

Combined Health, Safety and Fire Risk Assessment.

Based on PAS79 2012.



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Reference Number:	FRA No. AGO/BML
Address of Premises:	Comfrey House, 42 Seacole Crescent, Swindon, SN1 4GN
Responsible person (e.g. employer) or person having control of the premises:	Comfrey House RTM Company Ltd Duty Holder: Block Management Ltd
Person (s) consulted:	No occupier or other relevant person available to consult
Assessor:	Rob Cockburn
Quality Control Auditor (If Required):	John Godfrey, GIFireE.
Date of assessment:	4 th March 2024
Date of previous assessment:	N/K
Suggested dates for review: (1)	March 2026



- (1) This combined health, safety and type 1 fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire or some other significant incident (i.e. fire) occurs.

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- This combined Health, Safety and Type 1 Fire Risk Assessment report addresses the requirement to carry out suitable and sufficient risk assessments under Regulation 3 the Management of Health & Safety at Work Regulations 1999 and other specific health and safety legislation and also meets the assessment criteria of the Regulatory Reform (Fire Safety) Order 2005.
- This report includes recommendations for required remedial actions and ongoing monitoring and control measures.
- The Regulations also require employers to devise and implement safety measures as identified in the Risk Assessment.
- The non-domestic part of a property is the area where the landlord, his employees, representatives or contractors can access without the permission of the occupiers of each dwelling, such as lofts, roof spaces, internal lobbies & stairs, electricity & gas cupboards, lift motor and plant rooms, and external areas including for example paths, cupboards and garden areas.
- The domestic property is any part of the building which is used as a residence and where the occupiers have sole use.
- This report considers the following aspects of fire safety (where applicable) and also reflects the fire safety standards identified during the assessment in each area of the building being inspected:
 - Sources of Ignition / Fuel
 - Persons at Risk
 - Fire Detection and Warning Systems
 - Means of Escape
 - Provision of Fire Fighting Equipment
 - Emergency Evacuation Plans and Training
 - Maintenance and Testing of Fire Safety Equipment
 - Signage
 - Plant Emergency Procedures
 - Building Plans & Fire Provisions
- The assessments, observations and recommendations made are only relevant to the conditions identified at the time of this assessment. Regular inspections and review risk assessments are required to ensure the current standards are maintained.
- This report includes overview assessments for relevant legal requirements indicating whether the client is complying with health, safety & fire legislation.
- Unless otherwise instructed, the frequency of the review period for this assessment is dependent on the Health and Safety management system and the severity and likelihood of risks and hazards observed.
- The content of this report is based on the information and access provided to the assessor at the time of this assessment. Any recommendations or advice in this report is based upon evidence seen. No guarantee can be given that any subsequent visit by inspectors with statutory powers may result in other breaches of legislation being found.
- Whilst every care is taken to interpret current Acts, Regulations and Approved Codes of Practices, these can only be authoritatively interpreted by Courts of Law.

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- Comments are only made in this report where the Assessor believes it would be helpful and constructive.
- If a part of a particular property that is normally examined is found to be not accessible during the inspection, this will be noted.
- Any problems, irregularities or defects in the building and/or services which were apparent from the inspection are normally noted within the report.
- This report has been written following a visual non-invasive inspection only, and if any problems, irregularities or defects are suspected, then they are noted where the Assessor judges them to be urgent, significant or helpful.
- The inspections undertaken in order to compile this report do not include any areas which were concealed or closed in behind finished surfaces, such as flooring, walls or ceilings, or which required the moving of anything which impeded access or limited visibility, such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.
- Nor is the Assessor able to report or make assumptions on areas where defects were not visible at the time of inspection.
- Some components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are also excluded from the report.
- Services are externally inspected but AGO Safety Services Limited does not test or assess the efficiency of electrical, gas, plumbing and heating, drainage, lifts and security systems, or their compliance with current regulations, or the internal condition of any chimney, boiler or other flue.
- AGO Safety Services Limited is not responsible if access to any part of the building or services of a property is not reasonably available to carry out a visual inspection.
- Reasonable access means access is unobstructed and safe and the area is within the Assessor's unobstructed line of vision and not in conflict with UK/EU Occupational Health & Safety Regulations.
- This report is solely for the Client's use, and no liability to anyone else is accepted. Should the Client not act upon specific, reasonable matters contained within this Report, then no responsibility is accepted for the consequences.
- Any suggestions or recommendations contained within this report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranties any or necessary Local Authority consents obtained prior to proceeding with remedial work.
- While all care and effort is taken to discover and record irregularities, non-conformities and defects of the building at the time of the inspection, it is important to note that reports are based on a visual above the ground inspection only.
- Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be viewed.
- This report is not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. AGO Safety Services Limited accepts no responsibility or liability for the absences of any information, inaccuracy or omission.

