

Document Version 1
Survey Date 16/04/2024
Suggested Review Date 16/04/2025

FIRE RISK ASSESSMENT

TYPE 1

YEW TREE COURT

Yew Tree Court
Beeston
Nottingham
Nottinghamshire
NG9 2NA

This report must be retained on the premises for inspection by statutory authorities.
Management is responsible for actions required in this report and should brief all staff on the report's findings.

Enforcement Officers are requested to note that this document is designed to inform the Lessee Tenant Manager of the existing Fire Safety Arrangements and any Significant Findings. Issues relating to the control and management of fire safety management for fire safety measures can be found in in-house documents such as:

Fire Policy and Testing and Maintenance records

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1 Scope of Report

The customer has instructed us to carry out this Fire Risk Assessment to assist them in satisfying their responsibilities under the RR(FS)O 2005.

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 requires every responsible person to make a suitable and sufficient assessment of the fire risks to which relevant persons are exposed, concerning premises within their control. This is to identify the general fire precautions that are needed to comply with the requirements and prohibitions imposed by the Order.

The responsible person, or any other person who has to any extent control of the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control.

Where the premises are licensed, an alterations notice is in force, or the responsible person has five or more employees, it is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk.

A Type 1 Fire Risk Assessment (FRA) is non-destructive, and the most common. A Type 1 FRA assesses all the common parts of a building, such as a lobby area in a shared block of flats – but not individual dwellings.

A Type 1 FRA has the purpose of ensuring that common parts of a building have the arrangements which allow people to escape if there were to be a fire – such as clear signage pointing to entry and exit points.

The results of a Type 1 FRA may reveal the requirement for further FRAs. If this is the case, the Type 1 FRA will list reasons why this would be required.

2 Introduction

Overview

A **fire risk assessment** is an organised and methodical examination of your premises, the activities carried out there and the likelihood that a fire could start and cause harm.

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, which includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement.

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

Enforcement

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

Assessment Review

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and/or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

Managing Fire Safety

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

Significant Findings

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

The type of people that occupy a building, the risk of arson, and the ignition sources present are common examples of what affects the likelihood of fire. However, fairly simple steps can often be taken to reduce the possibility of fire.

The other objective is to mitigate the severity of a fire, its intensity and the smoke it produces. Occupants' mobility and their ability to escape are primary considerations, along with how quickly the fire would spread and how many people it might affect.

The matrix below explains how the assessor determines the building risk score. Carrying out the assessment's action recommendations should reduce the risk score.

Severity ▸ ▼ Likelihood	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

Trivial	Rating	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
Tolerable	Rating	No major additional controls required. However, there might be a need for some improvements.
Moderate	Rating	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
Substantial	Rating	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
Intolerable	Rating	Imminent risk of significant harm. Immediate action required.

Action Timescales and Severities

All remedial actions are given a **timescale**. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

Planned Works	Long Term	Medium Term	Short Term	Immediate
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All remedial actions are also given a **severity** which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant fire safety legislation, a breach of the requirements of the legislation in respect of fire precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or near the premises, in the event of fire.

Low Severity	Medium Severity	High Severity
Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants	Matters that breach legislation but are not considered to constitute a serious threat to life safety	Serious breach of legislation, having the potential for serious injury to occupants

Certificate of Conformity

Life Safety Fire Risk Assessment



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Firntec Ltd (BAFE 104059) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

Assessment and Certificate Reference
RB-7U42DV

Produced For the Overall Responsible Person
Broxtowe Council

Assessed On, By
16/04/2024, Deane Millard

Specification Conforms To
Our own internal quality system.

Approved / Validated On, By
23/05/2024, Matt Bello-Baamonde
MIFSM / TechIOSH / Tier 3 – (NAFRAR)

Assessment Scope
Assessment applies only to the building specified.

Start Date — Recommended Review Date
16/04/2024 — 16/04/2025

Findings
13 Actions / 38 Controls

Assessed Property

Property Name
Yew Tree Court

Address
Yew Tree Court
Beeston
Nottingham
Nottinghamshire
NG9 2NA

Property Reference
RB-P4KGXN

Fire Risk Rating

Likelihood Medium

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

Severity Moderate Harm

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

Risk Moderate

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

Assessing / Accredited Organisation

Firntec Ltd
4a Darklake View, Estover, Plymouth, Devon, PL6 7TL
0345 646 1566 — www.firntec.com



Third Party Certification Body

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY



4 Asset Information

Guidance and Methodologies

Design Guidance

BS 9991:2015 - Fire safety in the design, management and use of residential buildings – Code of practice.

