

FIRE RISK ASSESSMENT
1-27 DONNINI HOUSE, EASINGTON
COLLIERY, PETERLEE
SR8 3ER

DECEMBER 2024



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4560-09-24-MT

Prepared by:

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Version: 1

Prepared for:

Believe Housing
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Spectrum 4
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CONTENTS

		Page(s)
1	Introduction	2
2	The Premises	6
3	Fire Hazards	10
4	Means of Escape	12
5	Compartmentation	13
6	Fire Alarm & Detection System	15
7	Emergency Lighting	16
8	Fire Safety Signs & Notices	17
9	Management Procedures	18
Appendix		
1	Fire Risk Assessment	
2	Action Plan	



1.0 INTRODUCTION

Unique Identifier:	9158116
Client UPRN:	3DONN1
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 Donnini House, Easington Colliery, Peterlee, SR8 3ER
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:	24 th December 2024
Date of Assessment:	16 th December 2024



Date of Previous
Fire Risk
Assessment: 23/01/24

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 regarding 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



- BS9999 2017 Code of practice for fire safety in the design, management and use of buildings.
- Local Government Association - 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.

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:	All areas accessed, including two flats 6 & 27 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 55s
2.3	Building Location:	Donnini House, Peterlee, Easington Colliery, SR8 3ER
2.4	Property Designation:	Detached.
2.5	Approx. Maximum No. of Occupants at Any One Time:	2 per flat.
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:	Not aware of any non-ambulant occupants
2.10	Any Other Comments:	No warden present

Occupants Especially at Risk from Fire

2.11	Sleeping Occupants:	Yes
2.12	Occupants in Remote Areas:	Occasional contractors, on occasions staff
2.13	Location of Any Non-Ambulant Occupants:	The responsible person needs to ensure that in ambulant persons can evacuate the building



2.14	Young Persons:	Potential for young persons to be present in the premises.	
2.15	No of Flats / Bedrooms:	27	
2.16	Year Built:	Circa 1980s	
2.17	No of Storeys:	2	
2.18	Approximate Floor Area of Each Storey (m ²):	Basement	0
		Lower Ground	0
		Ground	1020
		First	822
		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 alluminium.
2.36	Internal Walls/Finish:	Barefaced blockwork
2.37	Ground Floor:	Concrete slab
2.38	Upper Floors:	Concrete slab
2.39	Heating System:	Electrical
2.40	No of Staircases:	Two 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 front of the building adjacent to the main entrance.
2.45	Access for Fire & Rescue:	Fire service access to the front and rear of the building.
2.46	Does Building Have Lightning Protection:	Yes. Provided to the chimney of the boiler house but not confirmed as fitted to the main building
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. |
| 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 assessment |
| 3.9 | Any Other Comments: | Cladding panes which appear to be upvc above fire exit door externally. |

Sources of Ignition

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

- | | | |
|------|--|---|
| 3.10 | Fixed Electrical Wiring Installation – Communal Parts: | Yes. Labels attached to the electrical distribution panel confirmed the date of the previous test to be Jan 2019 with the next test due in Jan 2024 which is overdue. Also, the cabinet needs an upgrade to a metal ECB current board is made of plastic. |
|------|--|---|



3.11	Fixed Electrical Wiring Installation – Dwellings:	Yes
3.12	Heating Systems:	Yes
3.13	Portable Heaters:	None
3.14	Portable Appliances:	Yes. Several items in kitchen and office with PAT test labels dated August 2024. Microwave in kitchen not tested.
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 are not sure 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. No signs of illicit smoking found.
3.18	Cooking:	Cooking takes place in the resident's 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 Within flats:	Yes
3.21	Other Significant Sources / 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,

4.3 Externally: Eight exits form the building which discharges to open air.

4.4 External Escape Stairs: NA

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

If any residents are classed as vulnerable persons under the RR(FS)O the client should ensure there are suitable provisions to ensure they are aware of a fire alarm activation and have a procedure in place to evacuate them from the building.

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 7, Flat 27.

5.3 Communal Doors: We noted communal room entrance fire door held open by a chair.

- External fire exit next to flat 5 unable to open.