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GENERAL INFORMATION		
1.0	THE PREMISES	
1.1	Number of Floors	Three floors
1.2	Approximate floor area in m2:	148m2 approx
1.3	Brief details of construction and layout:	This premises is constructed of traditional brick and block with part timber clad and a pitched tiled roof. There are two entrances located at the front and rear both inwardly opening into the ground floor accessing the open plan concrete staircase. Units are located one at the ground, two on the first and two on the second. The means of escape is lit by a combination of conventional and emergency lighting and is ventilated naturally.
1.4	Use of premises:	Purpose-built residential premises
1.5	Areas assessed:	Communal area, Electrical intake cupboard, Riser cupboards
1.6	Areas not assessed:	All flats and roof space
2.0	THE OCCUPANTS	
2.1	Approximate maximum number of persons	10
2.2	Approximate number of employees at any one time:	0
2.3	Maximum number of visitors at any one time:	N/K
3.0	OCCUPANTS ESPECIALLY AT RISK FROM FIRE	
3.1	Sleeping occupants:	10
3.2	Disabled occupants:	0
3.3	Occupants in remote areas and lone workers:	0
3.4	Young persons:	0
3.5	Others:	0
4.0	FIRE LOSS EXPERIENCE	
4.1	Details:	None advised of by the Client.

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5.0	OTHER RELEVANT INFORMATION	
5.1	Details & Comments:	
	<p>This combined health, safety and type 1 fire risk assessment is non-intrusive and covers the communal areas only as required by the Regulatory Reform (Fire Safety) Order 2005. The number of persons on site is based upon 2 people per flat. All information within this report was gained by the assessor from a visual inspection of the premises and from consultation with the Client where appropriate.</p> <p>As this premises is a purpose-built block the evacuation strategy is stay put. No attempt has been made to intrusively investigate the conformity of the external wall construction against the requirement of relevant benchmark standards including Approved Document B. As the external wall structure appears to comprise of cladding with an unknown resistance to surface flame spread, it is recommended that the RP instruct a competent person to commission a FRAEW in accordance with the requirements of the Fire Safety Act 2021. The results of this assessment should then be attached to future FRAs.</p>	
6.0	RELEVANT LEGISLATION / GUIDELINES	
6.1	The following legislation / guidelines apply (but are not limited to) to these premises:	
	Regulatory Reform (Fire Safety) Order 2005 / Fire Safety Act 2021	
	Health and Safety at Work Act 1974	
	Health and Safety (Safety Signs and Signals) Regulations 1996	
	Management of Health and Safety at Work Regulations 1999	
	Housing Act 2004	
	British Standard (BS) 7671:2008 + A1:2011 Requirements for Electrical Installations – Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018	
	Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013.	
	The Smoke-free (Premises and Enforcement) Regulations 2006	
	Gas Safety (Installation and Use) Regulations 1998.	
	Control of Asbestos Regulations 2012	
	Local Government Publication – Fire Safety in Purpose Built Flats	
6.2	The above legislation is enforced by:	Dorset & Wiltshire Fire & Rescue
6.3	Comments:	None

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HAZARDS AND THEIR ELIMINATION OR CONTROL		
7.0	ELECTRICAL SOURCES OF IGNITION	
7.1	Reasonable measures taken to prevent fires of electrical origin?	YES
	More Specifically:	
7.2	• Fixed installation periodically inspected and tested?	YES
	• Portable appliance testing carried out?	N/A
	• Suitable policy regarding the use of personal electrical appliances?	N/A
	• Suitable limitation of trailing leads and adapters?	YES
	• Sockets and extension leads loaded correctly?	YES
	• Reel type extension leads used correctly?	N/A
	• Are flexes run in safe places where they will not be damaged?	N/A
	• Reel type extension leads used correctly?	N/A
	• Are flexes run in safe places where they will not be damaged?	N/A
	• Electrical sockets and switches in good visual condition and free from damage?	YES
	• Light fittings in good visual condition and free from damage?	YES
	• Electrical cabling and conduit in good visual condition and free from damage?	YES
	• Distribution / Fuse board(s) appear suitable and free from damage?	YES
7.3	Comments and Hazards Observed:	
	<p>According to the sticker attached to the consumer unit, the fixed electrical installation was last inspected and tested in December 2023.</p> <p>All fixed electrical installations supplying the communal areas of a residential property should be inspected and tested by a competent person every five years in accordance with Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018 and a written Electrical Condition Report (EICR) obtained.</p> <p>It is recommended that the RP create a management action to ensure the electrical installation is retested on a five yearly rolling basis.</p> <p>There were no trailing leads or adapters identified within the common areas at the time of this assessment.</p>	