Benchmark Guidance.

Local Government Association - Fire safety in purpose-built blocks of flats.

Applicable Legislation.

The Fire Safety Act 2021.

Responsibility

Client Name

Broxtowe Council

Responsible Person

Broxtowe Council

General Fire Precautions

Fire Alarm System

Detection installed within the communal parts, Detection installed within the dwellings

FD&A Description

Grade A, L3 coverage which extends into the flats but not connected to the communal areas.

Emergency Lighting

Installed in communal parts

Smoke Control

Natural smoke control

Suppression Systems

No suppression system installed

Fire Fighting Facilities

No Wet/Dry riser installed

Access for fire-fighting vehicles

Vehicular access for fire appliances is adequate

Fire Hydrant Location/ Water Supply

The location of the hydrant could not be located

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Signage

Appropriate signage installed throughout premises

Signage Description

Fire Action signage present

Building

Property Type

Residential

Building Height

Approximately 6m to the highest occupied floor level

Number of Flats

35

Structural Wall Material

Concrete / brick render

Structural Stairs Material

Concrete

Exterior Cladding

No Exterior Cladding

Carpark

External/Outdoor Carpark

Building Era / Age

Assumed 1980 - 1999

Number of Storeys (Ground and above)

3

Flat Types

Single Storey

Structural Floor Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction

Electronic Entrance System

Yes

Occupancy

Employees

Day staff

Residents

Yes

Visitors

Day

Lone Workers

None

~ Number of Employees on duty

2

Approx number of Residents

60

People With Reduced Mobility

Elderly, Other

Young Persons Employed in the Premises

None

Means Of Escape

Escapes & Exits

The escape routes comprises x 2 protected stairways that extends from the 2nd floor to the ground floor leading to a place of safety.

Number Of Internal Escape Stairs

2

Number Of Final Exits

4

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Refuge Points Present

Yes

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Evacuation

Current Evacuation Strategy

Simultaneous Evacuation

Current Simultaneous Evacuation Strategy Description

The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area and the presence of a common fire detection and alarm system to support it.

Current Evacuation Strategy for the property considered appropriate?

No

Description

The premises are purpose-built with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate.

5 Findings

- 17 **17 negative answers**
Out of a total of 62
- 13 **13 actions to complete**
Identified in this assessment
- 38 **38 controls describe existing measures**
Identified in this assessment

Summary of Actions

Severity ▾ Timescale	Low Severity	Medium Severity
Planned Works	1	0
Medium Term	0	12

Prevention

6 Negative Answers
2 Actions 12 Controls

Electrical

- ✗ Fixed installations are periodically inspected and tested
- ✓ Is Electrical equipment testing is carried out? (Previously PAT)
- ✓ There is suitable limitation of trailing leads and adapters

EICR EXAMINATION:

The Client must verify that the equipment has been subjected to an EICR examination that resulted in a 'SATISFACTORY' outcome.
Service labels suggest the equipment has been tested; however, a valid certificate was not available on-site for inspection and test labels show the next inspection date is Jan 2023

Reference RB-PQUZ4N **Due** No Due Date
Category Management: Testing, Records, Log Books

Timescale
Medium Term

Severity
Medium Severity



There were no trailing leads seen within the common areas during the assessment. Tenants are responsible for their respective areas.

Extension cords can overheat and cause fires when used improperly. Overheating is usually caused by overloading or connecting appliances that consume more watts than the cord can handle. Damaged extension cords can also cause fires.

Housekeeping

- ✓ Combustible materials appear to be separated from ignition sources
- ✓ Unnecessary accumulation or inappropriate storage of combustible materials or waste is avoided
- ✓ A responsible person monitors housekeeping standards
- ✓ The overall standard of housekeeping is adequate

Good levels of housekeeping were observed. Escape routes were noted to be free from unauthorised storage and waste.

A responsible person has been assigned to monitor the housekeeping standards. Documentation is available that describes the expected standards and the responsible person's role.