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: None



6.0 FIRE ALARM AND DETECTION SYSTEM

- 6.1 System Type - Common Parts: L-1 standard system. Installed in this sheltered Housing scheme. Comprising of fire alarm panel, smoke/ heat detection, sounders and manual call points within the common areas, including the corridors. The system is extended to provide a sounder into individual flats.
- Smoke detection within the boiler room
Zonal plan located next to the panel at the main entrance.
- 6.2 System Type – Dwellings: Smoke, and sounder and heat detection part 1.
- 6.3 Panel Location: Main entrance corridor.
- 6.4 Zone Plan: Zonal plan located next to the panel at the main entrance.
- 6.5 Faults: None on the day of the assessment
- 6.6 Any Other Comments: None.



7.0 EMERGENCY LIGHTING

- 7.1 System Type: 3 hours, self-contained and maintained plus 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: Emergency lighting provided plantroom, light fitting defective as no LED indicator illuminated.
- 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.
We understand from the fire risk assessment, that a full simultaneous evacuation strategy is in place. There is information on the fire action notices of the action to take on discovering a fire however, there is no information provided on the action to take on hearing the fire alarm or on the type of evacuation strategy in place.

The fire action notices in place would suggest that a simultaneous fire evacuation strategy is in place.

- Blue fire action signs regarding contacting the Warden control centre could add to confusion. Recommend amalgamating the information from the fire action signs with information on contacting the Warden control centre and have one sign.

8.3 Directional Signage: Illuminated directional signs throughout the building.

8.4 Final Exits: Above final exit door, adequate.

8.5 Fire Door Signage: Adequate.

8.6 Smoking: Smoking is prohibited.

8.7 External Exits: Appropriate signs for external exits

8.8 Assembly Point: Front carpark

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: There was no evidence available at the time of the assessment to show that routine in-house inspections of fire precautions, including fire doors, are undertaken. The fire protection measures including, fire doors need to be maintained in good condition and efficient working order. It is therefore necessary, to have in place arrangements for routine inspection, testing and maintenance, a typical check list is provided in the Home Office guide "A guide to making your small block of flats safe from fire".
- 9.4 Is There a Suitably Located Premises Information Box Provided: Not required.
- 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: 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

9.9 Personal Emergency Evacuation Plans: NA

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.

No test records available.

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.

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:	One
9.18	Fire Extinguishers:	Serviced during May 2024.
9.19	Fire Blankets:	One
9.20	Hose Reels:	None provided
9.21	Fire Fighting Lifts:	None provided
9.22	Heating System:	Gas service 14/07/10
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> <ul style="list-style-type: none">• Labels attached to the electrical distribution panel confirmed the date of the next test to be due 01/24. Overdue
9.28	Portable Appliances:	None provided
9.29	Lightning Protection System:	Lightning protection system is installed for the boiler house this should be maintained in accordance with BS EN 62305 Design, Installation and Maintenance. It is the policy of Believe Housing to carry out annual testing to all properties.
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 logbooks at the time of the assessment. The client should ensure that logbooks are up to date and available for inspection.
- 9.32 Is Logbooks Fully Complete & Legible: No
- 9.33 Any Other Comments: None

Security

- 9.34 CCTV: Front entrance
- 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) MCIOB, AssocRICS, CMaPS, FSIDip, AIFireE, DipFD, FRACS, MIFSM.

Signed

.....
On Behalf of Storm Tempest Ltd

Date 24/12/24



**APPENDIX 1
FIRE RISK ASSESSMENT**



FIRE RISK ASSESSMENT

Likelihood of fire occurring	Potential consequences of fire		
	Slight Harm	Moderate harm	Extreme harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	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:

Low		Medium	x	High	
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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:

Slight Harm	x	Moderate Harm		Extreme Harm	
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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.)