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8.0	SMOKING	
8.1	Reasonable measures taken to prevent fires as a result of smoking?	YES
8.2	More specifically:	
	• Smoking prohibited in the building?	YES
	• Suitable arrangements for those who wish to smoke?	YES
	• No smoking policy communicated including signage?	YES
	• This policy appeared to be observed at time of inspection?	YES
8.3	Comments and hazards observed:	
	<p>No evidence of illicit smoking was found in the premises at the time of this assessment. This premises operates a strict no smoking policy, which has been communicated to each resident by means of appropriate signage. Residents may smoke within their own flat or outside the premises.</p>	
9.0	ARSON	
9.1	Does basic security against arson by outsiders appear reasonable?	YES
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	YES
9.3	Is there an absence of an unnecessary amount of dried or dead vegetation in close proximity to the premises?	YES
9.4	Comments and hazards observed:	
	<p>Building security is good with each entrance secured with an appropriate lock and an electronic entry system on the front entrance.</p> <p>The building perimeter was found to be clear of any fire load at the time of this assessment.</p>	

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10.0 PORTABLE HEATERS AND HEATING INSTALLATIONS		
10.1	Is the use of portable heaters avoided as far as practicable?	YES
10.2	If portable heaters are used:	
	<ul style="list-style-type: none">Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided?	N/A
	<ul style="list-style-type: none">Are suitable measures taken to minimize the hazard of ignition of combustible materials?	N/A
10.3	Are fixed heating installations subject to regular maintenance?	N/A
10.4	Comments and hazards observed:	
	<p>There were no portable heaters identified within the communal areas during this assessment.</p> <p>There is no fixed heating within the communal areas.</p>	

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11.0	COOKING	
11.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A
11.2	More specifically:	
	<ul style="list-style-type: none"> Is storage of combustible materials, such as tea towels, kept clear of the cooking appliances? 	N/A
	<ul style="list-style-type: none"> Are all cooking appliances maintained and in a good condition? 	N/A
	<ul style="list-style-type: none"> Is the kitchen area clear of any combustible furnishings? 	N/A
	<ul style="list-style-type: none"> Are cooking and extraction equipment surfaces regularly cleaned? 	N/A
	<ul style="list-style-type: none"> Filters changed and ductwork cleaned regularly? 	N/A
	<ul style="list-style-type: none"> Are regular visual checks of the whole extract ventilation system made by a competent person? 	N/A
	<ul style="list-style-type: none"> Suitable extinguishing appliances available? 	N/A
11.3	Comments and hazards observed:	
	No cooking takes place in the communal areas of the property.	
12.0	LIGHTNING PROTECTION SYSTEMS	
12.1	If lightning protection is provided, is it regularly inspected and tested?	N/A
12.2	Comments and hazards observed:	
	There was no lightning conductor identified during this assessment.	

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13.0	SLIP AND TRIP HAZARDS	
13.1	<ul style="list-style-type: none"> • Are the floor coverings in good visual condition and free from damage? 	YES
	<ul style="list-style-type: none"> • Are the stair coverings in good visual condition and free from damage? 	YES
	<ul style="list-style-type: none"> • Are the stair nosings (if applicable) all present and fitted correctly? 	YES
	<ul style="list-style-type: none"> • Are the common areas free from trip hazards? (i.e. rugs, door mats, poorly fitted carpet or other floor coverings)? 	YES
	<ul style="list-style-type: none"> • Are the approach pathways reasonably level and free from any visual damage? 	YES
	<ul style="list-style-type: none"> • Does the standard of landscaping appear adequate with grassed areas level and free of substantial indentations? 	YES
	<ul style="list-style-type: none"> • Are the garden areas free from tree stumps or protruding roots? 	YES
	<ul style="list-style-type: none"> • Is the car park surface reasonably level and free from pot holes or similar? 	YES
13.2	Comments and hazards observed:	
	<p>The surrounding areas of the premises including hard and soft landscaping and car parking areas were found to be in good visual condition with paved and Tarmacked surfaces reasonably level and free from major indentations or potholes. Landscaping & external grounds maintenance is of an acceptable standard. These areas should be periodically inspected by the RP and the results of each inspection recorded.</p>	