Arson

- ✓ Basic security against arson by outsiders appears reasonable
- ✓ Refuse bins are secured

Bins were well managed and stored at a suitable distance from the building.

The main entry doors to the property were noted to be provided with a suitable access control system to prevent unauthorised access.

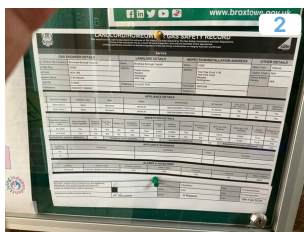
Access control of unauthorised entry to restricted areas.

Heating & Ventilation

- ✗ There is satisfactory control over the use of portable heaters
- ✓ Fixed heating and ventilation installations are subject to regular maintenance

The fixed heating and ventilation installations appear to have been maintained within the last 12 months. A system is in place to ensure maintenance is performed every 12 months.

Compliance in accordance with the Gas Safety (Installation & Use) Regulations 1998.



Cooking

There are no cooking facilities provided within the communal areas.

Smoking

- ✓ Smoking is prohibited in appropriate areas
- ✓ The smoking policy appears to be observed
- ✓ 'No Smoking' signs are displayed in the common areas

The property has a smoking policy that prohibits smoking in all indoor common areas and in close proximity to the outside of the building and hazardous or waste materials.

Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

There is at least one 'No Smoking' sign in each of the common parts of the building and outdoor areas. Designated outdoor smoking areas are signposted.

There is no evidence of smoking in prohibited areas.

Lightning Protection System

Due to the nature of the building a lightning protection system is not required.

Contractors & Works

- ✗ There is satisfactory control over works carried out in the building
- ✗ Where appropriate, fire safety conditions are imposed on outside contractors
- ✗ Where appropriate, a permit to work system is used (e.g. for hot work)
- ✗ Suitable precautions are taken by in-house maintenance personnel who carry out works

The Client must verify what control measures are in place regarding contractor / staff management process.

Additionally, residents should be made aware of any specific hazards during any conducted works and maintenance carried out within the premises.

It is understood that the Client has a procedure in place for hot works, with permits to work being issued to appropriately trained contractors and staff; however, this was not verified.

Reference RB-SQXYQQ **Due** 23/08/2024

Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

Fire Safety Signs & Notices

- ✓ There is a reasonable standard of fire safety signs and notices

Fire Action Notices were observed as displayed in the communal areas.

Protection

4 Negative Answers
3 Actions 13 Controls

Means of Escape

- ✓ The construction and glazing on escape routes appear to be suitably fire resisting and in good condition
- ✓ Travel distances to a relative place of safety appear to meet nationally recognised guidelines
- ✓ There are enough fire escapes to support the number of people in the building
- ✓ There are no notable obstructions or trip hazards on escape routes
- ✓ Fire doors on escape routes only open in the direction of travel
- ✓ Final exits are not obstructed externally and can be opened easily at all times.
- ✗ There is suitable provision to support the expected numbers of disabled occupants
- ✗ Smoke Control

Where the Client becomes aware of a disabled or vulnerable person occupying the premises a PEEP should be developed to ensure their safety in the event of a fire. All PEEPs and information on vulnerable residents should be retained within the Premises Information Box (PIB).

The residential areas of the building are not proposed to be provided with disabled refuges; However, following the recommendations of the Grenfell Inquiry further consideration should be given to vulnerable occupants.

Reference RB-EMA7ZD **Due** 23/08/2024

Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

A suitable single action door release system has been provided to the Final Exit door.

Means of escape

Travel distances appear to comply with government sleeping risk guidance because there are multiple directions / routes of escape and the distance from a flat entrance door to a place of relative safety is less than 45m.

Emergency Break Glass door release call points have been provided at the Final Exit doors as an additional escape provision to release the locking mechanism.

Means of escape

The building is provided with adequate numbers of fire exits in relation to the level of risk.

Means of escape

Emergency Escape Lighting

✓ A reasonable standard of emergency escape lighting has been provided

Internally, suitable levels of emergency escape lighting have been provided throughout the building.

Externally, the emergency escape lighting provided to the escape routes was considered to be suitable.

