p>	
<b>Date First Identified:</b>	16/12//24	<p><b>Recommended Action:</b></p> <p>Recommend removal combustibile items to reduce fuel load.</p>	
<b>Date of FRA:</b>	16/12/24		
<b>Rectify Within: (months)</b>	6		



### Compartmentation

<b>MEDIUM</b>	<b>3</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>Although a lot of fire stopping has been carried out a follow up is needed to check areas which have been missed or overlooked.</p> <p>We could not confirm if there were any breaches to the compartment walls within the roofspace between the boiler room and the community centre building and the attached dwelling.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>Recommend undertaking compartmentation survey in roofspace to remediate any breaches to compartment walls and also ensure service penetrations are adequately fire stopped.</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	3	

<b>MEDIUM</b>	<b>4</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>Communal room entrance fire door held open by a chair and the office fire door was also held open by a bin.</p> <p>Residents complaining that the fire doors are too heavy to open.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>Fire doors should not be held open or wedged. The client should review what type of fire doors have been installed.</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	3	



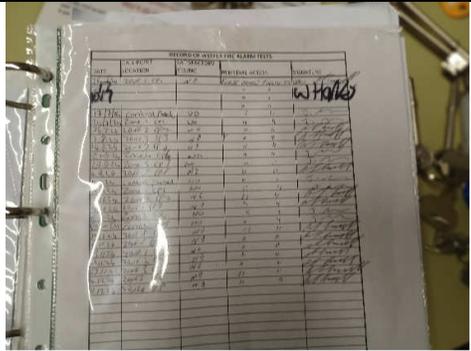
<b>MEDIUM</b>	<b>5</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>External fire exit was hard to open and had obstructions behind the door leaf.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>External exits should be checked for ease of operation and any potential obstructions.</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	3	

<b>MEDIUM</b>	<b>6</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>Refuse chutes at the end of each corridor on the first floor. The chutes terminate in the refuse room on the ground floor, there is no evidence of any fire dampers.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>Check to see if any fire dampers have been installed to prevent smoke and fire spread.</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	3	



### Fire Alarm and Detection System

<b>MEDIUM</b>	<b>7</b>	
<b>NO PHOTO</b>		<b>Fire Risk Assessors Observations:</b> Unable to access the boiler room.
<b>Date First Identified:</b>	16/12/24	<b>Recommended Action:</b> Access required into the boiler room.
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	3	

<b>LOW</b>	<b>8</b>	
		<b>Fire Risk Assessors Observations:</b> No record of when the system was serviced or maintained
<b>Date First Identified:</b>	16/12/24	<b>Recommended Action:</b> The client should ensure that up to date records are kept on the maintenance & testing of the fire alarm system and are available for inspection.
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	6	



### Emergency Lighting

<b>LOW</b>	<b>9</b>	
<b>No photo</b>		<p><b>Fire Risk Assessors Observations:</b></p> <p>The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>There is no record of the regular testing of the emergency lighting system. The client should ensure that the emergency lighting system is subject to testing in accordance with BS5266 and a record of the test kept.</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	6	

### Fire safety Signs and Notices

<b>MEDIUM</b>	<b>10</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>Illuminated directional signs throughout the building. However, some of the arrows are pointing in the down position instead of upwards for the direction of travel.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>Recommend changing the signs for upwards arrows to avoid confusion.</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	3	



### Management Procedures

<b>LOW</b>	<b>11</b>	
<b>No photo</b>		<p><b>Fire Risk Assessors Observations:</b></p> <p>No evidence available on Emergency lighting servicing and testing.</p> <p>No evidence available on the servicing of the fire alarm system.</p> <p>No evidence on any fire door checks undertaken.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>Recommend that detailed records are kept on the testing and maintenance of fire safety systems.</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	6	

### Equipment / Equipment Maintenance

<b>LOW</b>	<b>12</b>	
		<p><b>Fire Risk Assessors Observations:</b></p> <p>No servicing records available for the dryers and washing machines within the laundry.</p>
<b>Date First Identified:</b>	16/12/24	<p><b>Recommended Action:</b></p> <p>Recommend that detailed records are kept on the testing and maintenance of laundry equipment..</p>
<b>Date of FRA:</b>	16/12/24	
<b>Rectify Within: (months)</b>	6	