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14.0	HOUSEKEEPING	
14.1	Is the standard of housekeeping adequate?	NO
	More specifically:	
	• Combustible materials appear to be separated from ignition sources?	NO
	• Avoidance of unnecessary accumulation of combustible materials or waste?	YES
	• Appropriate storage of hazardous materials?	N/A
	• Avoidance of inappropriate storage of combustible materials?	NO
	• Are all cleaning cloths impregnated with solvents etc. kept in metal-lidded containers?	N/A
	• Are external bins kept at a reasonable fill level and away from the side off the building?	YES
	• Is upholstered furniture in good condition and foam infill is not exposed?	N/A
14.1	Comments and hazards observed:	
	<p>Housekeeping was found to be of a poor standard at the time of this assessment with the riser cupboards congested with residents' possessions and storage. It is recommended that the client arrange for the communal areas to be cleared as a priority and all residents reminded of the importance of maintaining sterile riser cupboards.</p> <p>Waste is well managed.</p>	

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15.0	HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS	
	Are fire safety conditions imposed on outside contractors?	N/K
	Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)?	N/K
	If there are in house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits?	N/K
	Are contractors made aware of the emergency procedures?	N/K
15.1	Comments:	
	<p>All contractors employed by the client must supply risk assessments and method statements prior to working.</p> <p>It is recommended that the client give all contractors induction training prior to commencing work, which should include emergency procedures.</p> <p>Additionally, the client should arrange to conduct a post work inspection of the work area to ensure all works have been completed satisfactorily and safely, with no residual hazards present that could compromise the fire safety of the premises.</p>	
16.0	DANGEROUS SUBSTANCES	
16.1	If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A
16.2	Comments and deficiencies observed	
	None identified during the course of this assessment.	
17.0	OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS	
17.1	Are all the combustible materials and flammable liquids and gases stored/used safely?	N/A
17.2	Comments and deficiencies observed	
17.2	None identified during this assessment.	

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FIRE PROTECTION MEASURES		
18.0	MEANS OF ESCAPE FROM FIRE	
18.1	It is considered that the building is provided with reasonable means of escape in case of fire?	YES
	More specifically:	
	<ul style="list-style-type: none"> • Adequate design of escape routes? 	YES
	<ul style="list-style-type: none"> • Adequate provision of exits? 	YES
	<ul style="list-style-type: none"> • Exits easily and immediately openable where necessary? 	YES
	<ul style="list-style-type: none"> • Fire exits open in direction of escape where necessary? 	YES
	<ul style="list-style-type: none"> • Avoidance of sliding or revolving doors as fire exits where necessary? 	YES
	<ul style="list-style-type: none"> • Satisfactory means for securing exits? 	YES
	<ul style="list-style-type: none"> • Reasonable distances of travel: 	
	<ul style="list-style-type: none"> • Where there is a single direction of travel? 	YES
	<ul style="list-style-type: none"> • Where there are alternative means of escape? 	N/A
	<ul style="list-style-type: none"> • Suitable protection of escape routes? 	YES
	<ul style="list-style-type: none"> • Suitable fire precautions for all inner rooms? 	N/A
	<ul style="list-style-type: none"> • Final exits lead to a place of safety? 	YES
18.2	It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.	N/A
18.3	Comments and deficiencies observed:	
	<p>The means of escape for this property comprise of a open plan concrete staircase leading to a single width inwardly opening front entrance discharging at street level and a single width inwardly opening rear entrance discharging at street level.</p> <p>Care must be taken to avoid obstructing the means of escape and this area should be monitored on a continuous basis by all residents.</p> <p>The escape route is protected by flat entrance doors.</p> <p>There were no disabled occupants identified during this assessment. In the event of a disabled person requiring access to the premises (i.e. an employee, a visitor or a contractor) a Personal Emergency Evacuation Plan (PEEP) should be written and implemented by the RP.</p>	