Giving Warning

- ✓ A reasonable fire detection and fire alarm system is provided in the common areas, where necessary
- ✓ If there is a communal fire detection and fire alarm system, does it extend into the dwellings
- ✓ Where appropriate, a fire alarm zone plan has been provided
- ✗ The means of giving warning in case of fire are adequate and appropriate for the building type?

Any audible detection equipment installed within the communal areas should be decommissioned or removed so no audible equipment alarm in this area. The property is considered to be purpose built with suitable levels of compartmentation within its design. As such the most appropriate fire evacuation strategy would be Stay Put. In order to support the Stay Put policy, the equipment within the communal areas should be non-audible to avoid confusion.

Timescale
Medium Term

Severity
Medium Severity

Reference RB-A8V8EG Due 23/08/2024



A hardwired, Grade A Fire Alarm system has been provided to the property with detection equipment provided within the communal areas and interlinked detectors within the flats.

Zone plans have been provided.

The detection / alarm equipment was considered to be suitable, in accordance with BS9999: 2017

Spread of Fire

- ✓ There is reasonable limitation of linings that may promote fire spread
- ✓ As far as can reasonably be ascertained, there is reasonable fire separation within any roof space
- ✓ Compartmentation is of a reasonable standard
- ✓ Are soft furnishings suitably fire rated
- ✓ Communal Fire Doors
- ✓ External Fire Spread

LOBBY DOORS:

The Lobby doors were considered to be Notional FD30S fire doors and were observed to offer suitable levels of fire protection to the escape routes.

The communal doors must be suitable to offer suitable protection to the escape routes.

STOREY EXIT DOORS:

The Storey Exit doors were considered to be Notional FD30S fire doors and were observed to offer suitable levels of fire protection to the escape routes.

The communal doors must be suitable to offer suitable protection to the escape routes.

SUB-DIVIDING DOORS:

The Sub-dividing doors were considered to be Notional FD30S fire doors and were observed to offer suitable levels of fire protection to the escape routes.

The communal doors must be suitable to offer suitable protection to the escape routes.

The level of compartmentation within the building was considered to be acceptable with no compartmentation defects to the internal floors, walls and ceilings.

Fire Fighting Arrangements

- ✗ There is a reasonable provision of manual fire extinguishing appliances

REMOVE FIRE EXTINGUISHERS:

Fire extinguishers and associated signage should be removed from common parts of the property as residents are untrained in their safe use.

The provision of portable fire extinguishers is not considered appropriate in this building because residents are untrained in their safe use.

Reference RB-69YPDP **Due** No Due Date
Category Upgrades: Fire Fighting Equipment

Timescale
Planned Works

Severity
Low Severity

Management

7 Negative Answers
8 Actions 13 Controls

Procedures

- ✓ There are adequate procedures for investigating fire alarm signals
- ✓ There are suitable arrangements for summoning the fire and rescue service
- ✓ There is a suitable fire assembly point
- ✗ There are adequate procedures for evacuation of any disabled people who are likely to present
- ✗ There are suitable arrangements for means of escape for disabled occupants

The Client must verify if any Personal Emergency Evacuation Plans (PEEP's) have been created and are stored within the Premises Information Box (PIB). The Client must also verify that these are current, suitable and reviewed on a regular basis.

No access was afforded to the Premises Information Box

Reference RB-GP9F61 **Due** 23/08/2024
Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice.

This could be achieved by adding a contact reference for assistance to the fire action notices for the premises

There was no information on the arrangements in the building for means of escape for people with disabilities.

Reference RB-BVC55H **Due** No Due Date
Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

Resident Engagement

- ✓ Information on fire procedures has been disseminated to residents
- ✓ Fire safety information is disseminated to new residents

BUILDINGS BELOW 11m:
 For ALL residential buildings irrespective of height The Responsible person MUST –

- Provide residents with suitable Fire Safety Instruction and Information regarding Fire Doors. (Communicated at a 12-month anniversary or on commencement of leasehold or tenancy agreement and displayed in a conspicuous part of the building such as a notice board.)

The client must communicate the following information depending on the buildings height in accordance with the Fire Safety Regulations 2022

Reference RB-B35XKD **Due** 23/08/2024
Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

The Client must verify the means of which information is communicated to the residents.
 No suitable information has been provided or displayed.