Risk level	Action
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 ACTION PLAN


Note:

Severity for each action identified as follows:


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




Fire Hazards

MEDIUM	1	
		Fire Risk Assessors Observations: Labels attached to the electrical distribution panel confirmed the date of the previous test to be Jan 2019 with the next test due in Jan 2024 which is overdue. Also, the cabinet needs an upgrade to a metal ECB current board is made of plastic.
Date First Identified:	16/12/24	Recommended Action: 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.
Date of FRA:	16/12/24	
Rectify Within: (months)	3	



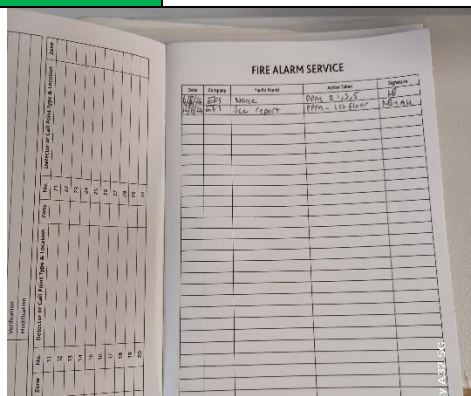
LOW	2	
		<p>Fire Risk Assessors Observations:</p> <p>Several items in Kitchen, office with Pat test dates August 2024, However, the microwave in the kitchen has not been tested.</p>
Date First Identified:	16/12//24	<p>Recommended Action:</p> <p>Carry out PAT tests on electrical items.</p>
Date of FRA:	16/12/24	
Rectify Within: (months)	6	

Compartmentation

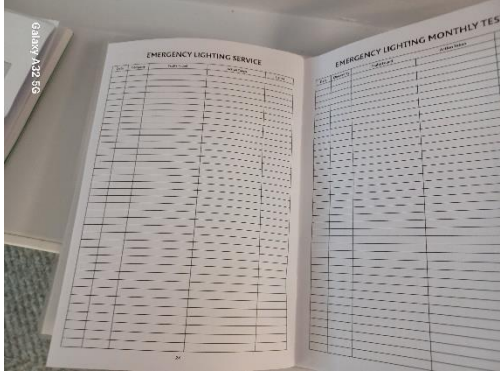
HIGH	3	
		<p>Fire Risk Assessors Observations:</p> <p>Unable to open the rear fire exit, this was reported as a high priority to Believe. Via an email. On the day of the assessment.</p>
Date First Identified:	16/12/24	<p>Recommended Action:</p> <p>Reinstate the fire exit.</p>
Date of FRA:	16/12/24	
Rectify Within: (months)	1 week	



Fire Alarm and Detection System


LOW	5	
		<p>Fire Risk Assessors Observations:</p> <p>There were no records of test dates available The last recorded service was on the 12/8/24 The scheme is not staffed, and it wasn't clear how the communal fire alarm would be silenced and rest.</p> <p>The management should confirm that they always have suitable arrangements in place to silence and rest the fire alarm panel.</p>
Date First Identified:	05/11/24	<p>Recommended Action:</p> <p>Recommend that tests should be recorded in the firelog book and be available for scrutiny.</p> <p>Recommend suitable arrangements are in place to silence and reset the fire alarm system.</p>
Date of FRA:	16/12/24	
Rectify Within: (months)	6	

Emergency Lighting

LOW	6	
		<p>Fire Risk Assessors Observations:</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> <p>Emergency lighting provided plantroom, light fitting defective as no LED indicator illuminated.</p>
Date First Identified:	16/12/24	<p>Recommended Action:</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>
Date of FRA:	16/12/24	
Rectify Within: (months)	6	



Fire safety Signs and Notices

LOW	7	
		<p>Fire Risk Assessors Observations:</p> <p>Blue fire action signs regarding contacting the Warden control centre could add to confusion.</p>
Date First Identified:	16/12/24	<p>Recommended Action:</p> <p>Recommend amalgamating the information from the fire action signs with information on contacting the Warden control centre and have one sign.</p>
Date of FRA:	16/12/24	
Rectify Within: (months)	6	

Management Procedures

LOW	8	
<p>No photo</p>		<p>Fire Risk Assessors Observations:</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> <p>Gas service out of date 14/07/10</p> <p>Last inspection date for electrical installation 06/07</p>
Date First Identified:	16/12/24	<p>Recommended Action:</p> <p>Recommend that detailed records are kept on the testing and maintenance of fire safety systems.</p>
Date of FRA:	16/12/24	
Rectify Within: (months)	6	

**Equipment / Equipment maintenance**

LOW	9	
No photo		Fire Risk Assessors Observations:
		No serving records available for the dryers and washing machines within the laundry.
Date First Identified:	16/12/24	Recommended Action: Recommend that detailed records are kept on the testing and maintenance of laundry equipment..
Date of FRA:	16/12/24	
Rectify Within: (months)	6	