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19.0 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT		
19.1	It is considered that there is:	
	<ul style="list-style-type: none"> • compartmentation of a reasonable standard 	YES
	<ul style="list-style-type: none"> • fire stopping of a reasonable standard 	NO
	<ul style="list-style-type: none"> • fire doors in place, normally closed, and in good condition 	YES
	<ul style="list-style-type: none"> • reasonable limitation of linings that might promote fire spread 	YES
19.2	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	N/A
19.3	Comments and deficiencies observed:	
	<p>It was noted during this fire risk assessment that multiple riser cupboards and the electrical intake cupboard had an excessive use of sealants whether foam sealant or intumescent sealant. These compounds may not have the integrity to fire stop large breaches in the compartmentation they only have the integrity to seal the edges of other compounds. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to install a fire-resistant compound capable of providing a minimum of 30 minutes fire resistance for large breaches. This work should be certified upon completion.</p> <p>It was noted during this fire risk assessment that the fire stopping within the electrical intake cupboard and the second-floor electrical riser was poor. It is recommended that the RP instructs a suitably qualified and competent contractor to repair the breaches with a suitable compound capable of providing a minimum of 30 minutes fire resistance. This work should be certified upon completion.</p> <p>It is essential that each flat entrance door is a suitable fire door, providing a minimum of thirty minutes fire resistance, hung on three grade 13 hinges and having a functioning self-closing device fitted that positively closes the door on the latch, together with smoke and intumescent seals. It is recommended therefore that the RP instruct a competent person to inspect the flat entrance doors and provide advice on suitability. Any shortcomings identified by this inspection should be addressed as a priority by upgrading or replacing the door.</p> <p>Flat entrance doors, the seals and the self-closing devices should then be subjected to a periodic inspection and maintenance schedule.</p>	

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20.0	EMERGENCY ESCAPE LIGHTING	
20.1	Reasonable standard of emergency escape lighting system provided?	YES
20.2	Comments and deficiencies observed:	
	Emergency lighting was found to be installed within the premises and from a brief visual inspection conducted during the course of this assessment, appears to be functioning correctly. A detailed inspection, any kind of illuminance check or discharge test has not been undertaken during the course of this assessment.	
21.0	SIGNS AND NOTICES	
21.1	Reasonable standard of fire safety signs and notices?	YES
21.2	Reasonable standard of electrical hazard warning signs?	YES
21.3	"Do not use in the event of a fire" signs installed adjacent to the passenger lift at each floor level?	N/A
21.4	Are there any areas of the premises with restricted height that would necessitate appropriate signage i.e. "Mind Your Head"?	NO
21.5	Is directional signage installed within the escape route?	N/A
21.6	If directional signage is installed along the escape route, is it of a suitable standard?	N/A
21.7	Are any final exits installed with easy operating devices (i.e. thumb locks) that require operating instructions / pictorials?	NO
21.8	Comments and deficiencies observed:	
	A Fire action notice is installed by each exit door and is completed in full. Directional signage is not required for this premises due to the short travel distances and simple escape route layout utilising a single staircase and exit door.	

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22.0 MEANS OF GIVING WARNING IN CASE OF FIRE		
22.1	Reasonable manually operated electrical fire alarm system provided?	N/A
22.2	Automatic fire detection provided	N/A
22.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A
22.4	Remote transmission of alarm signals?	N/A
22.5	Are call points in good condition?	N/A
22.6	Are call points unobstructed?	N/A
22.7	Comments and deficiencies observed:	
	<p>There are currently domestic style smoke detectors installed within the communal area. This could be considered as an overprovision for this purpose-built block of flats implementing a stay put evacuation strategy. Consideration could therefore be given by the RP of removing the smoke detectors from the communal area. This is in line with current fire safety guidance for purpose-built flats.</p> <p>Each flat is responsible for their own fire precautions, and it is recommended that the RP advise each resident of the importance of installing smoke detectors within their flat. One battery operated smoke detector in the lobby of each flat would be the minimum provision, however mains powered smoke detectors, each with a battery backup, installed within the escape route of each flat, in all rooms that communicate with the escape route and a heat detector within the kitchen, interlinked to form a BS5839-6: 2019 Grade D detection system with LD2 coverage would be the preferred and safest option for each occupant.</p>	

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23.0	MANUAL FIRE EXTINGUISHING APPLIANCES	
23.1	Reasonable provision of portable fire extinguishers (amount & type)?	N/A
23.2	Hose reels provided?	NO
23.3	Are all fire extinguishing appliances readily accessible, look in good condition and located appropriately and in test date?	N/A
23.4	Comments and deficiencies observed:	
	<p>There are no portable fire extinguishers installed within the common areas, which is appropriate for this residential premises.</p> <p>It is recommended that the client encourage all residents to install a fire blanket within their kitchens.</p>	
24.0	RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS	
24.1	Type of System	N/A
	None installed.	
24.2	Comments and deficiencies observed:	
	None	
25.0	OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT	
25.1	Type of Fixed System	N/A
	None	
25.2	Comments and deficiencies observed:	
	None	
25.3	Suitable provision of fire fighters switches for high voltage luminous tube signs, etc	N/A
25.4	Comments and deficiencies observed:	
	None installed.	