Reference RB-3QDA8S **Due** 23/08/2024

Timescale
Medium Term

Severity
Medium Severity

Training & Drills

- ✓ All staff given adequate fire safety instruction and training
- ✓ Staff are given additional training to cover any specific roles and responsibilities
- ✗ When the employees of another employer work in the premises, appropriate information on fire risks and fire safety measures are provided
- ✗ Fire drills are carried out at appropriate intervals

The client must verify that all staff receive basic fire awareness training at induction and on a regular basis.
 No records of staff training were provided.

Reference RB-RK5GHH **Due** 23/08/2024
Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

The Client must verify the means of which Fire Safety information has been communicated to the contractors.
 The tendering phase affords the Client ample time to communicate any existing Fire Hazards or areas of increased risk to the contractor. Equally, the contractors Risk Assessments and Method Statements (RAMS) are provided to the Client prior to any contractors attending site. Suitable control measures must be in place before any works are conducted.

Reference RB-2YGSC2 **Due** No Due Date
Category Management: Testing, Records, Log Books

Timescale
Medium Term

Severity
Medium Severity

Fire Action Notices are provided giving clear instructions of what to do in the event of a fire or an alarm activation
 Communication of Fire Safety information

Fire Safety Management

- ✓ There are suitable records of the fire safety arrangements
- ✗ Procedures in the event of fire are appropriately and properly documented, where appropriate
- ✓ Routine in-house inspections of fire precautions are undertaken
- ✗ Is the existing evacuation strategy appropriate for the building



PURPOSE BUILT:

Review Fire Evacuation Strategy - The building currently operates a SIMULTANEOUS EVACUATION policy as indicated by signage.

A STAY-PUT policy is considered to be suitable as compartmenting has been incorporated within the design of the building.

Currently there is a 'simultaneous evacuation policy in place for the building.

Purpose built flats such as these are designed to confine a fire to the flat involved therefore the appropriate policy for the building is 'Stay Put'.

This means that other occupants not involved should stay in their flats unless they feel it is not safe or the fire service instructs them to evacuate.

Timescale
Medium Term

Severity
Medium Severity

Reference RB-74TEL5 **Due** 23/08/2024

A suitable Fire Policy is in place, detailing the responsibilities of on-site staff members. Suitable Fire Action Notices are displayed.

Evidence of routine inspections was provided for inspection during the visit.

The client must ensure that regular inspection of the property are conducted to identify hazards at the earliest available opportunity.

Maintenance & Testing

- ✓ FIRE ALARM SYSTEM: Weekly testing and periodic servicing of the fire detection and fire alarm system is undertaken
- ✓ EMERGENCY LIGHTING: Monthly and annual testing routines are in place for the emergency escape lighting
- ✓ FIRE EXTINGUISHERS: Annual maintenance and monthly visual inspections of fire extinguishing appliances is undertaken
- ✓ INTERNAL DOORS:

EMERGENCY LIGHTING Annual: Records were provided that verify annual testing of the emergency lighting system is being conducted in accordance with BS 5266.

Compliance in accordance with BS 5266.

FIRE ALARM SYSTEM Weekly :Records were provided that verify weekly testing and Annual maintenance is being conducted to the fire detection and fire alarm system in accordance with BS5389.

FIRE ALARM SYSTEM Annual :Records were provided that verify that periodic servicing and regular maintenance is being conducted to the fire detection and fire alarm system in accordance with BS5389.

Compliance with BS 5389.

EMERGENCY LIGHTING Monthly: Records were observed that verify Monthly function testing is being conducted on a regular basis.

Compliance in accordance with BS 5266.

FIRE EXTINGUISHERS: Service labels displayed on the fire extinguishers suggest that an annual inspection has been conducted with the last 12 months.

Automatic door release tests

Carried out and recorded on a monthly basis

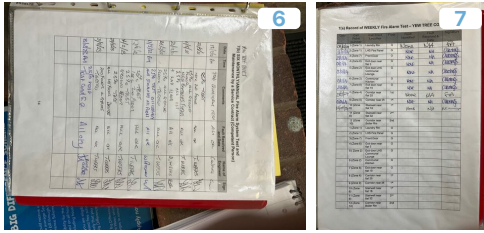
Location Corridors

Records were provided that verify weekly testing is being conducted of the fire detection and fire alarm system in accordance with BS 5389.

Compliance with BS 5389.

Control Continues...

...Control Continued



FIRE EXTINGUISHERS: Service labels displayed on the fire extinguishers suggest that an annual inspection has been conducted with the last 12 months.



Records

- ✓ Fire training (where relevant)
- ✓ Appropriate record of false alarms (where relevant)

A Fire Logbook has been provided to log all false alarms.

Information Boxes

- ✓ There is a suitably located premises information box for the fire and rescue service
- ✗ Arrangements are in place to keep the premises information box up to date

The Client must verify the review schedule of the information retained within the Premises Information Box (PIB)
Records must maintained on a regular basis

Reference RB-H15ZUH **Due** 23/08/2024
Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

A suitable Premises Information Box has been provided at the building.

6 Action Plan

Any audible detection equipment installed within the communal areas should be decommissioned or removed so no audible equipment alarm in this area. The property is considered to be purpose built with suitable levels of compartmentation within its design. As such the most appropriate fire evacuation strategy would be Stay Put. In order to support the Stay Put policy, the equipment within the communal areas should be non-audible to avoid confusion.

Timescale
Medium Term

Severity
Medium Severity

Reference RB-A8V8EG **Due** 23/08/2024



Completed On / By

BUILDINGS BELOW 11m:
For ALL residential buildings irrespective of height The Responsible person MUST –

- Provide residents with suitable Fire Safety Instruction and Information regarding Fire Doors. (Communicated at a 12-month anniversary or on commencement of leasehold or tenancy agreement and displayed in a conspicuous part of the building such as a notice board.)

The client must communicate the following information depending on the buildings height in accordance with the Fire Safety Regulations 2022

Reference RB-B35XKD **Due** 23/08/2024

Category Management: Policy, Procedure, Drills

Completed On / By

Timescale
Medium Term

Severity
Medium Severity

PURPOSE BUILT:

Review Fire Evacuation Strategy - The building currently operates a SIMULTANEOUS EVACUATION policy as indicated by signage.

A STAY-PUT policy is considered to be suitable as compartmenting has been incorporated within the design of the building.

Currently there is a 'simultaneous evacuation policy in place for the building. Purpose built flats such as these are designed to confine a fire to the flat involved therefore the appropriate policy for the building is 'Stay Put'.

This means that other occupants not involved should stay in their flats unless they feel it is not safe or the fire service instructs them to evacuate.

Reference RB-74TEL5 **Due** 23/08/2024

Completed On / By

Timescale
Medium Term

Severity
Medium Severity

The Client must verify if any Personal Emergency Evacuation Plans (PEEP's) have been created and are stored within the Premises Information Box (PIB). The Client must also verify that these are current, suitable and reviewed on a regular basis.

No access was afforded to the Premises Information Box

Reference RB-GP9F61 **Due** 23/08/2024

Category Management: Policy, Procedure, Drills

Timescale
Medium Term

Severity
Medium Severity

Action Continues...

...Action Continued

<p>Completed On / By</p>	
<p>The Client must verify the means of which information is communicated to the residents. No suitable information has been provided or displayed.</p> <p>Reference RB-3QDA8S Due 23/08/2024</p> <p>Completed On / By</p>	<p>Timescale Medium Term</p> <p>Severity Medium Severity</p>
<p>The Client must verify the review schedule of the information retained within the Premises Information Box (PIB) Records must maintained on a regular basis</p> <p>Reference RB-H15ZUH Due 23/08/2024 Category Management: Policy, Procedure, Drills</p> <p>Completed On / By</p>	<p>Timescale Medium Term</p> <p>Severity Medium Severity</p>
<p>The Client must verify what control measures are in place regarding contractor / staff management process. Additionally, residents should be made aware of any specific hazards during any conducted works and maintenance carried out within the premises. It is understood that the Client has a procedure in place for hot works, with permits to work being issued to appropriately trained contractors and staff; however, this was not verified.</p> <p>Reference RB-SQXYQQ Due 23/08/2024 Category Management: Policy, Procedure, Drills</p> <p>Completed On / By</p>	<p>Timescale Medium Term</p> <p>Severity Medium Severity</p>
<p>The client must verify that all staff receive basic fire awareness training at induction and on a regular basis. No records of staff training were provided.</p> <p>Reference RB-RK5GHH Due 23/08/2024 Category Management: Policy, Procedure, Drills</p> <p>Completed On / By</p>	<p>Timescale Medium Term</p> <p>Severity Medium Severity</p>
<p>Where the Client becomes aware of a disabled or vulnerable person occupying the premises a PEEP should be developed to ensure their safety in the event of a fire. All PEEPs and information on vulnerable residents should be retained within the Premises Information Box (PIB). The residential areas of the building are not proposed to be provided with disabled refuges; However, following the recommendations of the Grenfell Inquiry further consideration should be given to vulnerable occupants.</p> <p>Reference RB-EMA7ZD Due 23/08/2024 Category Management: Policy, Procedure, Drills</p> <p>Completed On / By</p>	<p>Timescale Medium Term</p> <p>Severity Medium Severity</p>