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PROCEDURES AND ARRANGEMENTS		
26.1	Fire & Health and Safety is managed by:	
	The RP	
26.2	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire and H&S precautions)?	N/K
	Comments:	
	It is not known if the RP has appointed a Competent Person.	
26.3	Is there a suitable record of the fire safety arrangements?	YES
	Comments and deficiencies observed:	
	A fire safety procedure has been written and is displayed in the entrance area in the form of a Fire Action Notice.	
26.4	Is there a suitable record of periodic inspections of access routes to the premises?	N/K
	Comments and deficiencies observed:	
	It is recommended that a suitable written record of periodic visual inspections of all access routes to the premises is implemented by the RP. This should include a record of the condition of external steps and pathways. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority.	
26.5	Is there a suitable periodic inspection record of all other communal external areas including refuse compounds, car parks and gardens?	N/K
	Comments and deficiencies observed:	
	It is recommended that a suitable written record of periodic visual inspections of all other external communal areas is implemented by the RP, which should identify any potential hazards including slips or trips from major indentations or imperfections in any surface, including hard and soft landscaping. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority. Where refuse compounds are identified, an observation regarding waste management should be made as infrequent collections could result in broken glass in the vicinity of the compound leading to possible injury to playing children and a build-up of food waste, which would attract vermin such as foxes, rats or mice.	

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26.6	Appropriate procedure in place?	YES
	More specifically:	
	<ul style="list-style-type: none"> • Are procedures in the event of fire appropriate and properly documented? 	
	<ul style="list-style-type: none"> • Are there suitable arrangements for summoning the fire and rescue service? 	
	<ul style="list-style-type: none"> • Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire fighters? 	
	<ul style="list-style-type: none"> • Are there suitable arrangements for ensuring that the premises have been evacuated? 	
	<ul style="list-style-type: none"> • Is there a suitable fire assembly point (s)? 	
	<ul style="list-style-type: none"> • Are there adequate procedures for evacuation of any disabled people who are likely to be present? 	
	Comments:	
	A fire safety procedure has been written and is displayed in the entrance area in the form of a Fire Action Notice.	
26.7	Persons nominated and trained to use fire extinguishing appliances?	N/A
	Comments:	
	Residents would not be expected to be trained in the use of fire extinguishers.	
26.8	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	N/A
	Comments:	
	No disabled occupants were identified during this assessment.	
26.9	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?	NO
	Comments:	
	No Fire Brigade familiarisation visit has taken place within the past twelve months.	
26.10	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?	YES
	Comments:	
	The client advises that records are held centrally.	

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Based on PAS79 2012.

27.0 TRAINING & DRILLS		
27.1	Are all staff given adequate fire safety instruction and training on induction?	N/A
	Comments:	
	No staff identified at the time of this assessment.	
27.2	Are all staff given adequate periodic “refresher training” at suitable intervals?	N/A
	Comments:	
	No staff identified at the time of this assessment.	
27.3	Does all staff training provide information, instruction or training on the following:	N/A
	<ul style="list-style-type: none"> • Fire risks in the premises? 	
	<ul style="list-style-type: none"> • The fire safety measures in the building? 	
	<ul style="list-style-type: none"> • Action in the event of fire? 	
	<ul style="list-style-type: none"> • Action on hearing the fire alarm signal? 	
	<ul style="list-style-type: none"> • Method of operation of manual call points? 	
	<ul style="list-style-type: none"> • Location and use of fire extinguishers? 	
	<ul style="list-style-type: none"> • Means for summoning the fire and rescue service? 	
	<ul style="list-style-type: none"> • Identity of persons nominated to assist with evacuation? 	
	<ul style="list-style-type: none"> • Identity of persons nominated to use fire extinguishing appliances? 	
27.3	Comments:	
	No staff identified at the time of this assessment.	
27.4	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A
	Comments:	
	No staff identified at the time of this assessment.	

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27.5	Are fire drills carried out at appropriate intervals?	N/A
	Comments:	
	Not applicable to this type 1 fire risk assessment as the premises is residential.	
27.6	When the employees of another employer work in the premises:	
	<ul style="list-style-type: none">• Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A
	<ul style="list-style-type: none">• Is it ensured that the employees are provided with adequate instructions and information?	N/A
	Comments:	
	Not applicable to this residential premises.	