EICR EXAMINATION:

The Client must verify that the equipment has been subjected to an EICR examination that resulted in a 'SATISFACTORY' outcome.

Service labels suggest the equipment has been tested; however, a valid certificate was not available on-site for inspection and test labels show the next inspection date is Jan 2023

Reference RB-PQUZ4N **Due** No Due Date

Category Management: Testing, Records, Log Books



Completed On / By

Timescale
Medium Term

Severity
Medium Severity

Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice.

This could be achieved by adding a contact reference for assistance to the fire action notices for the premises

There was no information on the arrangements in the building for means of escape for people with disabilities.

Reference RB-BVC55H **Due** No Due Date

Category Management: Policy, Procedure, Drills

Completed On / By

Timescale
Medium Term

Severity
Medium Severity

REMOVE FIRE EXTINGUISHERS:

Fire extinguishers and associated signage should be removed from common parts of the property as residents are untrained in their safe use.

The provision of portable fire extinguishers is not considered appropriate in this building because residents are untrained in their safe use.

Reference RB-69YPDP **Due** No Due Date

Category Upgrades: Fire Fighting Equipment

Completed On / By

Timescale
Planned Works

Severity
Low Severity

The Client must verify the means of which Fire Safety information has been communicated to the contractors.

The tendering phase affords the Client ample time to communicate any existing Fire Hazards or areas of increased risk to the contractor. Equally, the contractors Risk Assessments and Method Statements (RAMS) are provided to the Client prior to any contractors attending site. Suitable control measures must be in place before any works are conducted.

Reference RB-2YGSC2 **Due** No Due Date

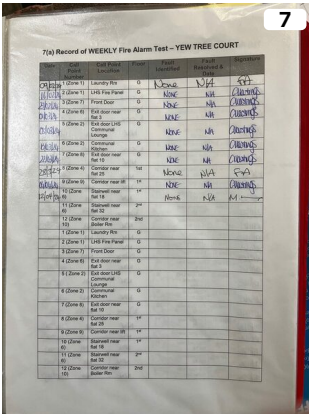
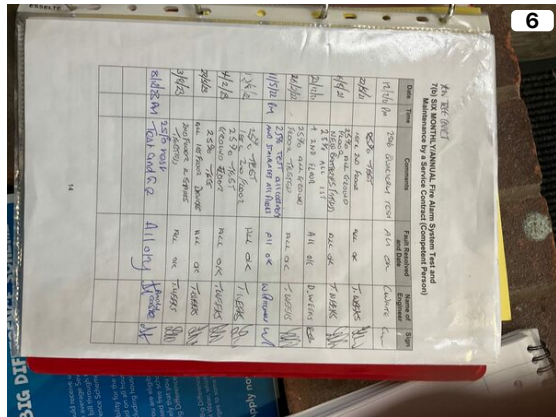
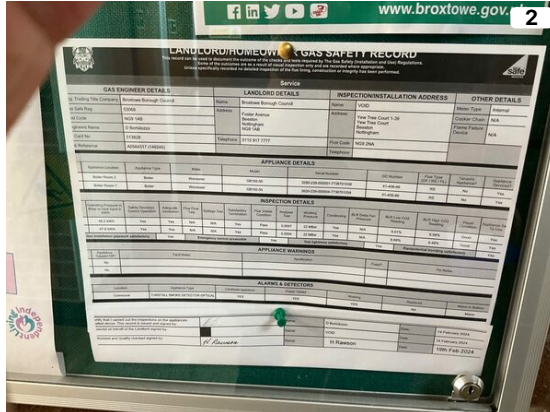
Category Management: Testing, Records, Log Books

Completed On / By

Timescale
Medium Term

Severity
Medium Severity

7 Photos



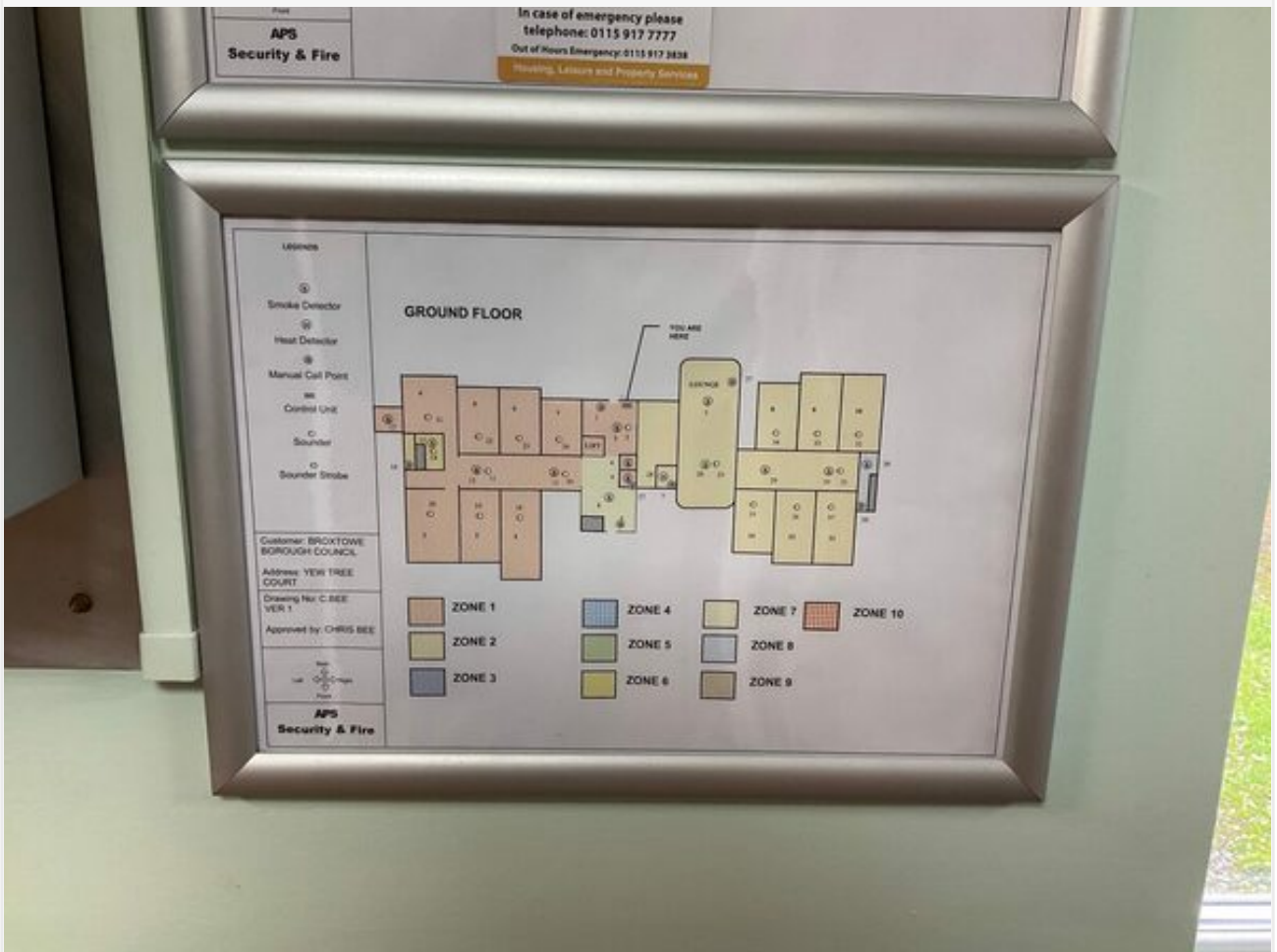




























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