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Based on PAS79 2012.

28.0 TESTING AND MAINTENANCE		
28.1	Adequate maintenance of premises?	YES
	Comments and deficiencies observed:	
	The premises appeared in good visual condition	
28.2	Weekly testing and periodic servicing of fire detection and alarm system?	N/A
	Comments and deficiencies observed:	
	No fire alarm installed.	
28.3	Monthly and annual testing routines for emergency escape lighting?	YES
	Comments and deficiencies observed:	
	The client advises that records are held centrally.	
28.4	Adequate condition of escape lighting?	YES
	Comments and deficiencies observed:	
	The emergency lighting appeared in good visual condition.	
28.5	Annual maintenance of fire extinguishing appliances?	N/A
	Comments and deficiencies observed:	
	None installed.	
28.6	Periodic inspection of external escape staircases and gangways?	N/A
	Comments and deficiencies observed:	
	No external escape staircase.	
28.7	Weekly and monthly testing, six monthly inspection and annual testing of fire fighting lifts?	N/A
	Comments and deficiencies observed:	
	None installed.	

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28.8	Weekly testing and periodic inspection of sprinkler installations?	N/A
	Comments and deficiencies observed:	
	None installed	
28.9	Routine checks of final exit doors and/or security fastenings?	YES
	Comments and deficiencies observed:	
	The client advises that records are held centrally.	
28.10	Annual inspection and test of lightning protection system?	N/A
	Comments and deficiencies observed:	
	None installed	
28.11	Are there suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?	YES
	Comments and deficiencies observed:	
	Any concerns raised by a resident can be addressed to the RP.	
28.12	Other relevant inspections or tests:	N/A
	Comments and deficiencies observed:	
	None identified.	
29.0	RECORD KEEPING	
29.1	Appropriate records of:	
	• Fire drills?	N/A
	• Fire training?	N/A
	• Fire alarm tests?	N/A
	• Emergency escape lighting tests?	YES
	• Maintenance and testing of other fire protection systems?	N/A
29.2	Comments and deficiencies:	
	The client advises that records are held centrally.	

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Based on PAS79 2012.

RISK ASSESSMENT.

The following simple fire risk level estimator is based on commonly used health and safety risk level estimator.

Potential consequences of fire \ Likelihood of fire	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire at these premises) is:

LOW MEDIUM HIGH

In this context, a definition of the above terms is as follows:

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 the life safety in the event of fire would be:

SLIGHT HARM MODERATE HARM EXTREME HARM

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Based on PAS79 2012.

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 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:

TRIVIAL TOLERABLE MODERATE SUBSTANTIAL INTOLERABLE

A suitable risk based control plan should involve effort and urgency that is proportionate to the risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk Level	Action and timescale
Trivial	No action required at this stage.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. 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.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

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Based on PAS79 2012.

FIRE RISK ASSESSMENT ACTION PLAN				
It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following levels: Trivial or Tolerable				
Action	Detail (to be read in conjunction with the report findings)	Priority	Action by whom	Date action undertaken
01	<p>As this premises is a purpose-built block the evacuation strategy is stay put.</p> <p>No attempt has been made to intrusively investigate the conformity of the external wall construction against the requirement of relevant benchmark standards including Approved Document B. As the external wall structure appears to comprise of cladding with an unknown resistance to surface flame spread, it is recommended that the RP instruct a competent person to commission a FRAEW in accordance with the requirements of the Fire Safety Act 2021. The results of this assessment should then be attached to future FRAs.</p>	HIGH	Client	<p>Action Required</p> <p>Managing agent to take further advice and action as required</p>
02	<p>According to the sticker attached to the consumer unit, the fixed electrical installation was last inspected and tested in December 2023.</p> <p>All fixed electrical installations supplying the communal areas of a residential property should be inspected and tested by a competent person every five years in accordance with Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018 and a written Electrical Condition Report (EICR) obtained.</p> <p>It is recommended that the RP create a management action to ensure the electrical installation is retested on a five yearly rolling basis.</p> 	MED	Client	<p>Ongoing Action</p> <p>Managing agent maintain central record of EICR due dates</p>

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03	<p>The surrounding areas of the premises including hard and soft landscaping and car parking areas were found to be in good visual condition with paved and Tarmacked surfaces reasonably level and free from major indentations or potholes. Landscaping & external grounds maintenance is of an acceptable standard. These areas should be periodically inspected by the RP and the results of each inspection recorded.</p>	LOW	Client	<p>Ongoing Action</p> <p>Managing agent inspect communal areas</p>
04	<p>Housekeeping was found to be of a poor standard at the time of this assessment with the riser cupboards congested with residents' possessions and storage. It is recommended that the client arrange for the communal areas to be cleared as a priority and all residents reminded of the importance of maintaining sterile riser cupboards.</p> 	MED	Client	<p>Ongoing Action</p> <p>Residents are reminded to keep communal areas sterile, notices are posted on the communal notice board.</p>
05	<p>All contractors employed by the client must supply risk assessments and method statements prior to working. It is recommended that the client give all contractors induction training prior to commencing work, which should include emergency procedures. Additionally, the client should arrange to conduct a post work inspection of the work area to ensure all works have been completed satisfactorily and safely, with no residual hazards present that could compromise the fire safety of the premises.</p>	LOW	Client	<p>Ongoing Action</p> <p>Managing agent action during major works</p>
06	<p>There were no disabled occupants identified during this assessment. In the event of a disabled person requiring access to the premises (i.e. an employee, a visitor or a contractor) a Personal Emergency Evacuation Plan (PEEP) should be written and implemented by the RP.</p>	LOW	Client	<p>Ongoing action</p> <p>Managing agent action as required</p>

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07	<p>It was noted during this fire risk assessment that multiple riser cupboards and the electrical intake cupboard had an excessive use of sealants whether foam sealant or intumescent sealant. These compounds may not have the integrity to fire stop large breaches in the compartmentation they only have the integrity to seal the edges of other compounds. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to install a fire-resistant compound capable of providing a minimum of 30 minutes fire resistance for large breaches. This work should be certified upon completion.</p>  	MED	Client	Action Completed
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08	<p>It was noted during this fire risk assessment that the fire stopping within the electrical intake cupboard and the second-floor electrical riser was poor. It is recommended that the RP instructs a suitably qualified and competent contractor to repair the breaches with a suitable compound capable of providing a minimum of 30 minutes fire resistance. This work should be certified upon completion.</p> 	MED	Client	Action Completed
09	<p>It is essential that each flat entrance door is a suitable fire door, providing a minimum of thirty minutes fire resistance, hung on three grade 13 hinges and having a functioning self-closing device fitted that positively closes the door on the latch, together with smoke and intumescent seals. It is recommended therefore that the RP instruct a competent person to inspect the flat entrance doors and provide advice on suitability. Any shortcomings identified by this inspection should be addressed as a priority by upgrading or replacing the door. Flat entrance doors, the seals and the self-closing devices should then be subjected to a periodic inspection and maintenance schedule.</p>	MED	Client	<p>Action Required</p> <p>Inspection scheduled for first half 2025.</p>
10	<p>There are currently domestic style smoke detectors installed within the communal area. This could be considered as an overprovision for this purpose-built block of flats implementing a stay put evacuation strategy. Consideration could therefore be given by the RP of removing the smoke detectors from the communal area. This is in line with current fire safety guidance for purpose-built flats.</p>	LOW	Client	<p>Action Required</p> <p>Consideration to remove detectors</p>

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11	Each flat is responsible for their own fire precautions, and it is recommended that the RP advise each resident of the importance of installing smoke detectors within their flat. One battery operated smoke detector in the lobby of each flat would be the minimum provision, however mains powered smoke detectors, each with a battery backup, installed within the escape route of each flat, in all rooms that communicate with the escape route and a heat detector within the kitchen, interlinked to form a BS5839-6: 2019 Grade D detection system with LD2 coverage would be the preferred and safest option for each occupant.	MED	Client	Ongoing Action Required DH provide information to owners and via website
12	It is recommended that the client encourage all residents to install a fire blanket within their kitchens.	LOW	Client	Ongoing Action Required As above
13	It is recommended that a suitable written record of periodic visual inspections of all access routes to the premises is implemented by the RP. This should include a record of the condition of external steps and pathways. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority.	LOW	Client	Ongoing Action Managing agent inspect communal areas
14	It is recommended that a suitable written record of periodic visual inspections of all other external communal areas is implemented by the RP, which should identify any potential hazards including slips or trips from major indentations or imperfections in any surface, including hard and soft landscaping. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority. Where refuse compounds are identified, an observation regarding waste management should be made as infrequent collections could result in broken glass in the vicinity of the compound leading to possible injury to playing children and a build-up of food waste, which would attract vermin such as foxes, rats or mice.	LOW	Client	Ongoing Action As above